

**Secluded Colorado Hunting Retreat in GMU #31**  
TBD  
Grand Junction, CO 81505

**\$1,200,000**  
640± Acres  
Mesa County





## Secluded Colorado Hunting Retreat in GMU #31 Grand Junction, CO / Mesa County

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### **SUMMARY**

#### **Address**

TBD

#### **City, State Zip**

Grand Junction, CO 81505

#### **County**

Mesa County

#### **Type**

Hunting Land, Recreational Land, Undeveloped Land

#### **Latitude / Longitude**

39.387176 / -108.44673

#### **Acreage**

640

#### **Price**

\$1,200,000

#### **Property Website**

<https://aspenranchrealestate.com/property/secluded-colorado-hunting-retreat-in-gmu-31-mesa-colorado/92664/>



## **Secluded Colorado Hunting Retreat in GMU #31**

### **Grand Junction, CO / Mesa County**

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#### **PROPERTY DESCRIPTION**

##### **Secluded Colorado Hunting Retreat in GMU #31**

Discover a truly off-grid hunting escape in the heart of GMU #31, completely surrounded by hundreds of thousands of acres of BLM land. This rugged and scenic property lies 7.5 miles down BLM trails from the nearest county road, offering unmatched privacy, wildlife habitat, and recreational opportunity. With its mix of deep canyons, ridges, grassy meadows, and timbered draws, the land provides exceptional terrain for elk, mule deer, turkey, and other game species.

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#### Property Highlights

- Qualifies for Colorado Landowner Preference Program for big game hunting tags
  - Located in GMU #31, with OTC 2nd/3rd rifle elk tags available
  - Completely surrounded by BLM – unlimited access to public lands and expanded hunting area
  - Abundant wildlife: elk, mule deer, turkey, and small game
  - Extremely private – 7.5 miles down BLM trails from the nearest county road
  - Diverse terrain: canyons, ridges, meadows, sage and oak flats, timbered thickets
  - Vegetation mix: piñon, juniper, sage, oak brush, ponderosa pine
  - Wildlife improvements: multiple water catches and man-made water holes
  - Hunting setup: several blinds already established
  - Structures: historic trapper's cabin, cleared campsite/building site, and a four-season camper included in the sale
  - Seasonal water: seeps, springs, and proximity to South Dry Fork and Corcoran Wash
  - Access: via BLM trail; 4WD/ATV recommended, seasonal depending on weather
  - Off-grid living – no utilities available, offering pure seclusion and independence
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#### **Exceptional Hunting and Wildlife Habitat**

This property was designed with wildlife and hunter use in mind. Several man-made water holes and natural seeps attract and hold game throughout the year, while established blinds provide ready-to-use hunting setups. The mix of piñon, juniper, sage, and oak brush creates ideal cover for elk and mule deer. Seasonal seeps and springs across the landscape ensure a year-round water source for both wildlife and stock.

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### **Off-Grid Improvements and Ready-to-Use Setup**

A historic trapper's cabin on the property offers potential for restoration or primitive shelter, while a cleared site on the southeast corner provides an ideal spot for a new off-grid cabin or hunting base camp. Included in the sale is a four-season camper, offering immediate comfort during hunts and recreational stays. The land's layout allows for camping, shooting, or simply enjoying the isolation of Colorado's backcountry.

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### **Access, Terrain, and Location**

Just minutes from De Beque and I-70, the property is accessed via a BLM trail that traverses scenic canyons and mesas. The route is in good condition for most of the year, though 4WD or ATV access is recommended, particularly during wet or snowy conditions. The diverse topography—from grassy benches and rocky ridges to wooded draws—creates natural funnels and travel corridors for wildlife, making this a hunter's paradise.

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### **True Colorado Hunting Getaway**

For those seeking complete seclusion, abundant wildlife, and limitless BLM access, this property offers a rare opportunity in one of Western Colorado's most desirable hunting regions. Whether you're looking for a private hunting base, an off-grid cabin site, or a long-term land investment with recreation appeal, this parcel delivers the rugged, untamed Colorado experience.

For more information or details please contact: Loren Williams with United Country Colorado Brokers or Tyler Housley with White Tail Properties



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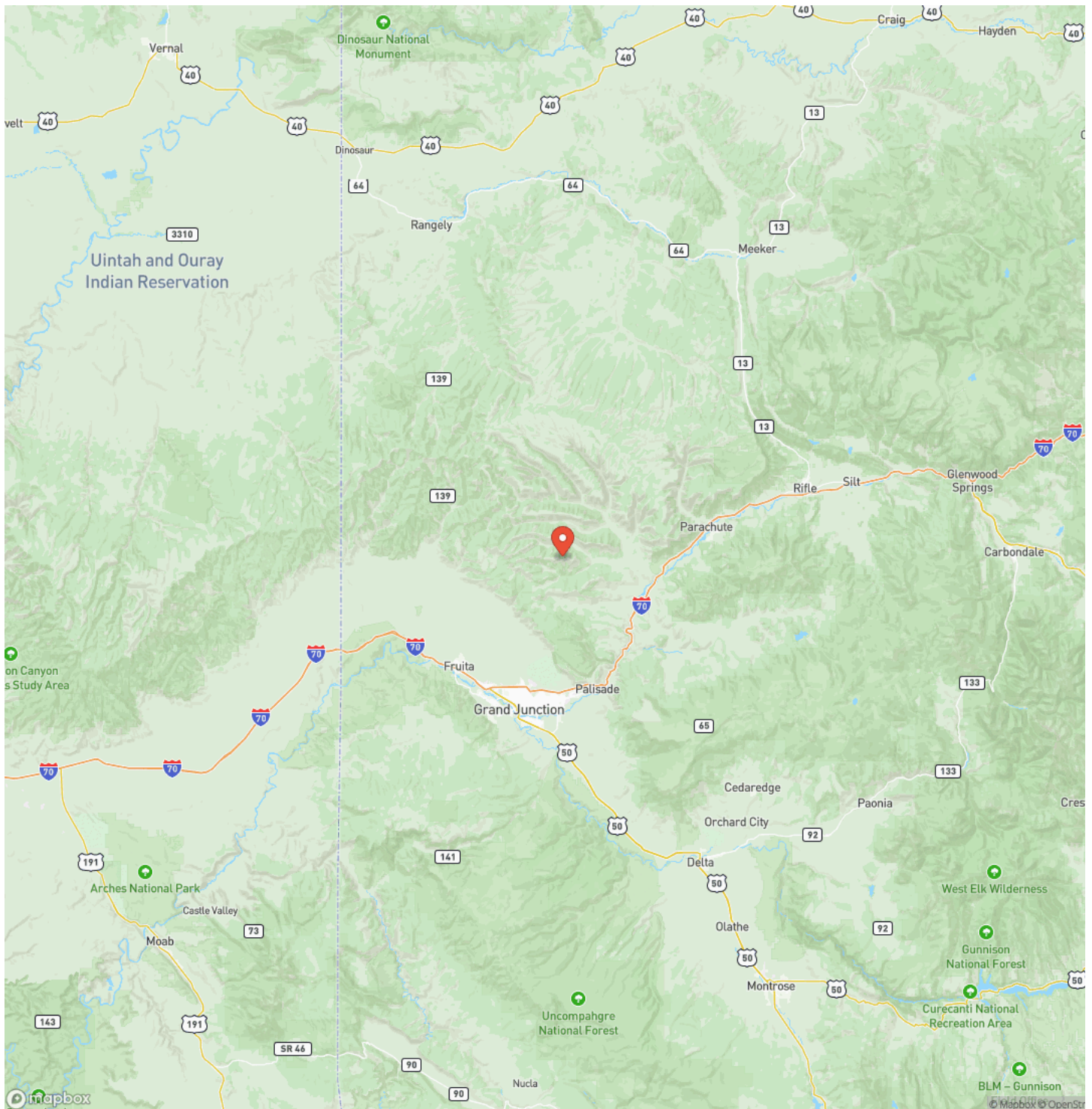


## Locator Map





## Locator Map





## Satellite Map





## Secluded Colorado Hunting Retreat in GMU #31 Grand Junction, CO / Mesa County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Loren Williams

## Mobile

(970) 314-0324

## Email

Loren.williams.co@gmail.com

**Address**

City / State / Zip

## NOTES

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