

CEDARWOOD NORTH

COLORADO CITY, CO | \$2,010,000 | 1,393± ACRES

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SPORTING PROPERTIES

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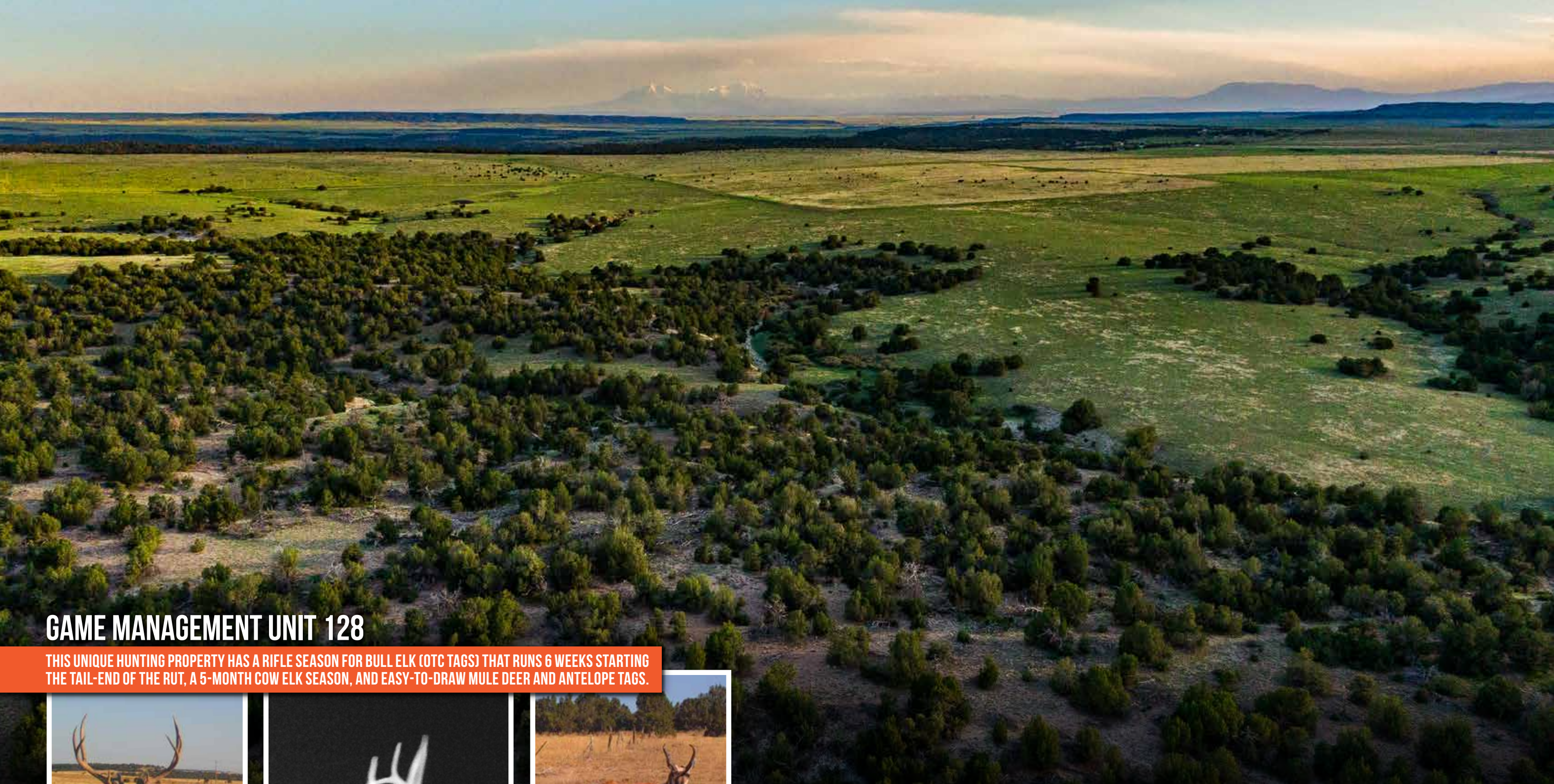
Cedarwood North is a rare property on the plains of Southern Colorado that offers trophy hunting for all three major Western Big Game species, Mule Deer, Antelope, and Elk. The native grass on the plains provides food for Big Game animals, and the canyons and draws filled with trees gives them bedding cover. There are several seasonal creeks and multiple water tanks that supply crucial water in an otherwise dry region, which attracts lots of wildlife, and offers the ability to run cattle as a potential income stream. A unique Plains rifle season for Bull Elk (OTC tags) begins during the tail-end of the rut and runs 6 weeks long. There is a 5-month long cow Elk season, and easy to draw Mule Deer and Antelope tags, which makes this a very special hunting ranch.

A 1,094± acres Conservation Easement is established on the Southern portion of the property, with a 41± acres Building Envelope, and 25± acres of unencumbered land along Cedarwood Road. There is a 640± acre Recreational Lease on the North side of the property, and 233± acres bordering the East side of the Recreational Lease that have been subdivided into three lots (comprising 61.47± acres, 55.97± acres, and 115.6± acres) that can be accessed off Elk Lane. Fencing for cattle is in place, as are the water tanks, and the property is currently leased for cattle grazing by a local farmer. Access to the ranch is off Cedarwood Road which is maintained year-round by the county, and off Elk Lane on the Northeast corner.

Beautiful views of the Spanish Peaks and Greenhorn Mountain are unobstructed and can be very vibrant during sunsets. Colorado City, CO is a few miles to the West and provides basic amenities. Pueblo, CO is a larger city located 33 miles to the North and has hospitals, schools and a regional airport, as well as seasonal festivals and outdoor events. There is also shopping, sporting events, and music events at several venues. Denver International Airport and Colorado Springs Airport are located further to the North. The area provides great outdoor recreation like hiking, camping, fishing, mountain biking, kayaking, and golfing.

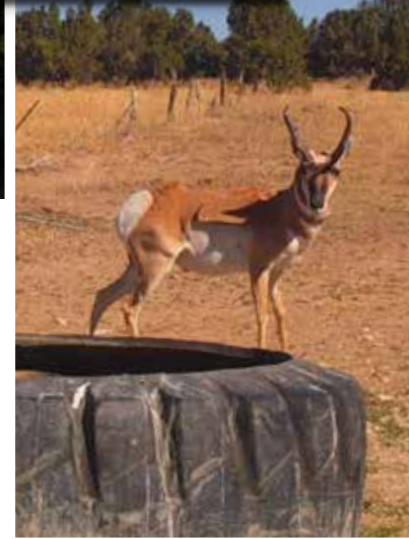


PHOTO PROVIDED BY SELLER



GAME MANAGEMENT UNIT 128

THIS UNIQUE HUNTING PROPERTY HAS A RIFLE SEASON FOR BULL ELK (OTC TAGS) THAT RUNS 6 WEEKS STARTING THE TAIL-END OF THE RUT, A 5-MONTH COW ELK SEASON, AND EASY-TO-DRAW MULE DEER AND ANTELOPE TAGS.



PROPERTY ATTRIBUTES

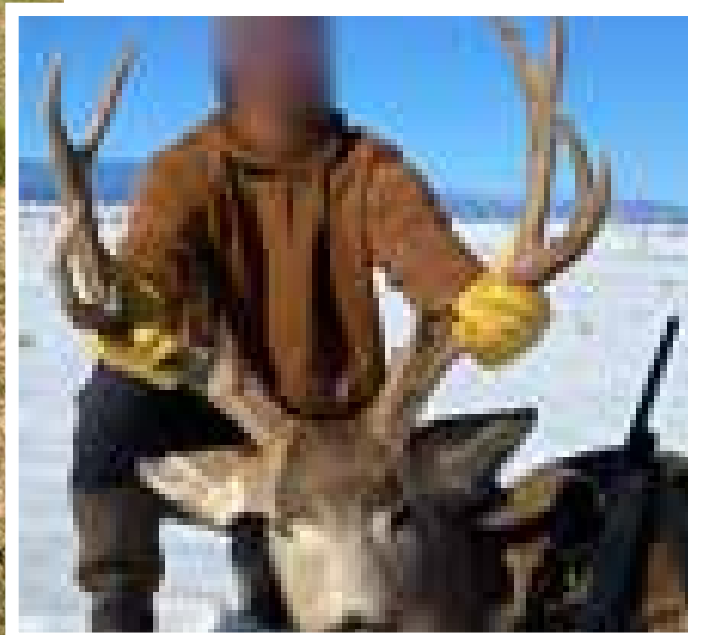
- 1,393± Deeded acres
- 640± acres Recreational Lease
- Hunting for trophy Mule Deer, Antelope, and Elk
- Unique 6-week long Bull Elk rifle season (Oct. 12- Nov. 24, 2024) with OTC tags
- Easy to obtain hunting tags for Mule Deer and Antelope
- Permitted water wells
- 5 gravity water tanks
- Seasonal creeks
- Rolling terrain with Cedars and Pinon draws
- Cattle grazing for potential income stream
- Native grasses for livestock and wildlife feed
- Year-round access
- 13 miles from Colorado City, CO (Gas, restaurants, hotels)
- 33 miles from Pueblo, CO (Hospitals, Shopping, Municipal Airport)
- 160 miles from Denver International Airport



HUNTING (UNIT 128)

There are trophy quality Mule Deer, Elk and Antelope on the property that are drawn to the water, feed and bedding cover. The ranch sets up great as an archery and rifle property with larger grassy openings and Cedar/Pinon cover in the creek beds. Big Game is mostly present on the property during the beginning of archery season through the later rifle seasons.

- **ELK**
 - 6-WEEK RIFLE SEASON (OTC TAGS) BEGINNING TAIL-END OF RUT
 - 5-MONTH LONG COW ELK SEASON
 - ARCHERY (OTC TAGS)
 - MUZZLELOADER
- **MULE DEER**
 - QUALIFIES FOR LPP
 - ARCHERY
 - MUZZLELOADER
 - RIFLE
- **ANTELOPE**
 - QUALIFIES FOR LPP
 - ARCHERY (OTC)
 - MUZZLELOADER
 - RIFLE

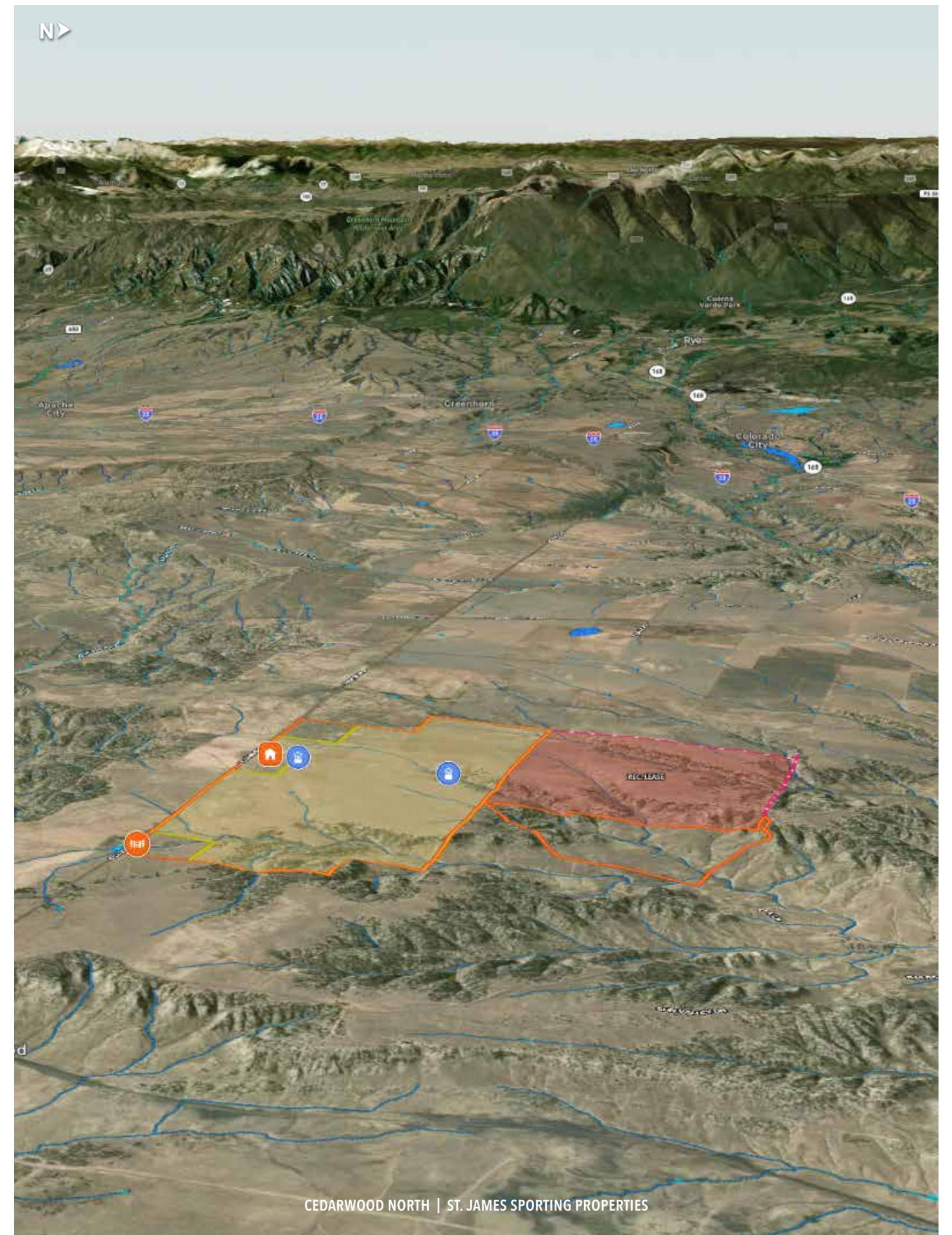
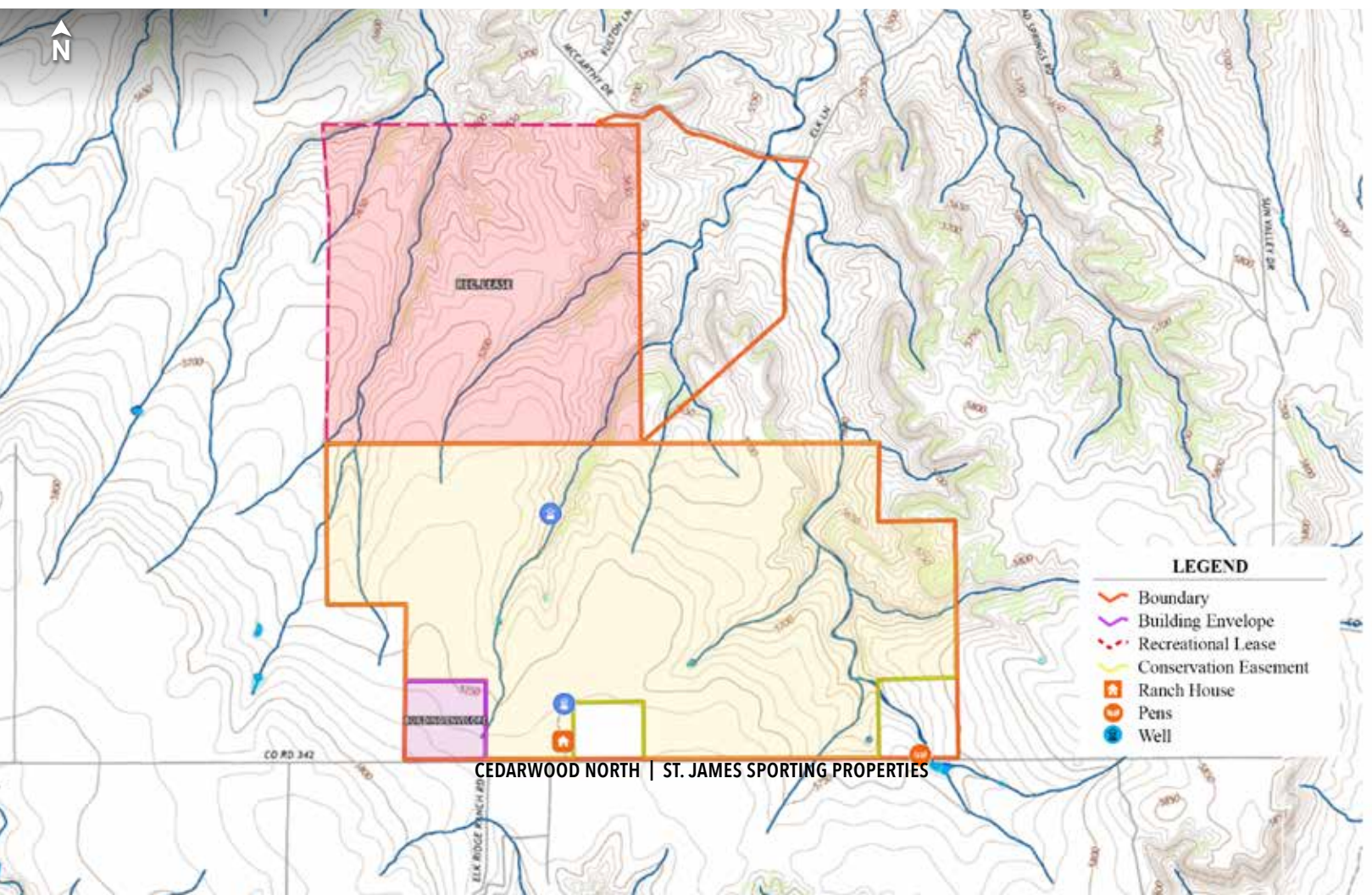
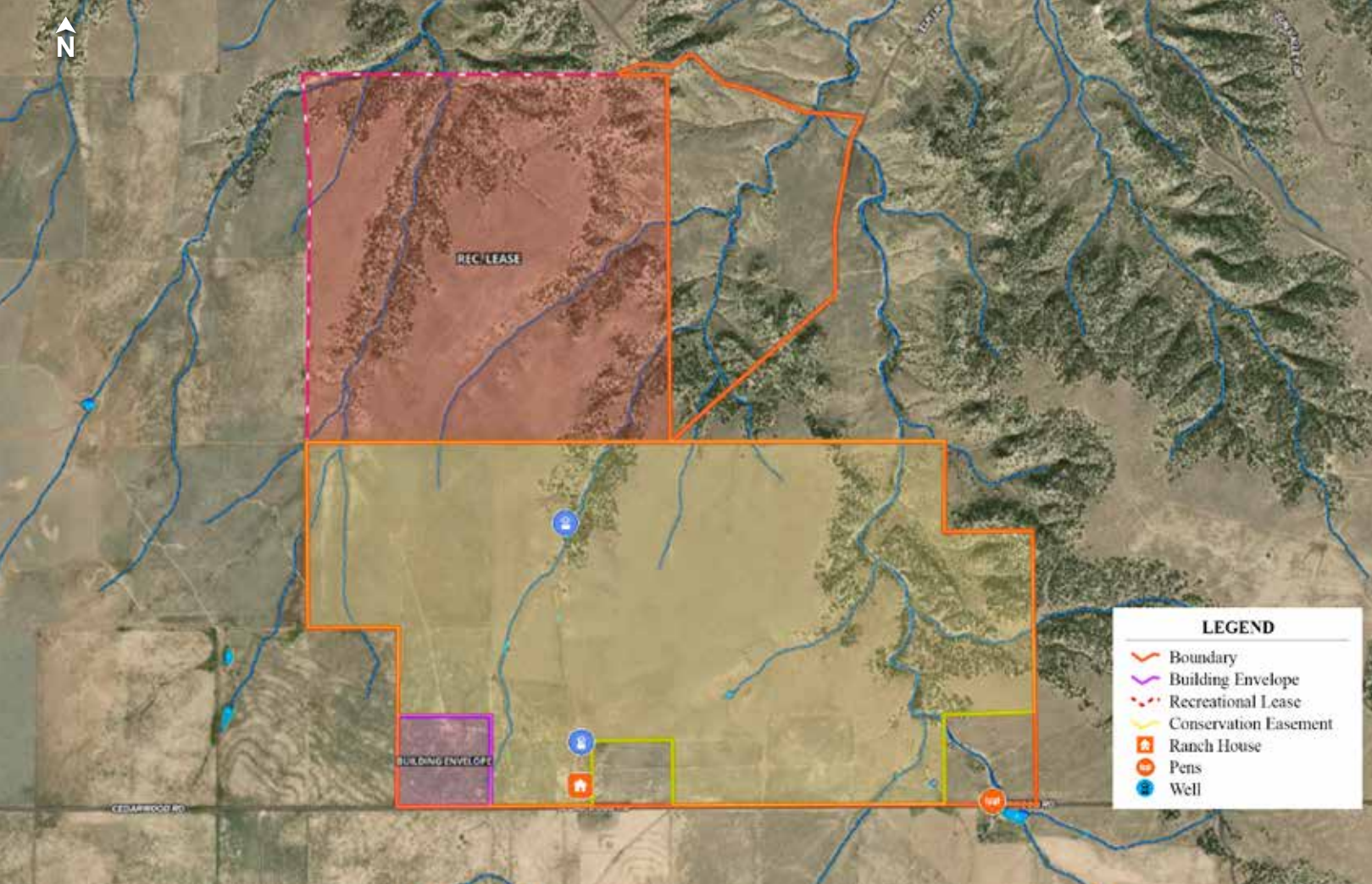




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