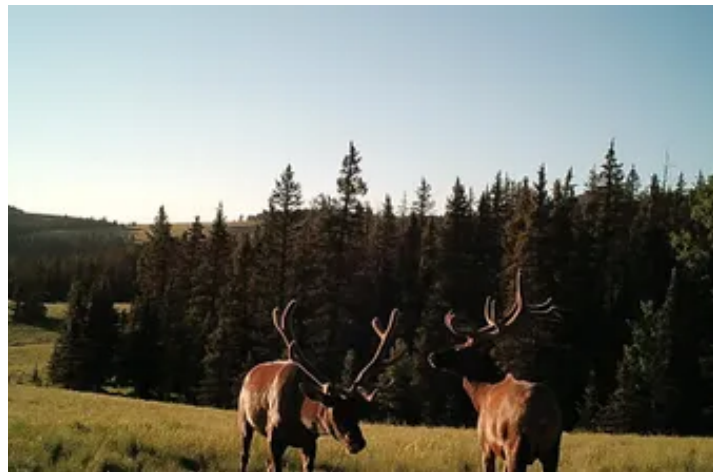


Howard Farms Elk Camp
10801 County Road M-32
La Garita, CO 81132

\$1,300,000
160± Acres
Saguache County



Howard Farms Elk Camp
La Garita, CO / Saguache County

SUMMARY

Address

10801 County Road M-32

City, State Zip

La Garita, CO 81132

County

Saguache County

Type

Ranches, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

37.8948 / -106.4493

Taxes (Annually)

884

Dwelling Square Feet

1984

Bedrooms / Bathrooms

2 / 2

Acreage

160

Price

\$1,300,000

Property Website

<https://gwranchandland.com/property/howard-farms-elk-camp-saguache-colorado/45834/>



Howard Farms Elk Camp

La Garita, CO / Saguache County

PROPERTY DESCRIPTION

The 160-acre Howard Farms Elk Camp is a National Forest in-holding (surrounded by Rio Grande National Forest) located about 20-miles west of US Highway 285 in the San Luis Valley near the small town of La Garita. The property is frequented by good numbers of Elk, Mule Deer, and even Moose that wander in from the bottoms of Cave Creek. Black Bear and Grouse have also been successfully hunted from the parcel. There are numerous trails allowing one to hike, ATV or four-wheel for miles directly off the ranch boundaries. Nearby Cave and Carnero Creeks offer fishing for Brook Trout as a bonus. The parcel is fully perimeter fenced.

IMPROVEMENTS

The 1.5-story hunting lodge totals 1,934 square feet and is completely off-grid. It contains two-bedrooms and a one-and-one-half bathroom configuration on the main level and a loft sleeping area able to accommodate a combined 10-14 guests. Lodge amenities include:

The property also includes:

- Fully-appointed kitchen
- Washer/dryer
- Abundant storage
- WiFi access and satellite TV
- Picture windows allowing for outside views in most directions
- Wrap-around decks

In addition, there is a storage/utility shed with an overhead door and covered storage overhangs. The shed provides storage of the water storage tank and 48-volt DC to 120-volt AC solar system serving the property, leaving additional space for ATV parking, tools, etc. Water is provided by a State permitted developed spring and has provided consistent water flows. With over 300 days of sunshine, the solar system provides adequate power to the cabin.

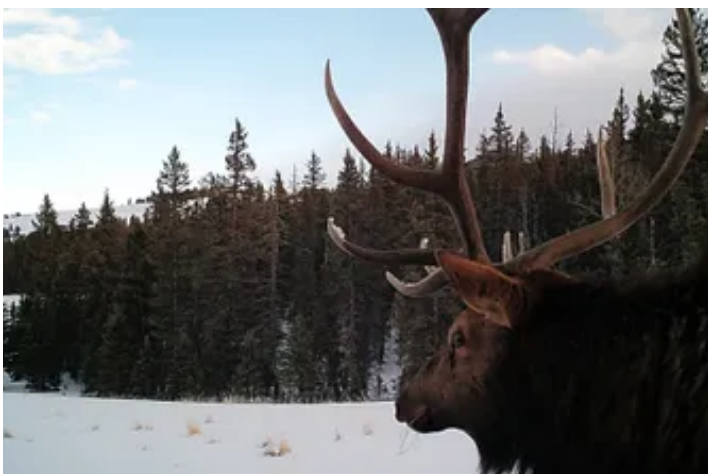
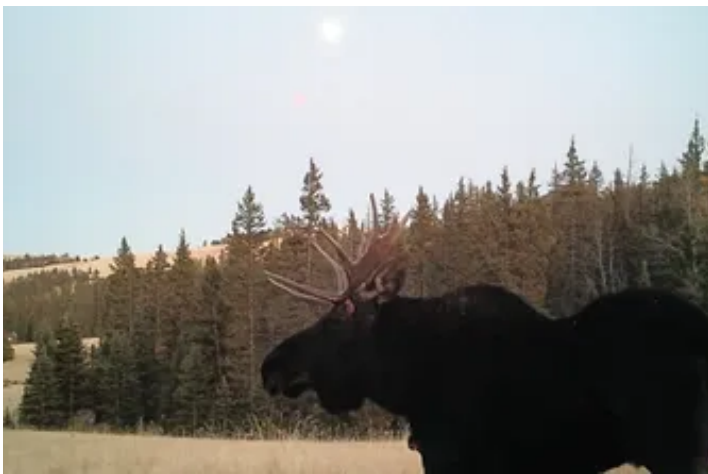
HUNTING

Elk hunting from the property has had a storied past with numerous 6X6 and an occasional 7x7 bulls harvested from the ranch, or on the adjacent public lands. Mule Deer hunting from the ranch is very respectable as well with sizable bucks roaming the area. This parcel is located in Colorado Game Management Unit (GMU) 79, which provides over-the-counter archery Elk tags (either sex). Muzzleloader and rifle seasons would be on a draw basis for both Elk and Mule Deer. However, based on historic draw results, Elk tags are typically drawn from muzzleloader through 3rd rifle season with zero preference points (resident and non-resident).

This property can be utilized as an annual big game hunting retreat, gentleman's cattle and horse ranch, weekend family gathering spot, ATV basecamp for exploring the surrounding wilderness, etc.

Call or email Brent Hedrick or Manny Trujillo for additional information or to schedule a private showing.

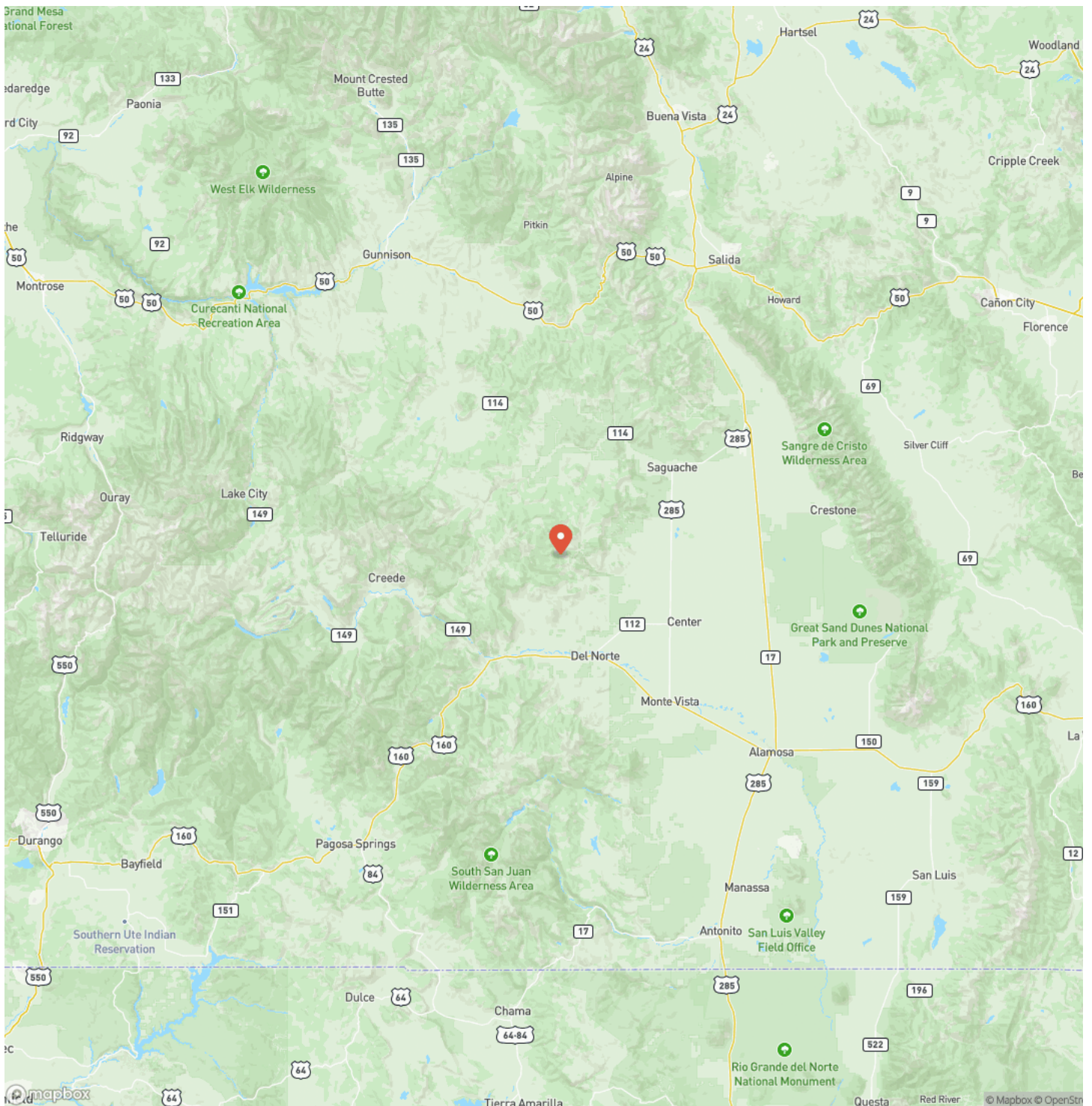
Howard Farms Elk Camp
La Garita, CO / Saguache County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brent Hedrick

Mobile

(719) 659-7598

Email

brent@gwranchandland.com

Address

City / State / Zip

Divide, CO 80923

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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