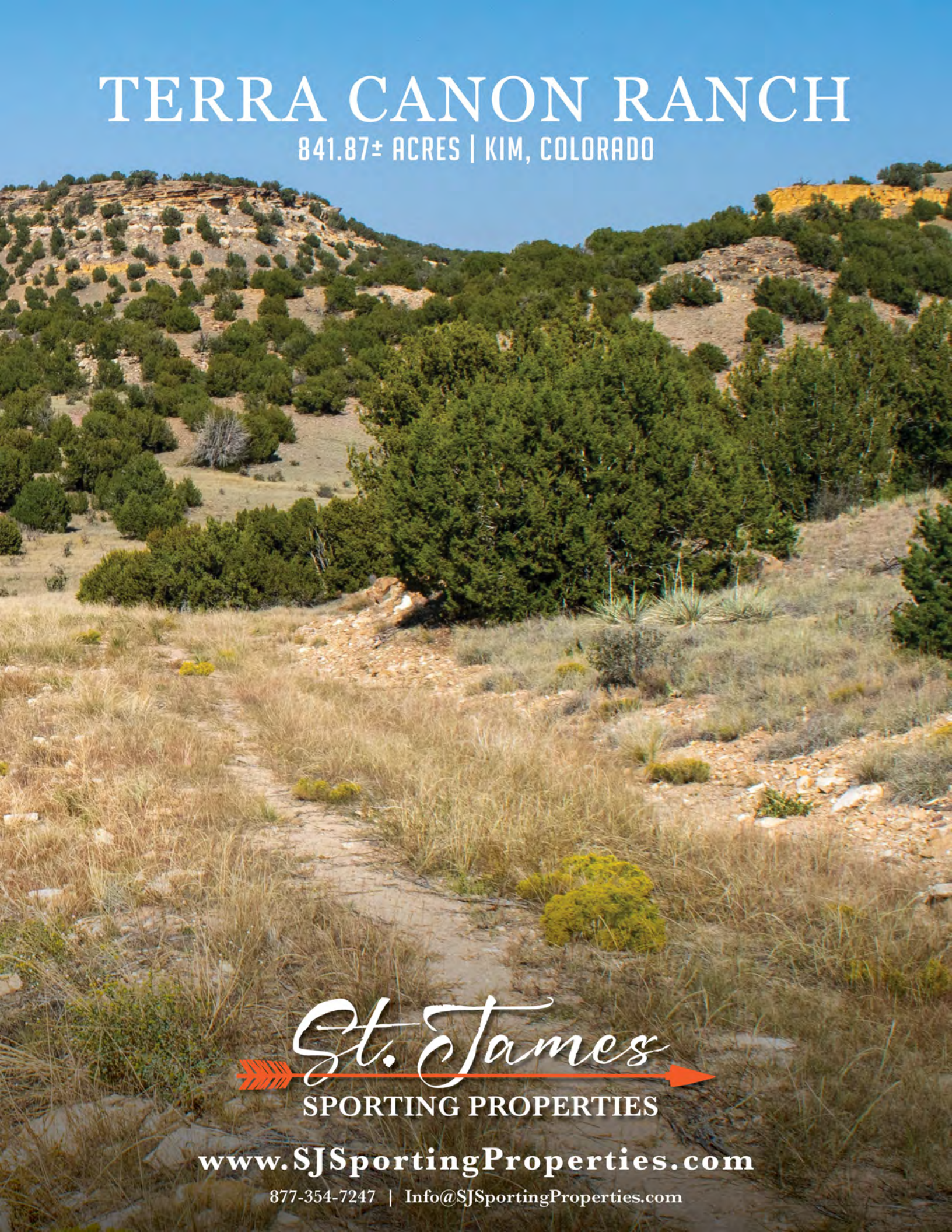


TERRA CANON RANCH

841.87± ACRES | KIM, COLORADO



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SPORTING PROPERTIES

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**841 ACRES OF CEDAR-COVERED
CANYONS AND ROCKY MESAS MAKING
A GREAT RECREATIONAL PROPERTY**



TERRA CANON RANCH

841.87± ACRES | KIM, COLORADO

PROPERTY DESCRIPTION

Located near the Comanche National Grassland off Highway 109, this sprawling property has cedar-covered canyons and rocky mesas stretching beyond where the eye can see. With surrounding large private ranches, outside hunting pressure is limited. The rolling hills with steep rock face cliffs are home to well-known trophy mule deer and respectable elk. An effective road system throughout the property gives access to all areas throughout the property, making it a great recreational property for practically anyone.





TERRA CANON RANCH

841.87± ACRES | KIM, COLORADO

RANCH ATTRIBUTES

LOCATION

- A48 min (35.8 mi) to La Junta, Colorado
- 1 hour 48 minutes (71 mi) to Trinidad, Colorado
- 2 h 5 min (106.4 mi) to Pueblo, Colorado

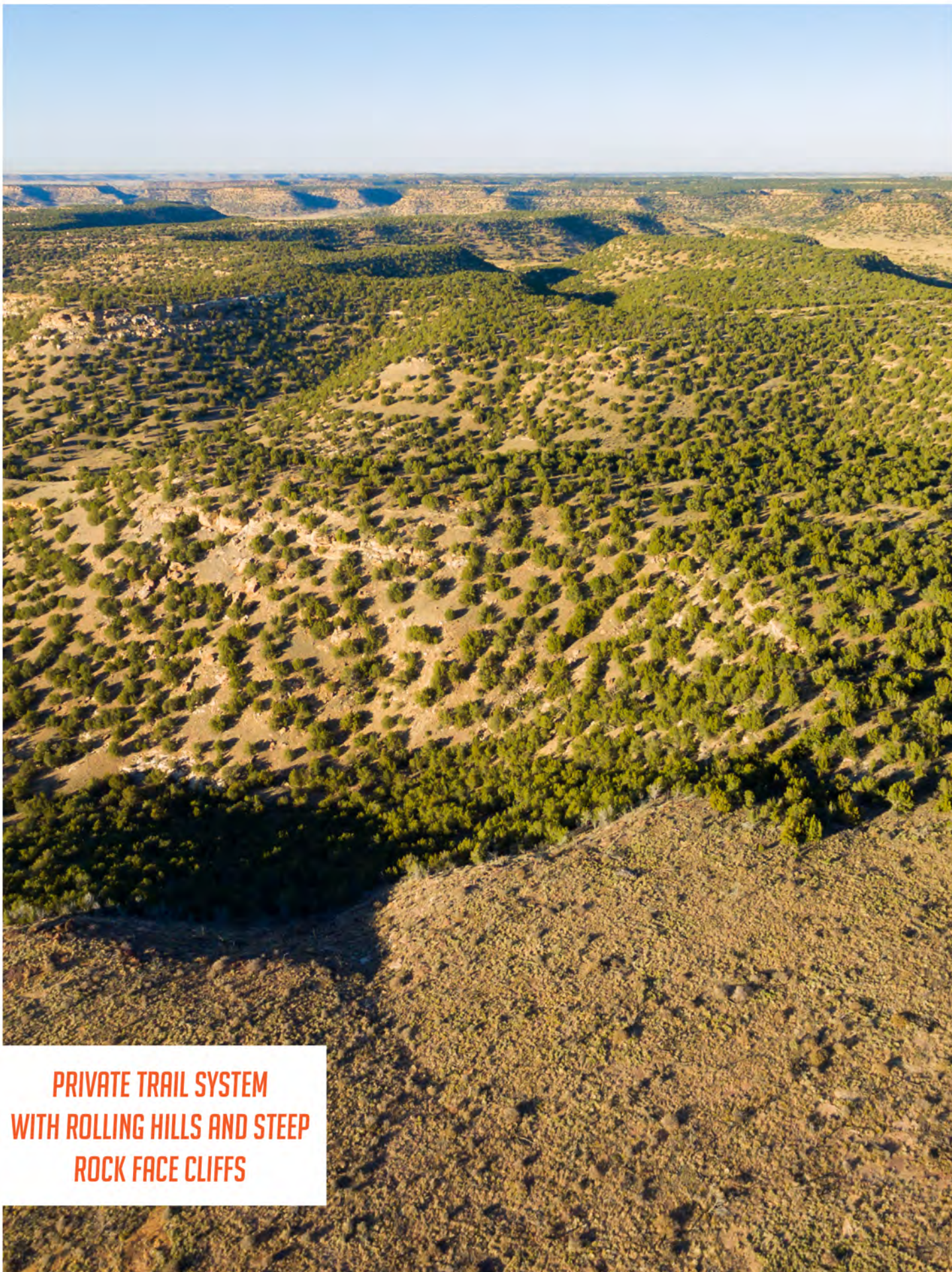
RECREATION

- AGMU 136
- Elk, Mule Deer, Pronghorn, and bear hunting
- Unique Late Season Rifle Deer, December 1st-14th
- Sixty-Six-Day Archery Deer With Three Splits, The Season Starts October 1st - December 31st
- Regular Season Rifle Deer, October 24th - November 3rd
- Over-The-Counter licenses Either Sex Elk Archery September 2nd - 30th
- Over-The-Counter Five months, Rifle Elk, September 1st - January 31st. Either Sex, Unlimited List C Licenses

FACTS

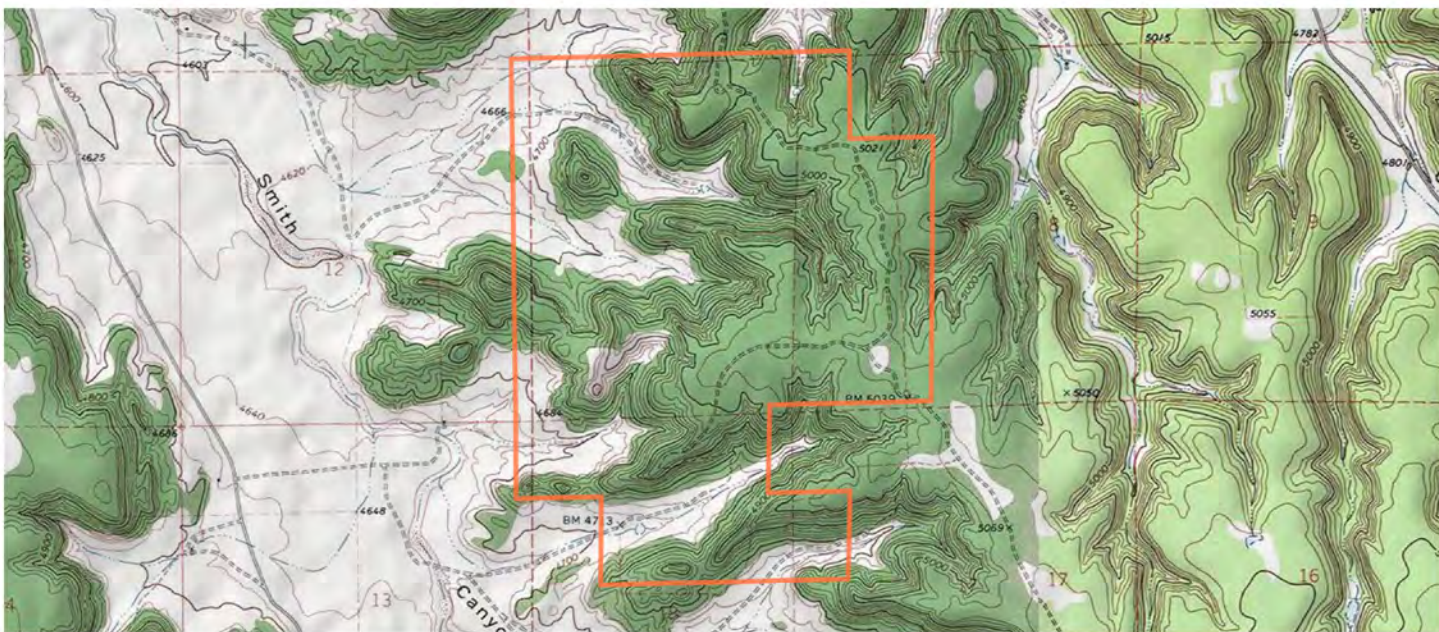
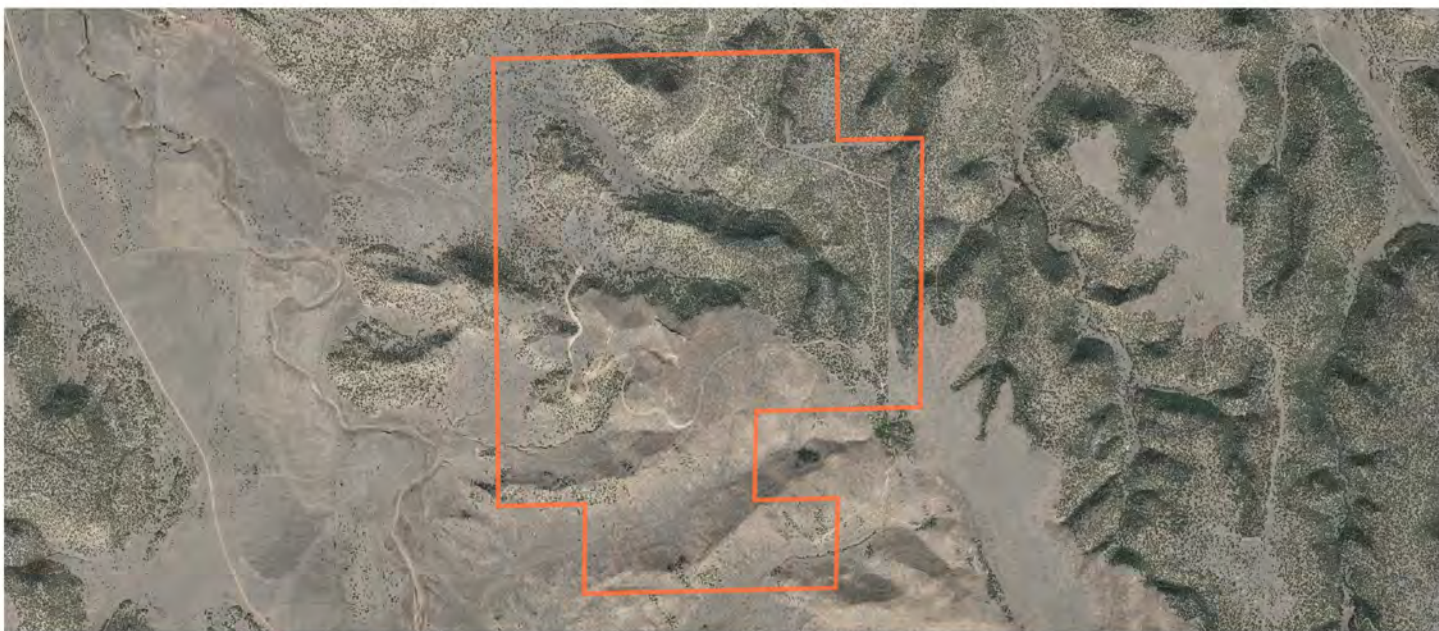
- Access through neighboring ranch from county road
- 841.87 +/- acres
- Three seasonal dirt tanks
- Well
- Vegetation includes cedars, native grasses, and yucca.
- Elevation 4,700 ft - 5,000 ft
- Private trail system
- Fenced





**PRIVATE TRAIL SYSTEM
WITH ROLLING HILLS AND STEEP
ROCK FACE CLIFFS**







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