

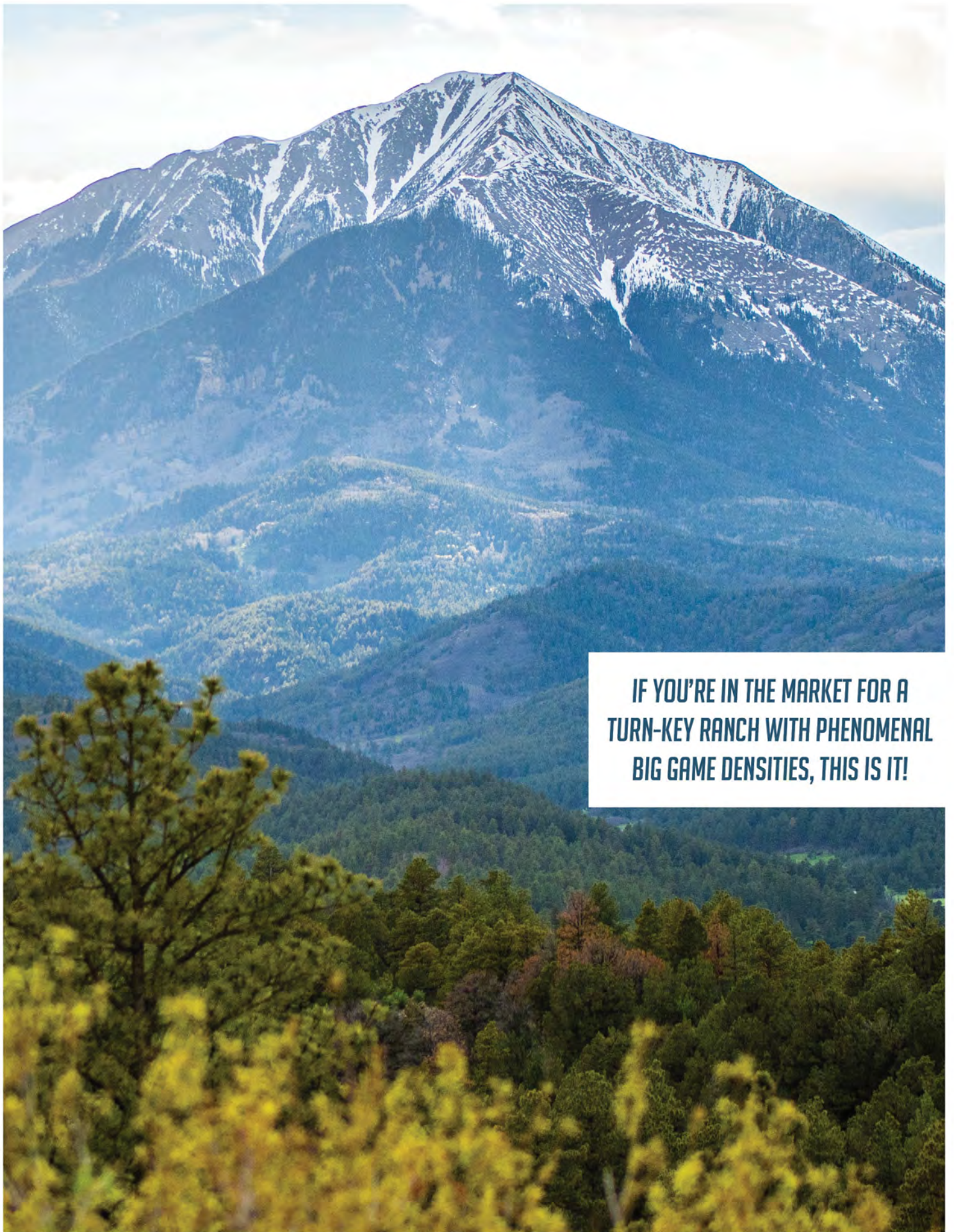
RIDGEVIEW RANCH

2,285± ACRES | AGUILAR, COLORADO

St. James
SPORTING PROPERTIES

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**IF YOU'RE IN THE MARKET FOR A
TURN-KEY RANCH WITH PHENOMENAL
BIG GAME DENSITIES, THIS IS IT!**



PROPERTY HIGHLIGHTS

- Trout Pond
- Multiple Domestic Wells
- Encompasses BLM
- Remodeled Home
- Great Road System
- Heavily Treed
- Multiple Water Tanks
- Excellent Big Game Hunting
- High Turkey Population
- Year Round Access
- Development Potential
- Meadows
- OTC Elk, Bear and Turkey Tags
- Qualifies for Landowner Deer Tags





RIDGEVIEW RANCH

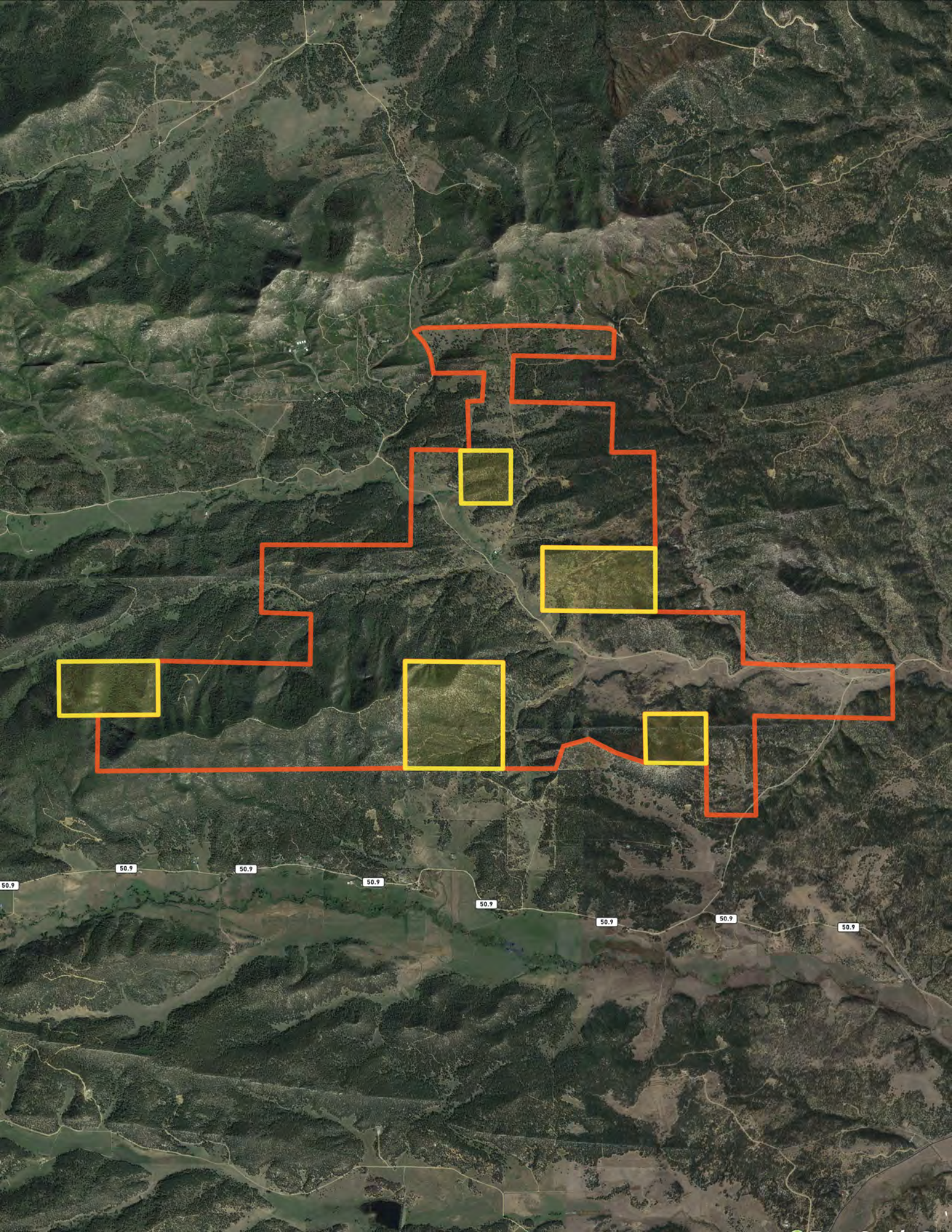
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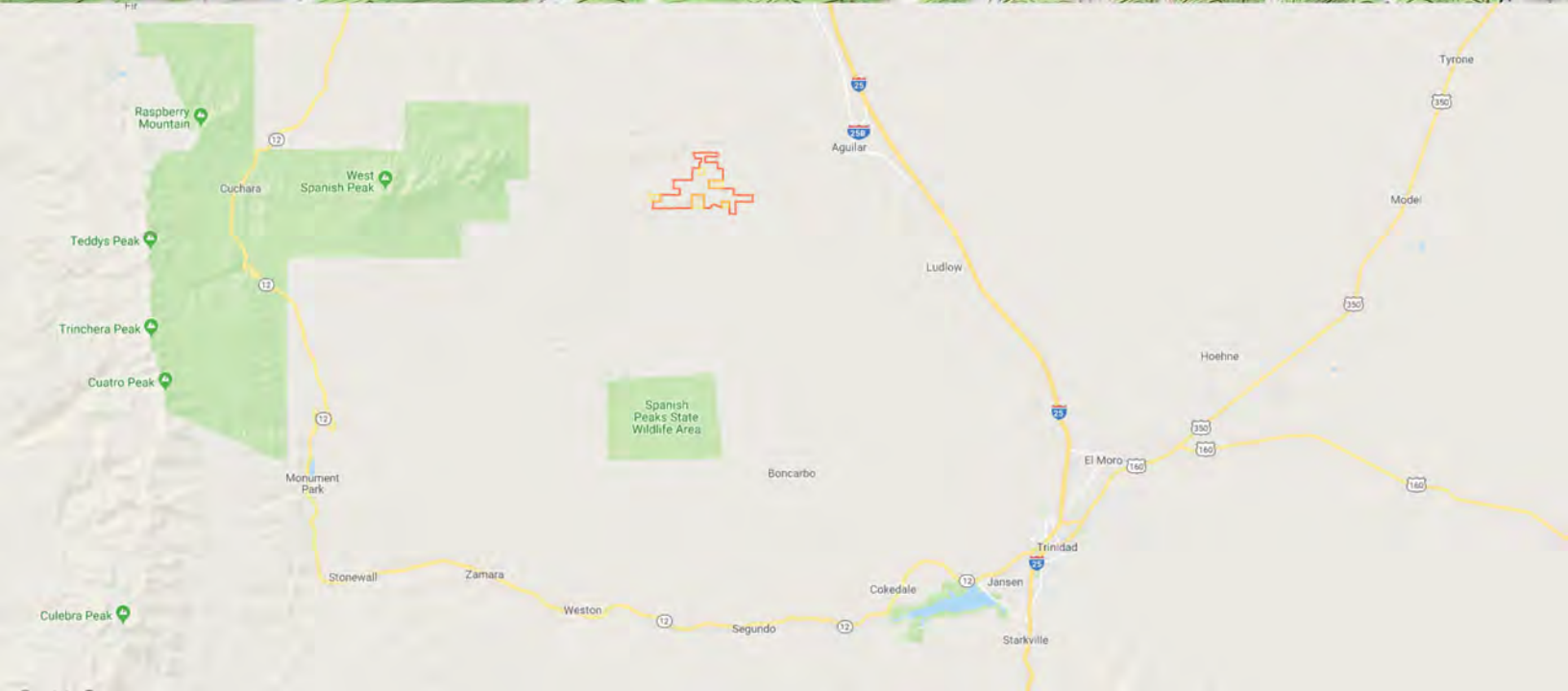
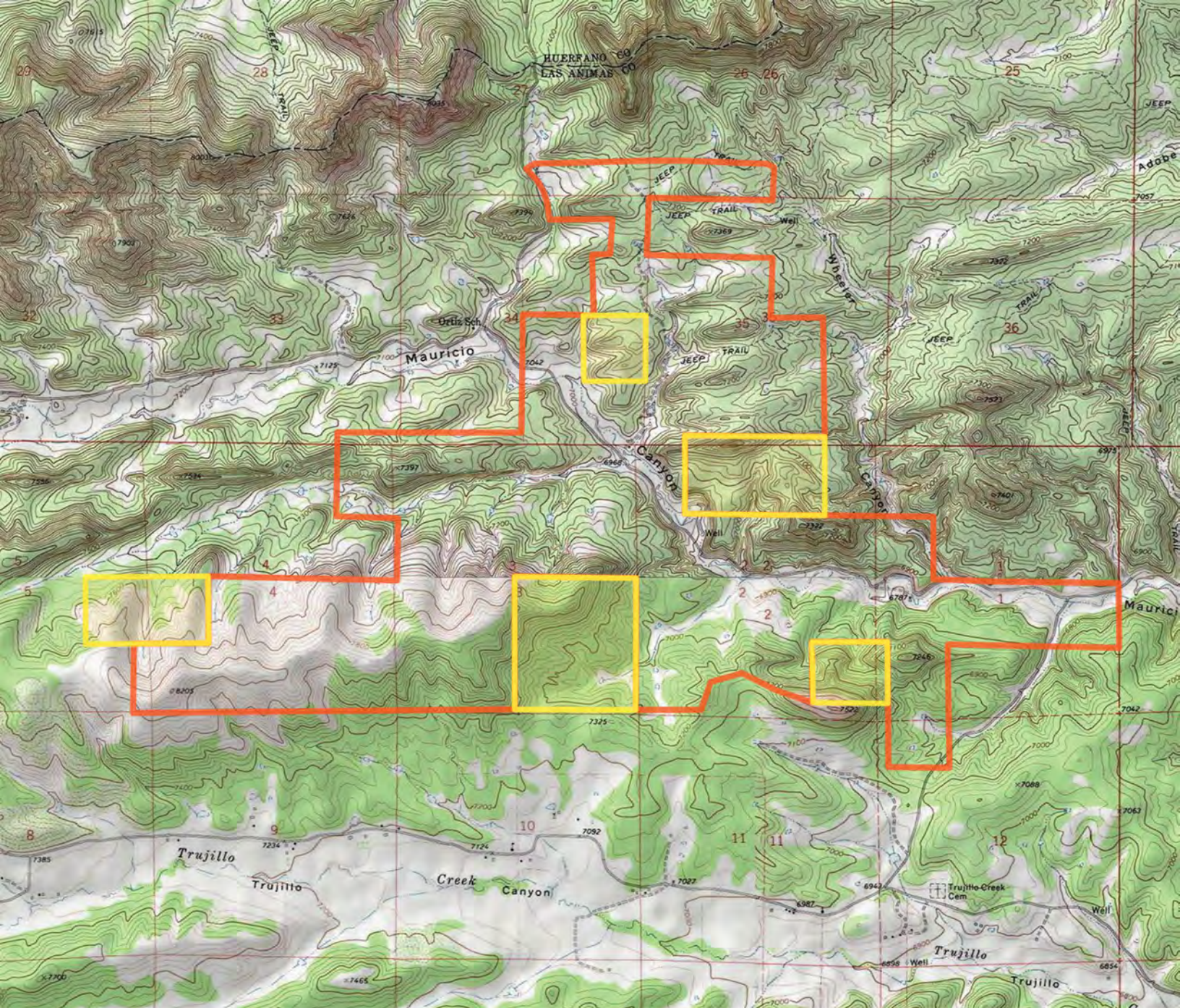
Ridgeview Ranch is an incredibly diverse recreational ranch located in southern Colorado. Over 2,285 acres of prime deer and elk habitat located North West of Trinidad. The ranch is easily accessible year round and is located roughly 20 minutes west of I-25, just outside of the little town of Aguilar. There is an updated 3 bed/2 bath home centrally located on the ranch and a great road system to access much of the property.

The vegetation consists of heavy stands of evergreens, oak brush, cottonwoods and several large meadows which provide a great food source for wildlife. The terrain varies from deep canyons and steep mountainsides to long grassy draws and rolling hills. The ranch is well watered and even has its own trout pond! If you're in the market for a turn-key ranch with phenomenal big game densities, this is it!















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