

WAPITI RIDGE

BONCARBO, COLORADO | \$500,000 | 160± ACRES

St. James
SPORTING PROPERTIES

WWW.SJSPORTINGPROPERTIES.COM

855-711-7577 | info@sjsportingproperties.com

WAPITI RIDGE

BONCARBO, COLORADO | \$500,000 | 160± ACRES



Situated in the foothills of the Sangre de Cristo Mountains, Wapiti Ridge offers a rare chance to own a true hunting property in southern Colorado. Positioned in Game Management Unit 85, this ranch is known for its strong populations of trophy elk and mule deer. The land features a mix of open meadows, dramatic rock outcroppings, and rolling timbered ridges of scrub oak, piñon, pine, and juniper—ideal habitat for elk, deer, bear, and turkey.

Elk, mule deer, bear, and turkey utilize the property year-round thanks to its diverse terrain that naturally provides water, cover, and feed. The ranch borders a substantial block of BLM land that's surrounded by private parcels, creating a secluded and lightly pressured landscape. While the ranch itself totals 160± acres, its boundary with 542± acres of BLM land opens up access to more than 700± acres of uninterrupted country to hunt, hike, and explore.

Wapiti Ridge delivers both solid recreational value and lasting investment potential, making it an exceptional opportunity in southern Colorado's big-game country.

PIÑON RANCH | ST. JAMES SPORTING PROPERTIES



PHOTO PROVIDED BY SELLER

7/18/2024 12:15 AM 6 - 020

PIÑON RANCH | ST. JAMES SPORTING PROPERTIES



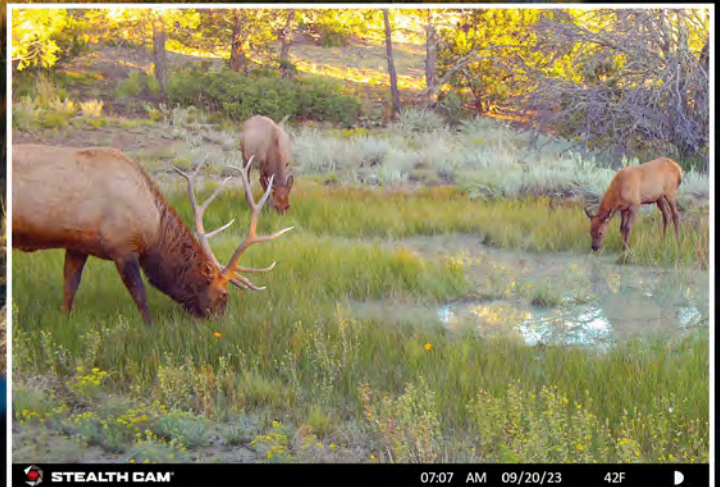
OVERVIEW

- 160 +/- Deeded acres
- Borders over 542 +/- acres of BLM
- Elevation 6,800 ft. - 7,040 ft
- Well
- Seasonal dirt tank



HUNTING/RECREATION

- GMU 85
- Elk, Deer, Bear, Turkey, and Mountain Lion hunting
- Over-the-Counter Archery Tags for Elk (Residents)
- Over-the-Counter Rifle Tags for Elk 2nd and 3rd season (Residents & Nonresidents)
- Fishing at nearby Trinidad State Lake





STEALTH CAM

06:01 AM 09/23/23 48F

STEALTH CAM



PHOTO PROVIDED BY SELLER

8/10/2024 8:34 AM 3 - 004



PHOTO PROVIDED BY SELLER

11/10/2025 4:30 PM 5 - 002



STEALTH CAM

06:37 AM 10/03/23 33F



PHOTO PROVIDED BY SELLER

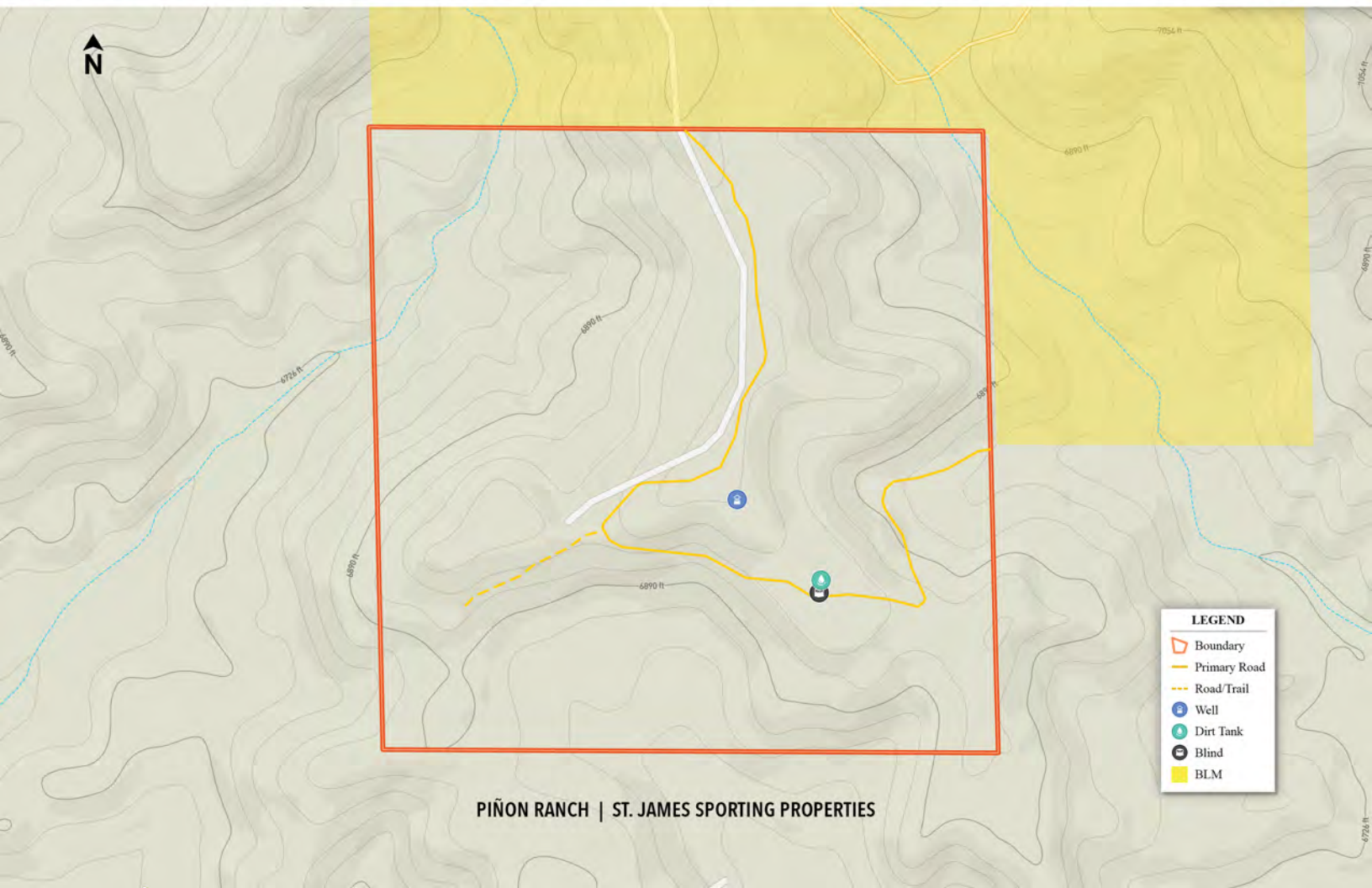
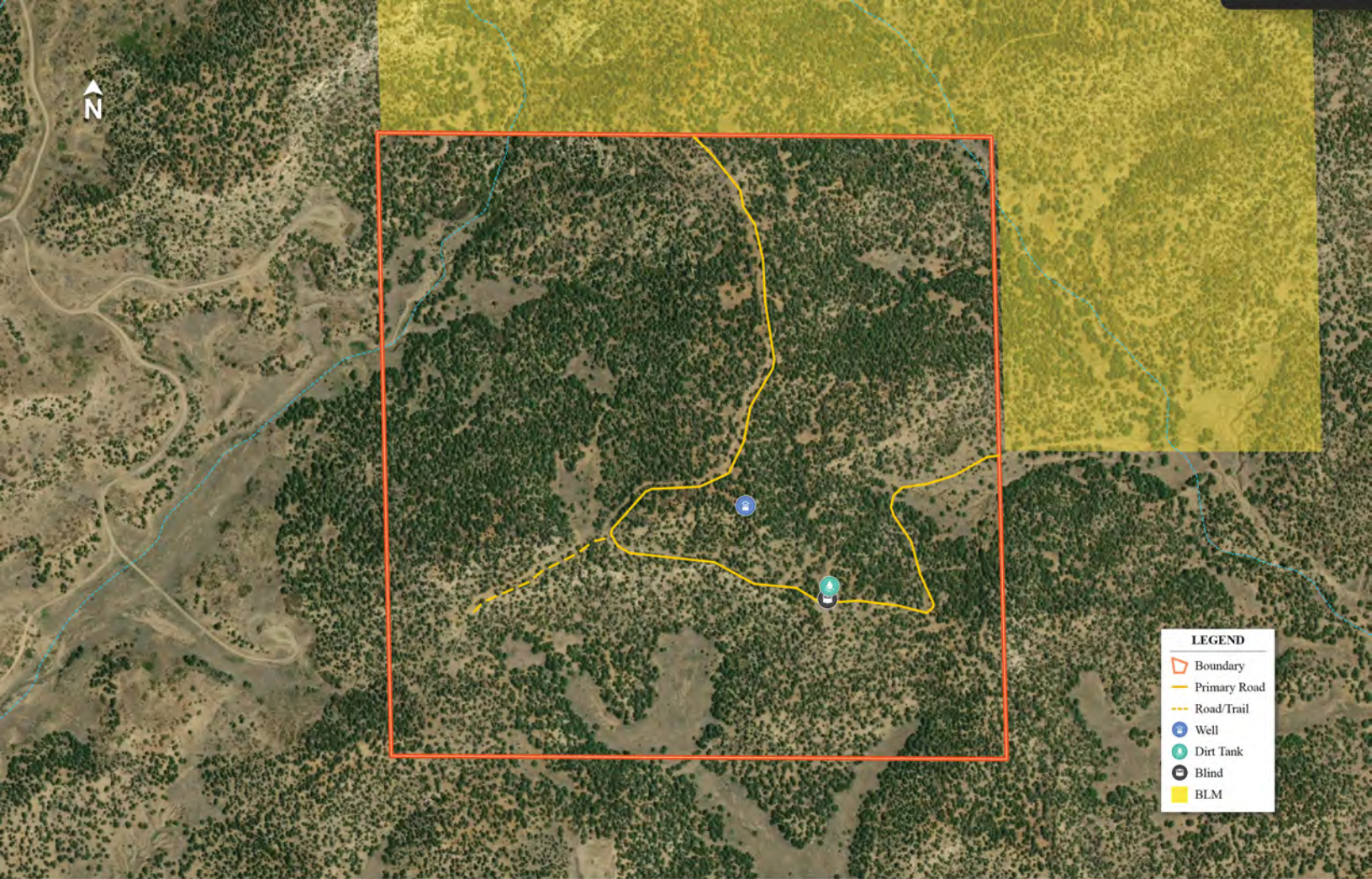


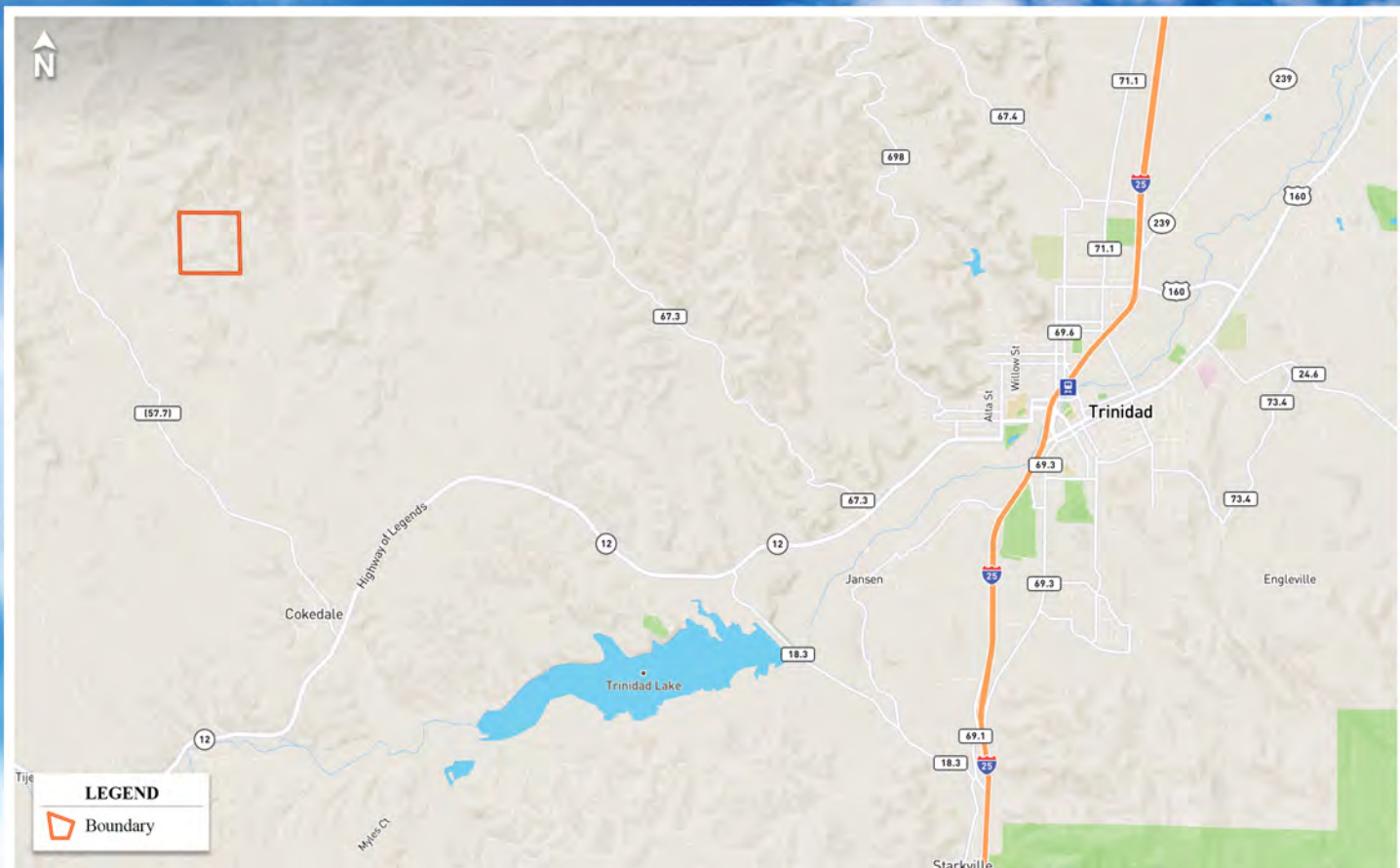
PIÑON RANCH | ST. JAMES SPORTING PROPERTIES





PIÑON RANCH | ST. JAMES SPORTING PROPERTIES





LOCATION

- 20 min to Trinidad, Colorado
- 44 minutes (32 mi) to Raton, New Mexico
- 1 h 33 min (98 mi) from Pueblo, Colorado
- 2 hrs 9 min (140 mi) from Colorado Springs, Colorado
- 3 hr 20 min (211 mi) from Denver, Colorado

St. James
SPORTING PROPERTIES

855-711-7577 | INFO@SJSportingProperties.com | PO BOX 700 WINDSOR, COLORADO 80550 | LICENSED IN: CO, ID, KS, MT, NE, NM, UT, & WY

WWW.SJSportingProperties.com

The information provided here is gathered by the broker from sellers, owners, or various sources. While deemed reliable, neither the broker nor the owners offer any guarantee, warranty, or representation regarding the accuracy of the data or descriptions. Prospective purchasers are encouraged to independently investigate and verify the correctness and accuracy of all statements. If your property is currently listed with another brokerage, please disregard this marketing material.