

# KENDALL RANCH

LIMON, COLORADO | \$25,785,000 | 19,055± ACRES

*St. James*



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Spanning nearly 30 square miles of contiguous land, the Kendall Ranch represents one of the most significant private land offerings with exceptional big-game trophy hunting to come to market in Eastern Colorado in decades. This is a rare, legacy-scale cattle and big game hunting ranch, positioned in the transition zone of the Eastern Plains and the Front Range, where agricultural productivity, diverse terrain, and consistent wildlife populations converge.

Comprising 14,734± deeded acres and 4,321± acres of long-held State Trust Land leases contained within the ranch boundaries, the Kendall Ranch offers a level of scale, control, and continuity that is exceptionally difficult to replicate. The ranch has been exclusively operated as a single unit for over 35 years, reinforcing its integrity as a unified holding.

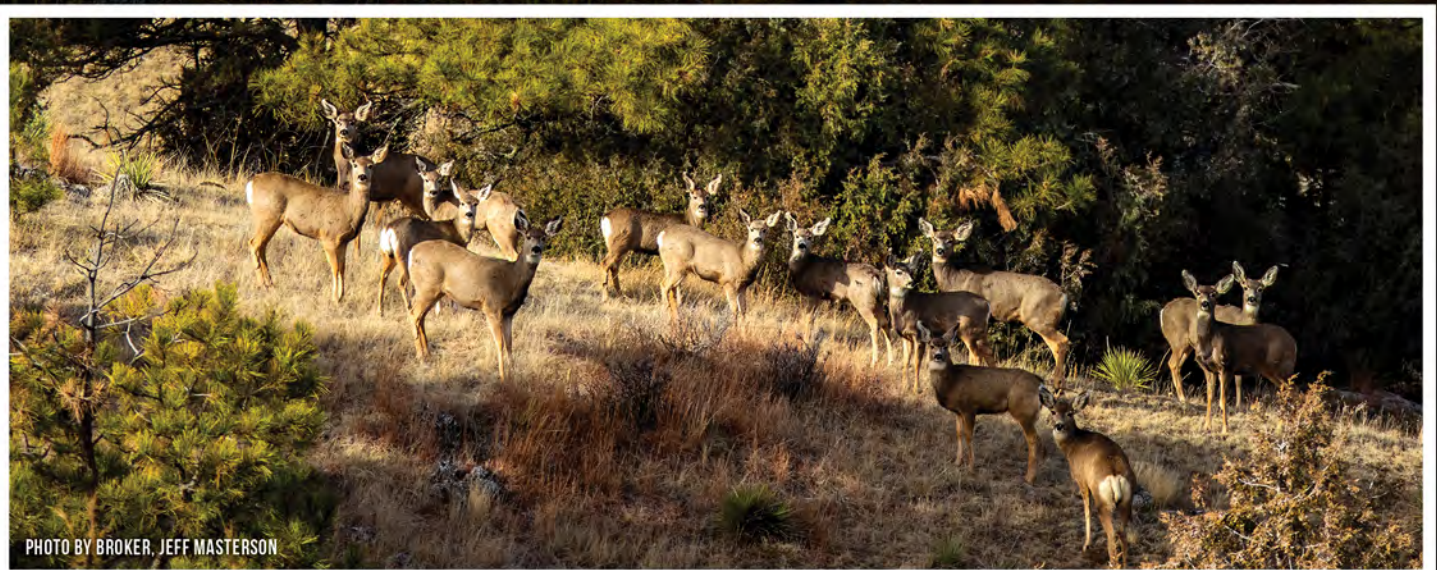


PHOTO BY BROKER, JEFF MASTERSON



## A LANDSCAPE DEFINED BY DIVERSITY & SCALE

Kendall Ranch features what is widely regarded as one of the most diverse landscapes in Eastern Colorado. Expansive rolling prairie gives way to an enormous canyon system that stretches nearly the full length of the ranch, punctuated by pine-forested pockets, dramatic rocky bluffs, cliff formations, and deep, well-defined drainage systems. The result is a park-like setting with constant visual interest and commanding views, including distant Rocky Mountain vistas on clear days.

This diversity is not only striking, it is functional. The terrain creates natural separation, security cover, and year-round habitat for wildlife while supporting productive ranching operations across the entirety of the property.



## OVERVIEW

- 19,055± contiguous acres (14,734± deeded + 4,321± State lease)
- Legacy-scale ranch, operated as a single unit for 35+ years
- Located in the Eastern Plains / Front Range transition zone
- Highly diverse terrain with prairie, canyons, pine cover, and bluffs
- Exceptional water resources including wells, springs, creek, and reservoirs
- Proven big game hunting with 30+ year trophy history
- Strong mule deer, pronghorn, whitetail, and seasonal elk populations
- Situated in GMU 106 with valuable landowner licenses
- Fully improved working cattle ranch with fencing, roads, and facilities
- No conservation easements



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## EXCEPTIONAL WATER RESOURCES

Water is the backbone of Kendall Ranch. The property is exceptionally well-watered, supporting both livestock and wildlife at scale:

- 11 permitted wells
- 9 natural springs
- 8+ miles of Middlemist Creek
- Dozens of stock tanks
- Hundreds of dirt tanks, ponds, and reservoirs, many exceeding one acre in size

These extensive improvements have been thoughtfully developed over time, resulting in a ranch that is both self-sustaining and resilient across varying conditions.



# PROVEN BIG GAME HUNTING LEGACY

Kendall Ranch is a renowned big game hunting operation, with a documented history of producing trophy-caliber animals for more than 30 years. Situated within a proven wildlife corridor in Game Management Unit 106, the ranch's true strength lies in its exceptional on-property habitat, defined by expansive native rangeland, an extensive canyon system, pine-forested cover, deep drainage networks, and abundant, well-distributed water sources.



These features create ideal year-round holding capacity for hundreds of big game animals. The ranch is further complemented by surrounding high-producing agricultural operations, including corn, hay, wheat, and CRP fields, which provide additional nutrition and enhance overall game quality and consistency.

## THE RANCH SUPPORTS

- Hundreds of resident mule deer
- Multiple herds of pronghorn antelope
- Plains whitetail deer
- Seasonal elk use, including migrating bulls in the fall

A strong resident mule deer population is supplemented annually by migrating bucks, with genetics capable of producing 200"-class mule deer. Pronghorn opportunity and quality are among the best Colorado has to offer, with multiple herds utilizing the ranch throughout the year.

The property also benefits from dozens of landowner licenses for mule deer and pronghorn, adding substantial value and flexibility for private or outfitted hunting operations.





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# RANCH INFRASTRUCTURE & IMPROVEMENTS





Kendall Ranch has been meticulously managed as a working cattle ranch, with improvements designed for efficiency, longevity, and scale

- Five-strand barbed-wire fencing around the entire perimeter
- Extensive cross-fencing for rotational grazing
- A well-engineered internal road system capable of supporting vehicles and heavy equipment across the ranch
- Dirt tanks, reservoirs, and water distribution designed to maximize pasture use

Facilities improvements include a ranch manager's residence, hunter's cabin, calving barn, large equipment shop, corrals, pens, multiple outbuildings, and garages, providing all necessary infrastructure without excess or distraction.



PHOTO BY BROKER, JEFF MASTERSON

## A RARE, UNENCUMBERED OPPORTUNITY

Kendall Ranch is free of conservation easements, offering maximum flexibility for the next owner. Whether the vision is continued cattle production, private or commercial hunting, conservation planning, or long-term land investment, this property presents unmatched optionality.

With year-round access, mild winters, and a strategic location approximately 80 miles from Denver and Denver International Airport and just 15 miles from Limon, Colorado, Kendall Ranch combines accessibility with scale, an increasingly rare combination.

## A LEGACY INVESTMENT

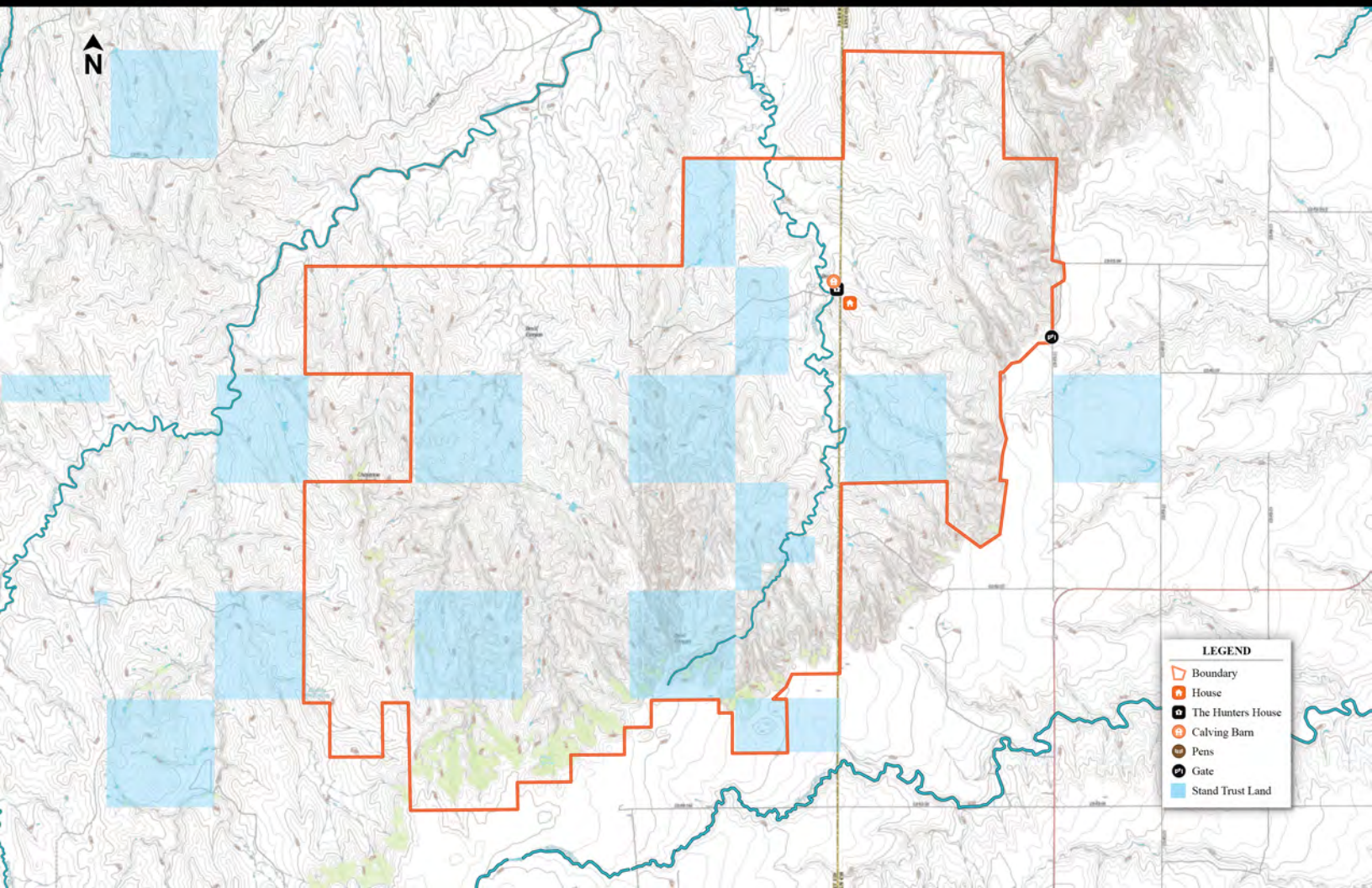
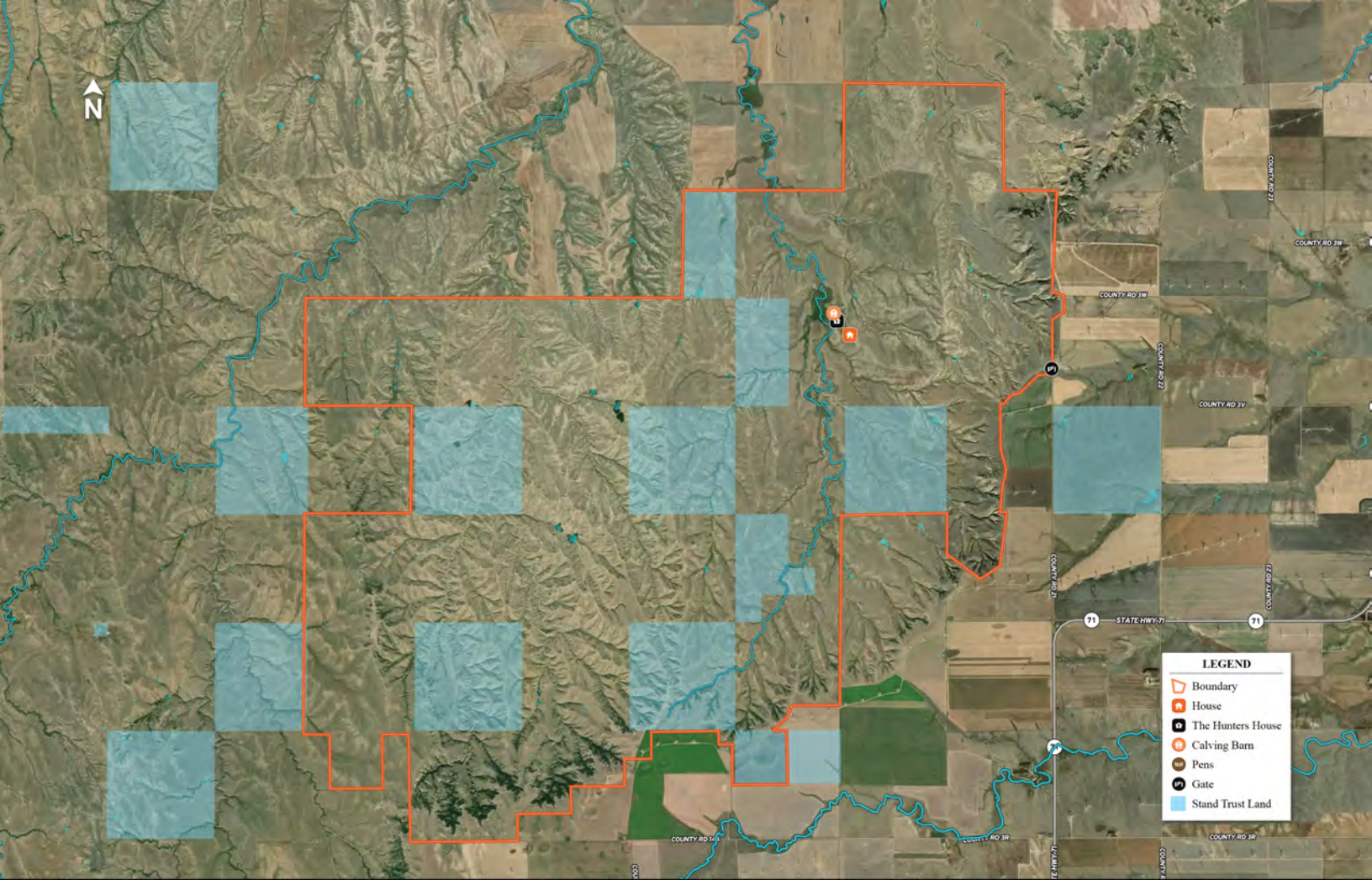
This is more than a ranch. It is a generational acquisition, a property defined by size, reliability, and stewardship. For buyers seeking a premier Western land investment with proven income, exceptional hunting, and enduring intrinsic value, the Kendall Ranch stands in a class of its own.

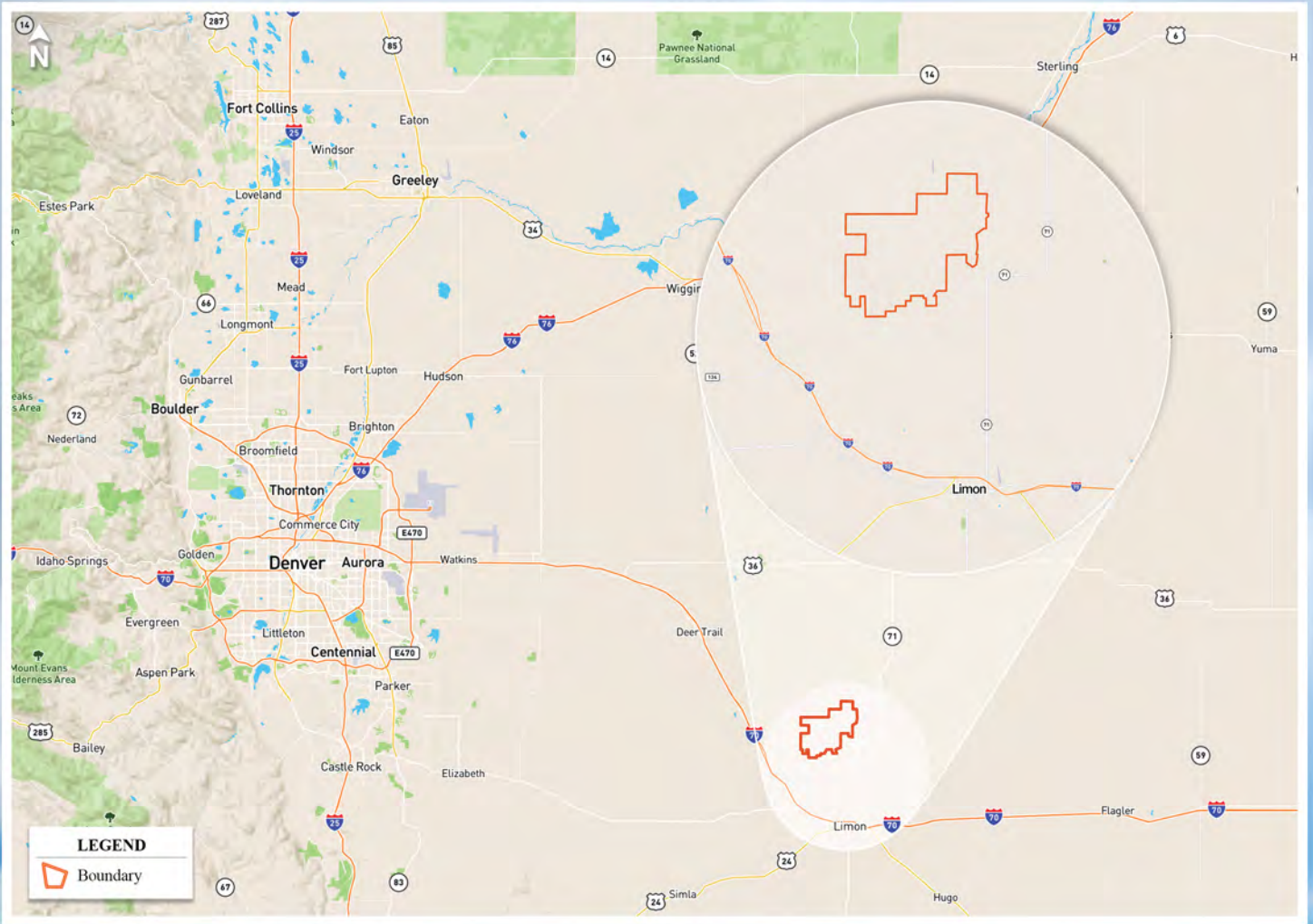


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