

STROUD FARM

1,250± ACRES | BOONE, CO



St. James
SPORTING PROPERTIES

*Specializing in Selling
Trophy Hunting & Fishing Properties*

www.SJSportingProperties.com

**THE LAND HAS BEEN SPECIFICALLY MANAGED WITH
WILDLIFE IN MIND. THE DENSITY OF WILD GAME
IS SIMPLY OUTSTANDING!**





PROPERTY HIGHLIGHTS

- 195 Acres of Flood Irrigated Fields
- 85 & 95-Acre Tracts of Center Pivot Irrigated Fields
- Seven Irrigation Wells
- Two Domestic Wells
- 9 Shares of Arkansas Groundwater Users Association
- +/- 2.29 Miles of Arkansas River
- GMU 124
- Waterfowl (Ducks & Geese)
- Big Game Hunting (Mule Deer, Whitetail, & Elk)
- Small Game Hunting (Coyote, Bobcat, & Turkey)
- Upland Hunting for Quail & Dove
- Qualifies for Mule Deer & Whitetail Tags
- Unlimited Elk Tags with a Five-Month Season
- 60'x100' Metal Building(Shop & 4,000 Sq.Ft. Lodge)
- 4 Bed/2 Bath
- Three Large Greenhouses
- Four RV Hookups
- Electric, City Water, & Septic
- Reverse Osmosis Water System
- 33 Miles From Pueblo





**THIS SOUTHEAST COLORADO FARM HAS
OVER 2.29 MILES OF THE ARKANSAS
RIVER FLOWING THROUGH IT!**



STROUD FARM

1,250± ACRES | BOONE, CO

We are pleased to introduce Stroud Farm, a turnkey, 1,250-acre premier hunting and production property located in Boone, Colorado. This S.E. Colorado farm has over 2.29 miles of the Arkansas River flowing through its southern border as well as 375 acres of irrigated ground. The land has been specifically managed with wildlife in mind. The density of wild game is simply outstanding! The river bottom is ideal for hunting waterfowl, turkey, mule deer, whitetail deer, and elk. From the homesite, you'll enjoy fantastic views of the Spanish Peaks and Greenhorn Mountain. Inside the 60'x100' metal building, there is a newly remodeled 4,000-square foot, four-bedroom, two-bathroom lodge with a rustic interior finish.

FARM

- Laser leveled fields
- Ability to irrigate all fields simultaneously
- 195 acres of flood irrigated fields
- 85 and 95-acre tracts of center pivot irrigated fields
- Seven irrigation wells producing 650-1100 GPM
- Two domestic wells
- 1200 acre-feet of water from AGUA
- 9 Shares of Arkansas Groundwater Users Association

HUNTING

- +/- 2.29 miles of Arkansas River
- Waterfowl (ducks and geese)
- Big Game hunting (mule deer, whitetail deer, and elk)
- Small Game hunting (coyote, bobcat, rabbit, and turkey)
- Located in Game Management Unit 124
- Qualifies for mule deer and whitetail tags
- Unlimited elk tags with a five-month season
- Almost three-month-long archery season for deer!





IMPROVEMENTS

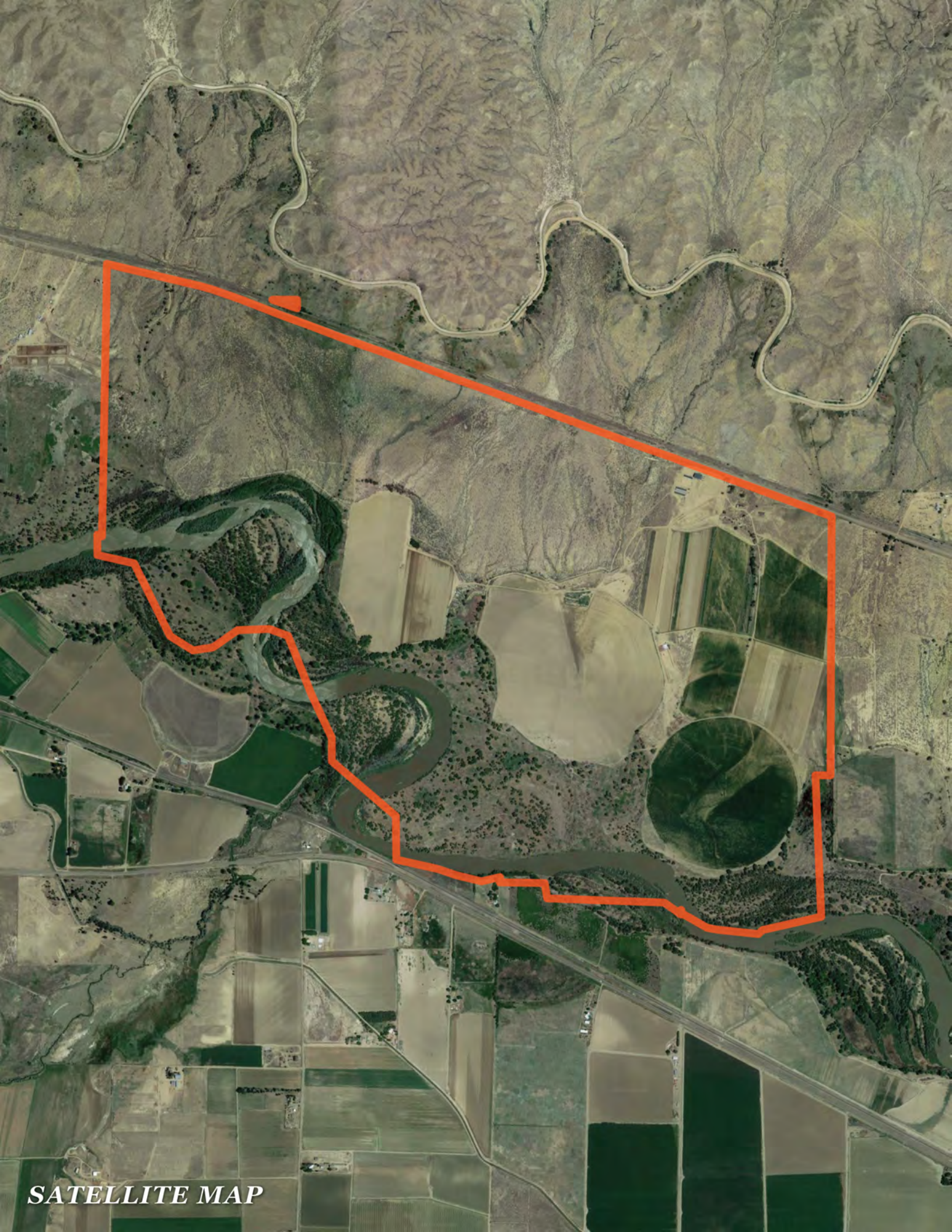
- 60'x100' metal building with a shop on the west end and 4,000 sq foot lodge on the east end
- Four-bedroom, two-bathroom, kitchen, and large gathering area
- Three large buildings that were previously dog kennels
- Three large greenhouses
- Four RV hookups
- Electric, city water, and septic
- Reverse Osmosis water system

LOCATION

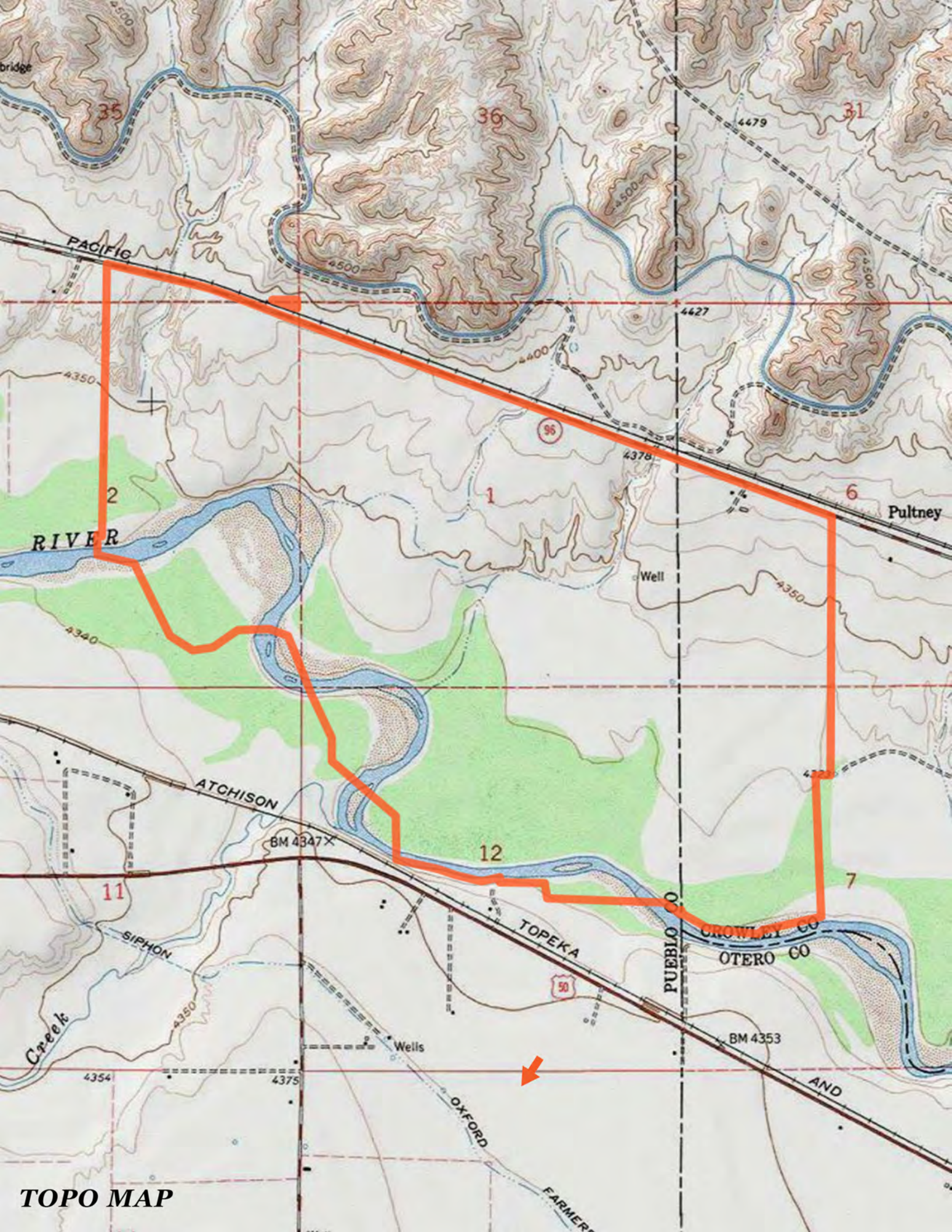
- 33 miles from Pueblo
- 75 miles from Colorado Springs
- 142 miles from Denver
- Daily jet service into Colorado Springs and Denver International Airport
- Local landing strip in Pueblo
- Please contact the listing broker to discuss the total acreage. Excellent candidate for a conservation easement!







SATELLITE MAP



TOPO MAP



Specializing in Selling Trophy Hunting & Fishing Properties

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www.SJSportingProperties.com

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***Colorado, Idaho, Kansas, New Mexico,
Oregon, Utah & Wyoming***