

# THOMAS MOUNTAIN VIEW RANCH

CAHONE, COLORADO | \$985,000 | 247± ACRES

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Discover the perfect blend of privacy, recreation, and modern comfort at this exceptional off-grid retreat located in The Glade, a gated community in Colorado's sought-after GMU 711 hunting unit. Nestled in the high desert of the Four Corners region, this 1,824 sq ft single-family home offers a rare investment opportunity for outdoor enthusiasts, seasonal residents, or anyone seeking a serene escape with minimal HOA restrictions.

This fully furnished, turnkey 3-bedroom, 2-bath residence features luxury Bassett furniture, a gas fireplace, and sweeping mountain and high desert views. Designed for comfort and sustainability, the property features brand-new, upgraded solar panels, new lithium batteries, and a 23-kW backup generator to meet all your energy needs. The home's propane system powers the stove, water heater, heating system, washer/dryer, and dishwasher, while solar supports lighting, the master bedroom HVAC, and microwave.

Water and utility infrastructure is already in place, featuring two buried 2,000-gallon cisterns, a 1,000-gallon propane tank, and a comprehensive Ring security camera system with six units for added peace of mind.

Bordering both BLM and National Forest lands, this property provides immediate access to miles of trails for hiking, hunting, ATVing, and snowmobiling. Accessible by maintained gravel and forest service roads from May through December, this home transforms into a snowmobile-access-only haven in winter, offering true four-season adventure.

Nearby towns provide access to supplies and services, while Durango's airport offers daily flights to major cities, making travel easy and reliable.

Whether you're looking for a recreational basecamp, a seasonal residence, or a long-term off-grid investment, this home delivers comfort, security, and adventure at every turn.





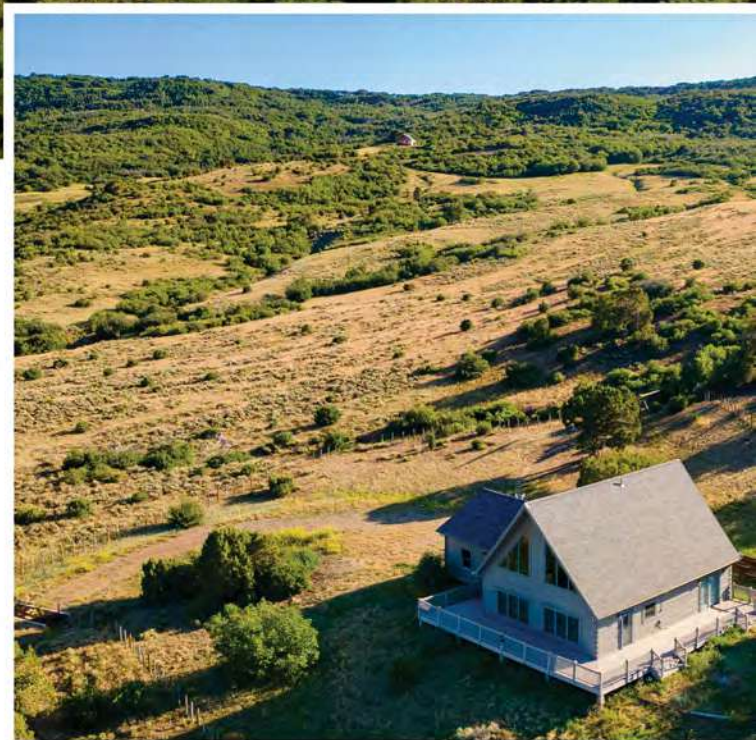
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## OVERVIEW

- 247 +/- Deeded Acres
- Bordered by BLM and National Forest
- Off-grid main house (3 bed / 2 bath) with 2-car garage
- Meadow areas
- Beautiful views
- Elk, Mule Deer, and Black Bear hunting
- Landowner Preference Program voucher and OTC tags
- ATV trails directly to the San Juan National Forest
- Ample big game habitat
- Seasonal access
- The property is divided into five separate parcels







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# IMPROVEMENTS

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- Main House

- 1,824± sq ft
- 3 bedrooms, 2 baths with 3-car garage
- Wrap-around Trex decking
- Upgraded finishes and appliances
- Built-in wood-burning fireplace
- Security cameras
- Ductless mini-split air conditioning

- Large double-panel solar array
- 23kW backup generator
- Two 1,000-gallon cisterns
- 1,000-gallon propane tank
- The house area is fenced with a cattle guard
- Seasonal access via gravel road



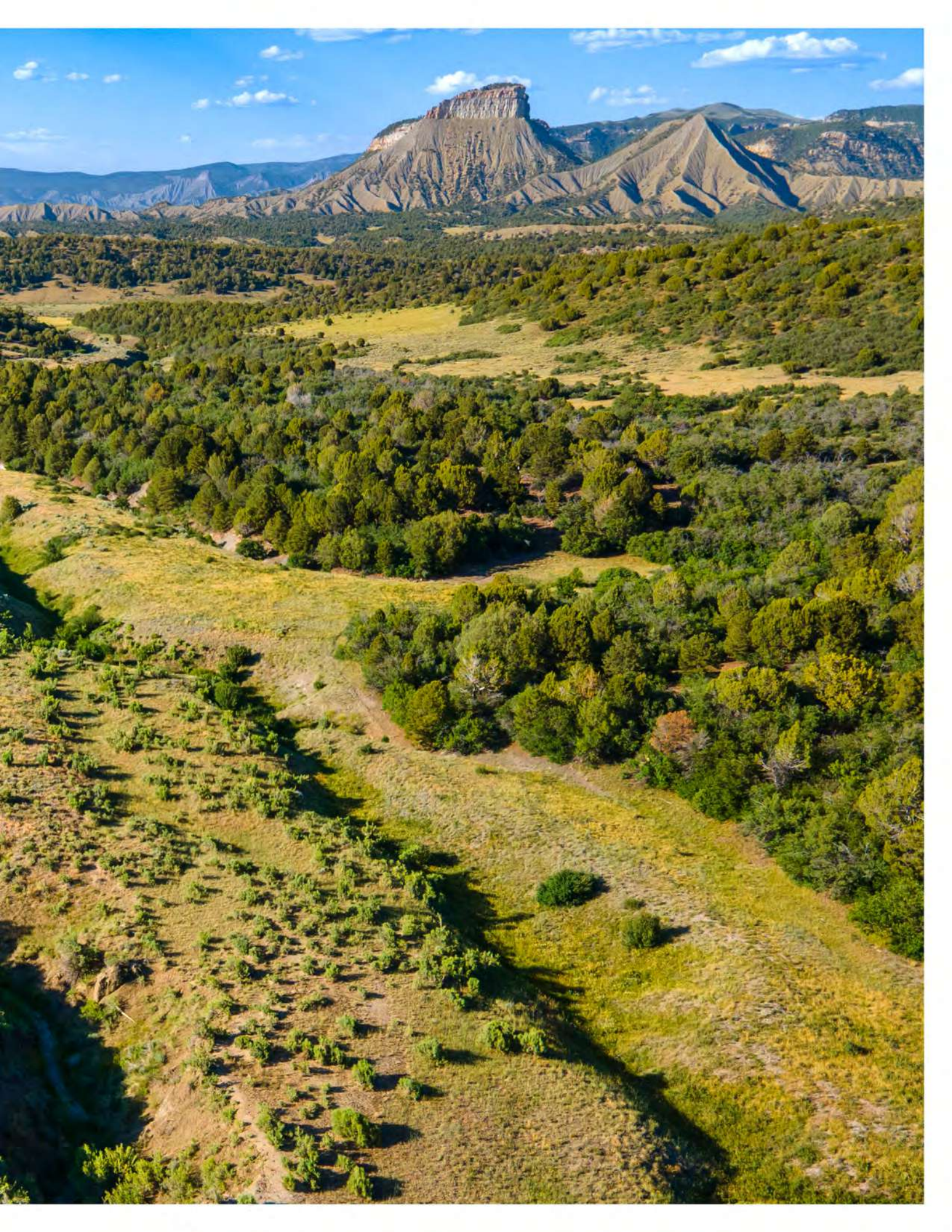






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# HUNTING

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The pinyon, juniper, and improved pasture habitat provide abundant feed and cover, attracting and holding elk, mule deer, and black bears. The property is located in Unit 711 and offers various tag options. It qualifies for the Landowner Preference Program for mule deer and has over-the-counter tags for elk and bear.

- **GMU: 711**

- **Big Game Species:** Elk, Mule Deer, Black Bear, Mountain Lion

- **Small Game Species:** Turkey, Coyote, Grouse, Pheasant, Rabbit, Bobcat, Squirrel, etc.

## Elk (GMU 711)

- Tags valid for GMUs 71, 72, 73, 711
- Archery, Muzzleloader, 1st and 4th Rifle seasons require 0–1 point draw
- OTC licenses available for 2nd and 3rd Rifle Elk seasons

## Mule Deer (GMU 711)

- Tags valid for GMUs 71, 711, depending on type
- Qualifies for Landowner Preference Program

## Turkey

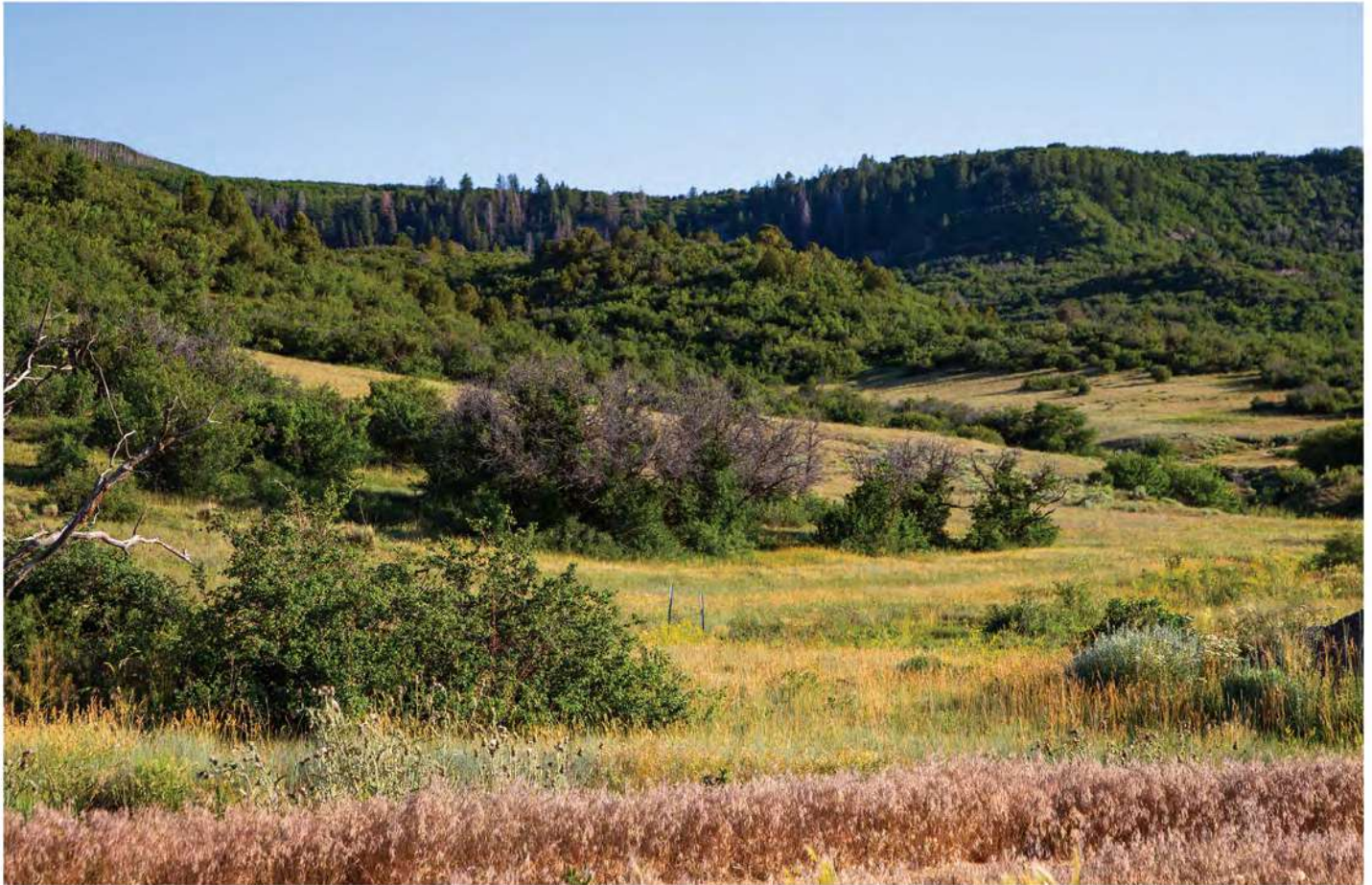
- Spring and Fall: Over-the-counter

## Bear

- Add-on bear tag available for Archery and Muzzleloader seasons
- Access to tens of thousands of acres of State, BLM, and National Forest lands.







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BEAR CREEK RANCH | ST. JAMES SPORTING PROPERTIES





## LAND

- Meadows
- Pinyon and Juniper
- Sagebrush Flats
- Seasonal pond
- Multiple game trails
- 7,500' – 7,900' elevation

## AREA RECREATION

- Year-round recreational activities
- Hunting, fishing, camping, ATVing, four-wheeling, and skiing nearby
- Access to thousands of acres of local BLM and National Forest land, from high desert to rugged mountains

## POWER/WATER

- Off-grid system includes:
- Two 1,000-gallon cisterns
- 1,000-gallon propane tank
- Solar power with new lithium batteries
- 23kW backup generator

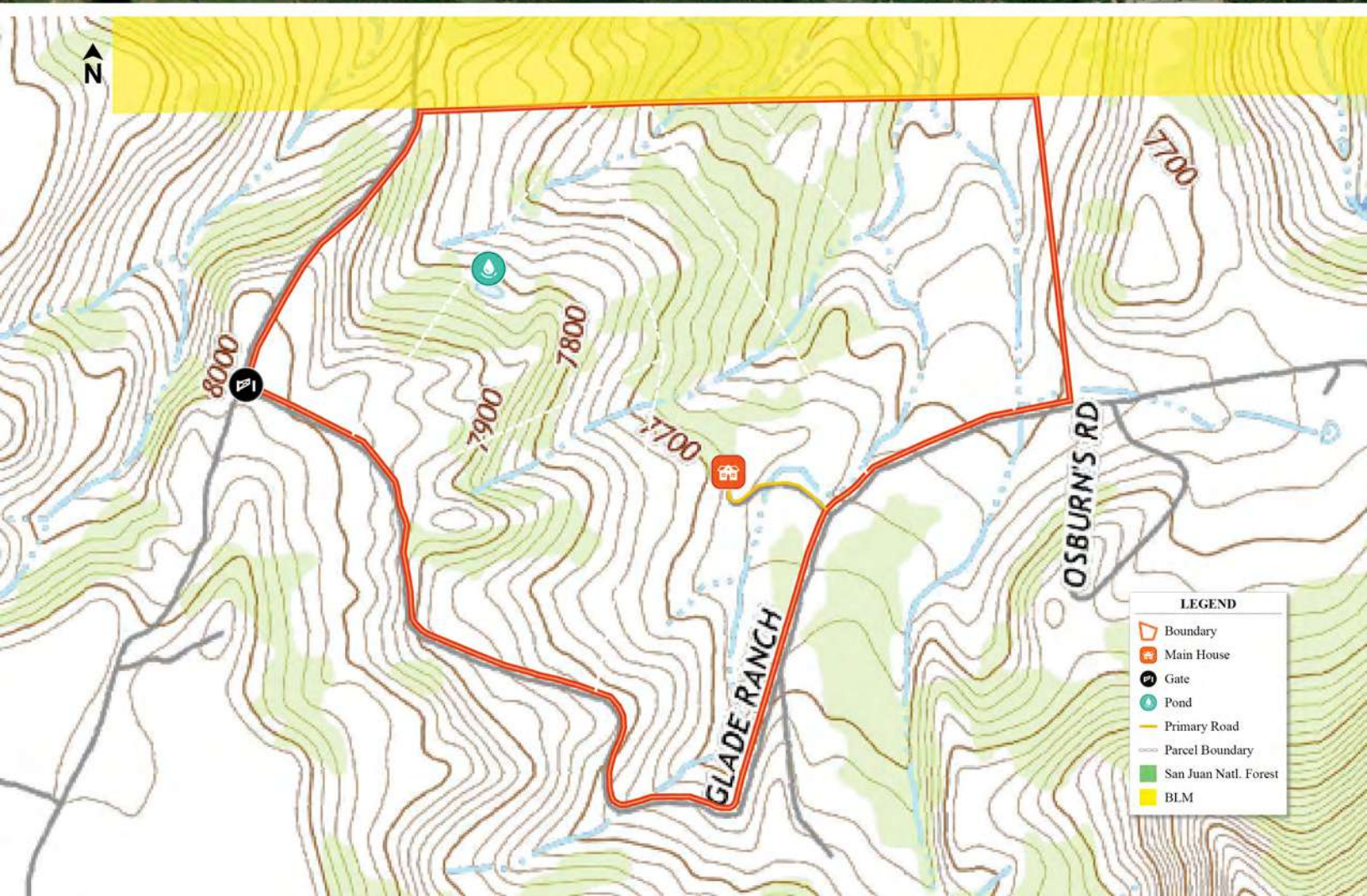
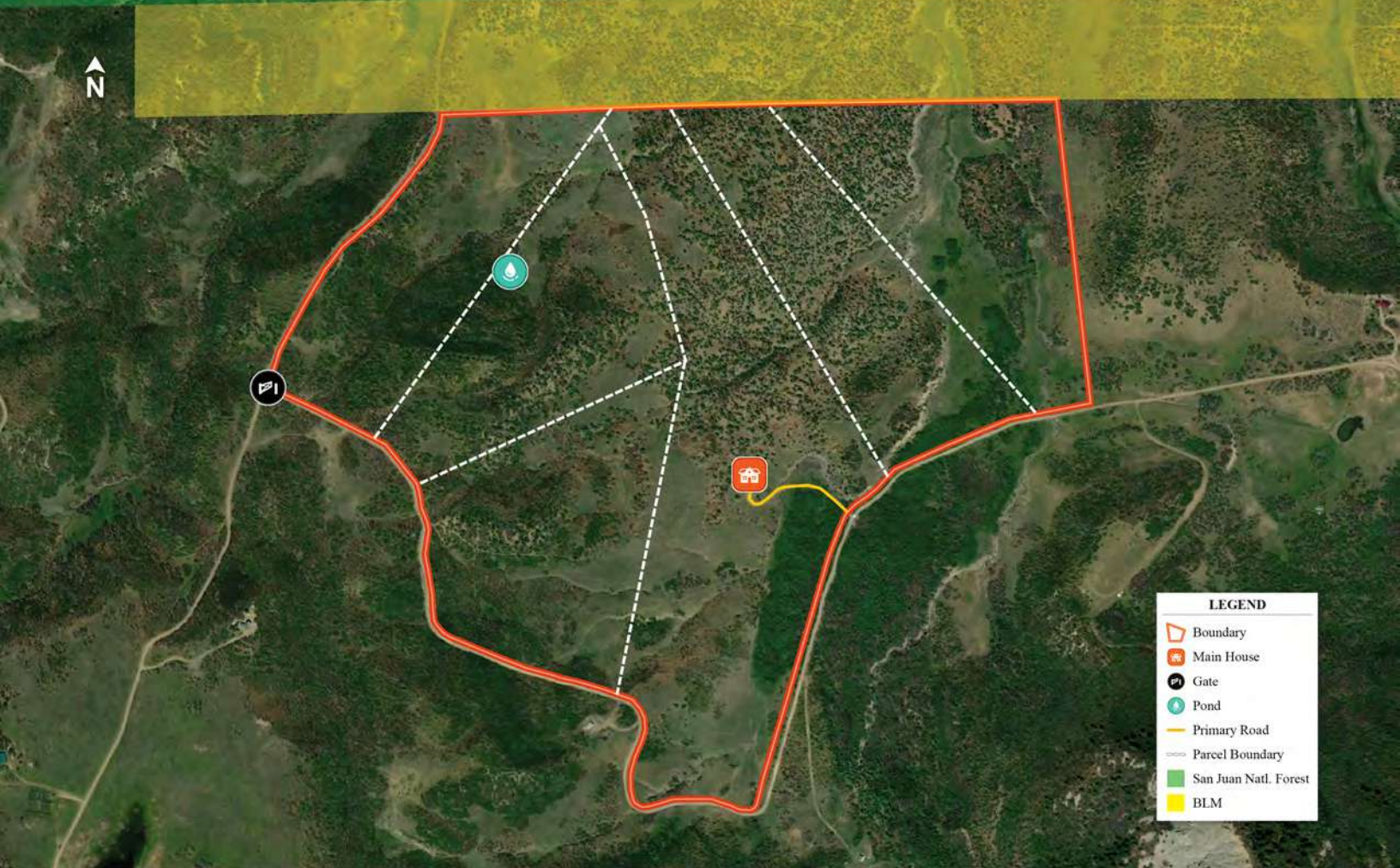




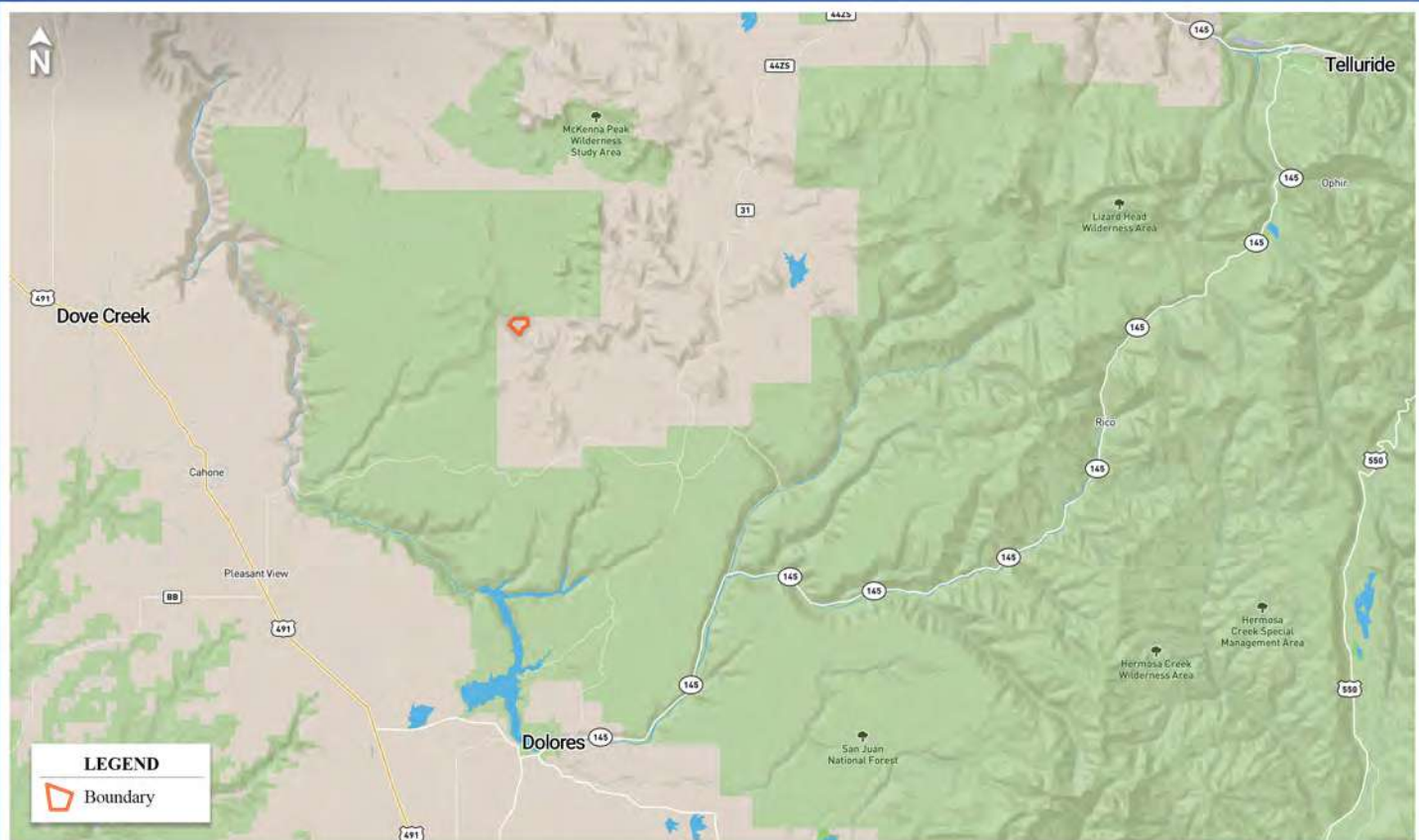


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## LOCATION

- **Dolores, CO** (38 miles): Hotel, fuel, hardware store, grocery store, and small local restaurants
- **Dove Creek, CO** (38 miles): Hotel, fuel, hardware store, grocery store, and small local restaurants
- **Durango Regional Airport** (98 miles): Daily flights to Denver, Dallas, Houston, and Phoenix
- **Telluride, CO** (86 miles): Fine dining, summer hiking, and winter sports
- **Moab, UT** (117 miles): Hiking, rafting, and overland adventures
- **Nearby:** Arches, Canyonlands, and Mesa Verde National Parks—all within 2.5 hours

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