

REARING ELK RANCH

HARTSEL, COLORADO | \$2,999,000 | 255± ACRES



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Where the vast basins of South Park meet the rising timbered slopes of Thirtynine Mile Mountain, The Rearing Elk Ranch delivers a landscape built for adventure. At the base of the mountain, with nearly two miles of boundary against the Pike National Forest, this ranch stands as one of the most well-rounded recreational and ranching properties in central Colorado. Spanning 255± deeded acres, the ranch blends productive meadows, rolling terrain, aspen and pine forests, and multiple natural water sources that have supported strong populations of elk, mule deer, pronghorn, and other wildlife for many years. Year-round access combined with National Forest adjacency, rich big-game habitat, and turn-key improvements, this ranch delivers a true outdoorsman's experience within easy reach of Denver, Colorado Springs, and several ski destinations.

Located in the heart of GMU 58, the property enjoys exceptional presence of elk, mule deer, pronghorn, and turkey, along with direct access to extensive National Forest for hunting, hiking, horseback riding, and ATV exploration. Elk and mule deer regularly move across the ranch, utilizing the abundant food, bedding cover, and reliable water sources. Pronghorn roam the open grasslands, while turkeys are often seen working the creek corridor and timber pockets. Backing into the slopes and drainages of Thirtynine Mile Mountain, the ranch offers seamless transition from private land into tens of thousands of acres of public ground. Remarkably, despite frequent requests over the years, the ranch has never been hunted, preserving calm wildlife behavior and eligibility for the Landowner Preference Program allows for more license opportunities.

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Anchoring the ranch is a 4,992 ± sq ft, 3 bed, 4 bath home with an attached 4-car garage, designed for year-round comfort and off-grid capability. Warm wood finishes, vaulted ceilings, natural light, and an open layout create an inviting atmosphere for family, guests, or hunting parties. An expansive deck captures sweeping views of Eleven Mile Reservoir, the Mosquito Range, and the wide-open basins of South Park. The home is fully supported by upgraded solar power, delivered propane, a private well, and septic, ensuring dependable self-sufficiency.

Complementing the residence is a full suite of ranch and equestrian improvements, including two large equipment shops, a 2-stall horse barn with turnout and tack space, a hay shed, perimeter and cross fencing, and miles of interior trails, making the ranch equally suited for horses, livestock, and year-round recreation.

Adding to its appeal, the property sits just minutes from Eleven Mile Reservoir, Spinney Mountain Reservoir, and the famed Dream Stream, three of Colorado's most iconic stillwater and tailwater fisheries.

For the buyer seeking a private hunting retreat, a multi-use mountain ranch, or a legacy property with unmatched outdoor opportunity, The Rearing Elk Ranch stands in a category of its own.





OVERVIEW

- 255 +/- deeded acres
- 4,992+ Sf Cabin
- Horse Barn & 2 Large Equipment Shops
- Borders 1,000's of acres of National Forest
- Year-Round Access
- Year-Round Creek & Pond
- Mountain & Lake Views
- Expansive Pastures & Meadows
- Aspen & Pine Forested Areas
- Ample Big Game Habitat
- Private & secluded



HUNTING

GMU: 58

Game Species: Elk, Mule Deer, Pronghorn, Black Bear, Turkey and small game.

ELK

GMU 58 supports a large portion of the Buffalo Peaks Elk Herd, numbering several thousand animals. Most bulls fall in the 270"–300" class, with occasional larger bulls present. Both archery and rifle seasons offer solid opportunity, reasonable draw odds, and above-average harvest success. Tags are also valid in GMU 57.

MULE DEER

Located within the Cripple Creek Mule Deer Herd, GMU 58 offers strong deer numbers and consistent sightings of mature bucks. Deer commonly move into the area as weather pushes them from higher elevations into mixed ridges, meadows, and broken cover. Average bucks range from 140"–160", with potential for larger animals. Most licenses draw with 1 point and are valid in GMUs 49, 57, and 581.

PRONGHORN

GMU 58 supports the South Park Pronghorn Herd, well suited to the unit's open grasslands and rolling high-country terrain. Licenses are draw-only, but limited tags reduce pressure and create a quality hunt. The Hartsel area provides classic spot-and-stalk antelope hunting, with rifle-season success rates reaching the upper 60%.

AREA RECREATION

- FISHING OPPORTUNITIES (within 10-20 miles)
 - 11 Mile Reservoir
 - Spinney Reservoir
 - The Dream Stream
- Year-round recreational activities
- Hunting, Fishing, Camping, ATVing, Four Wheeling, Skiing all nearby
- Park County consists of over 830,000 acres of Public Lands
- National Forest, State Wildlife Areas, Rivers, Lakes, Ponds all nearby





LAND

- Mountain & Lake Views
- Timbered Ridges
- Aspen Groves
- Meandering Creek
- Flat Grassy Meadows
- Steep and Gradual Slopes
- 9,380' – 9,860' elevation on property

WATER

- Private Permitted Well
- Year-round Cross Creek
- Catch Pond
- Spring
- Stock Tank

UTILITIES

- Solar
- Wind (non-active)
- Delivered Propane
- Septic

ACCESS

- Maintained County Road Frontage
- Year-round Access



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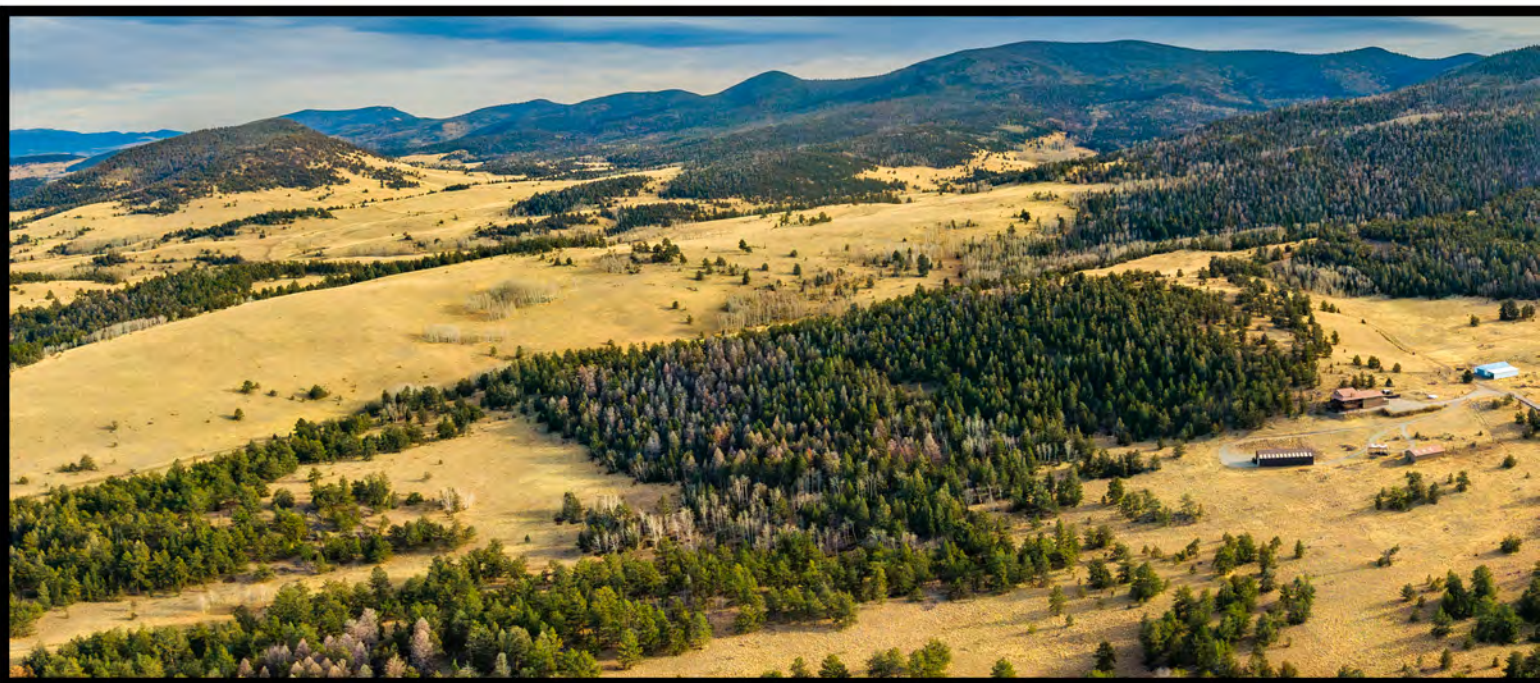


INCOME OPPORTUNITIES

- Subdividing
- Development
- Hunting
- Vacation Rental

LIFESTYLE

- Wide-open mountain landscape
- Quiet, secluded setting
- Year-round outdoor recreation
- Hunting, fishing, and horseback riding
- Remote feel with Front Range access
- Big skies and starry nights
- Four-season exploration
- Freedom-focused lifestyle



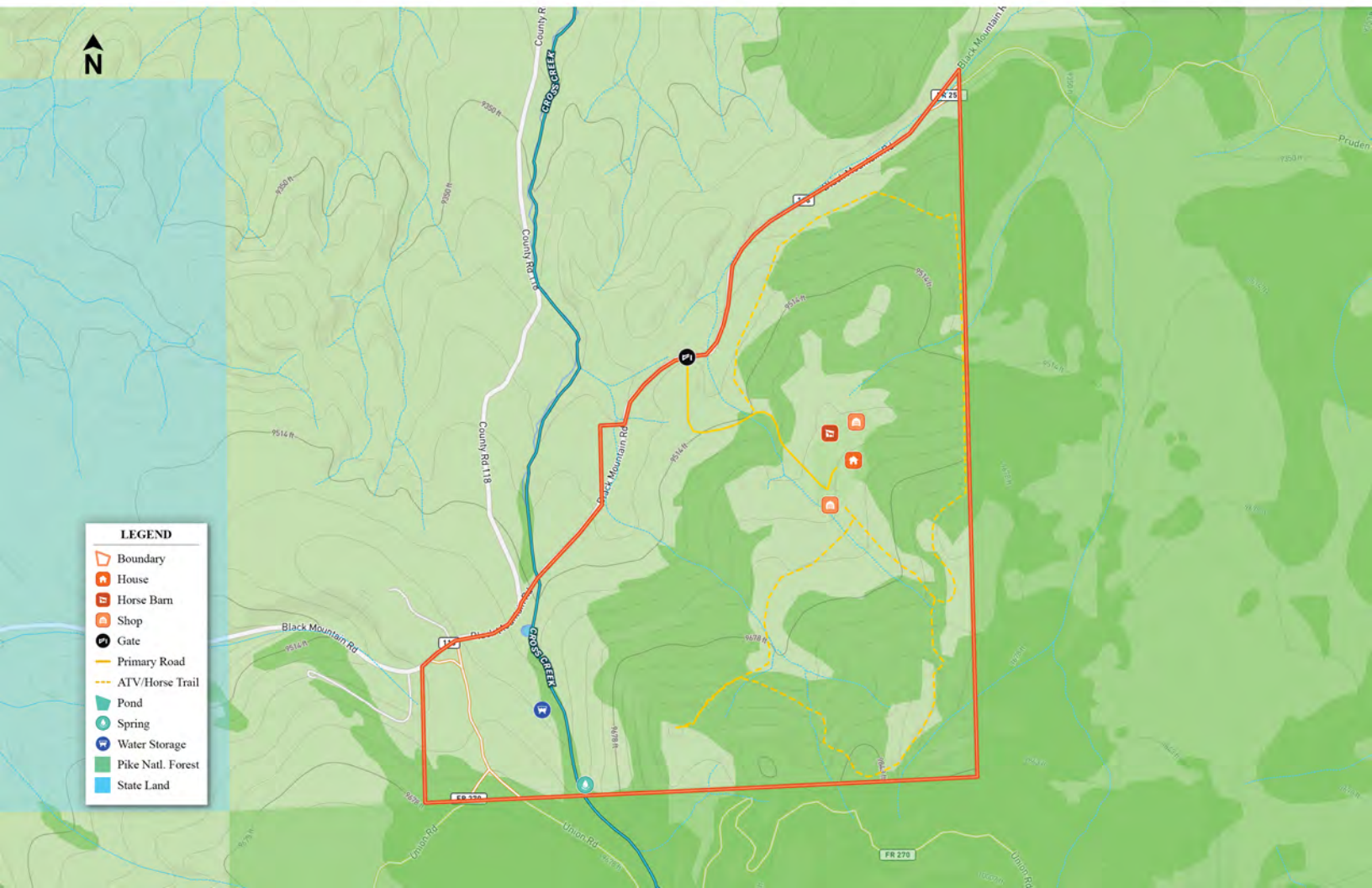
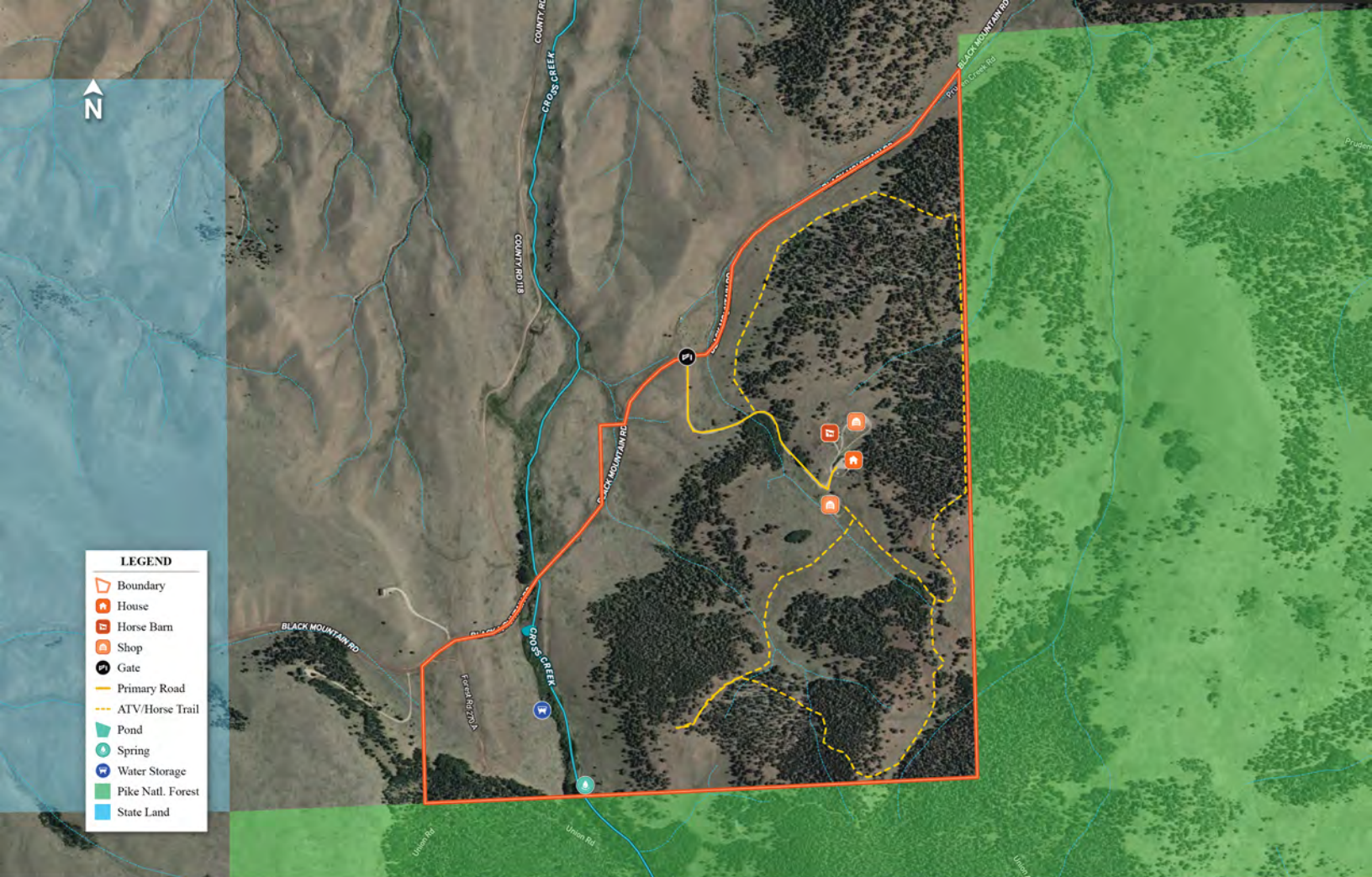
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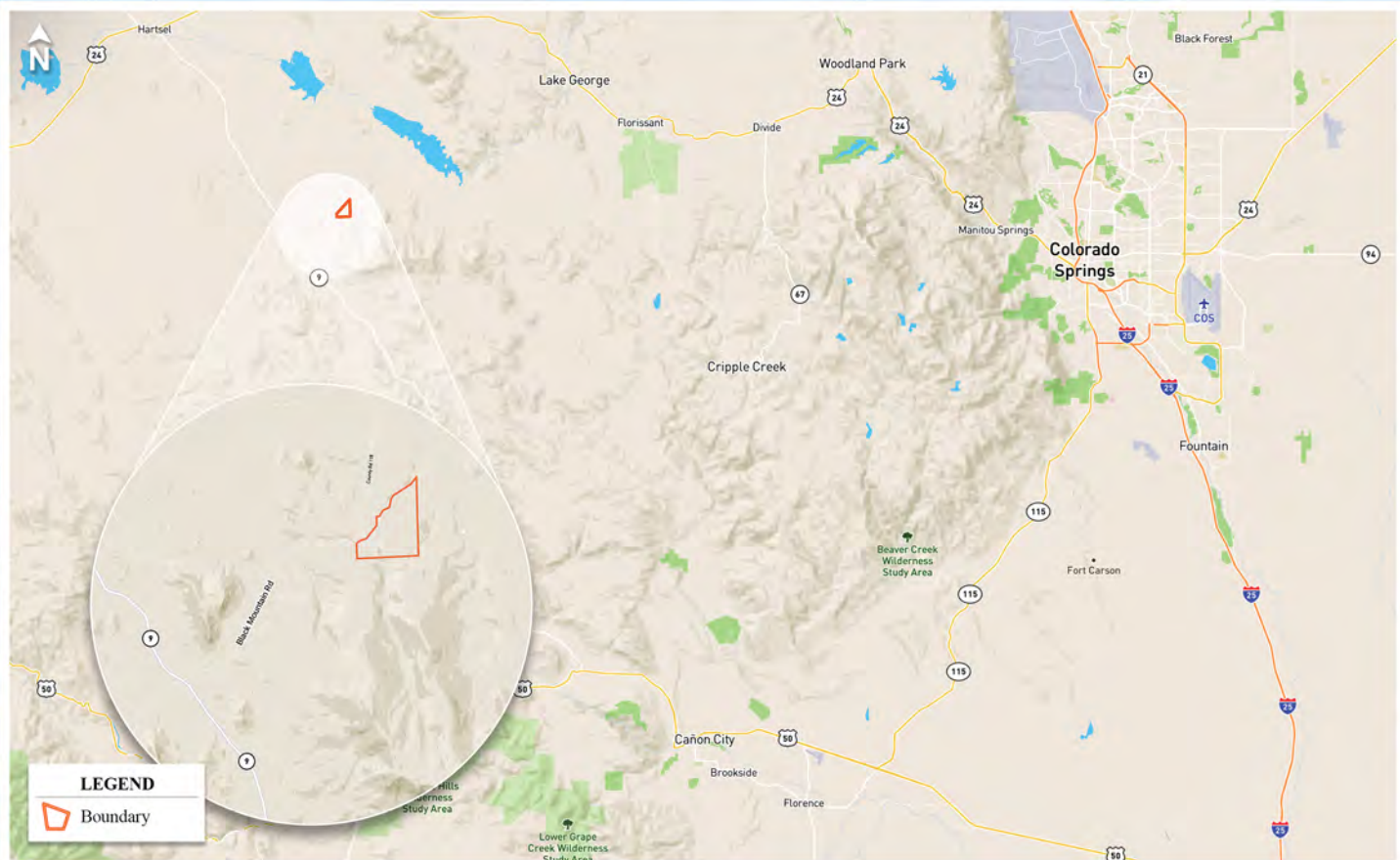


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LOCATION

Hartsel, CO: 8 miles (small town amenities and attractions)

- Fuel, Cafe, Convenience Stores

Breckenridge, CO: 60 miles (luxury ski-town)

- Shopping, Dinning, Skiing, Golf, Hospital

Colorado Springs, CO: 65 miles (city amenities & attractions)

- Dinning, Shopping, Entertainment, Golf, Hospital, Regional Airport

Buena Vista, CO: 45 miles (small town amenities and attractions)

- Restaurants, Medical Center, Golf

Denver, CO: 120 miles (city amenities and attractions)

- Dinning, Shopping, Professional Sport Venues, Golf, International Airport



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