

# OWL CANYON RANCH

BEULAH, COLORADO | \$5,500,000 | 2,125± ACRES

*St. James*  
SPORTING PROPERTIES

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Welcome to Owl Canyon Ranch, a legacy mountain holding encompassing 2,125± contiguous deeded acres in the foothills of the Wet Mountains, just 18 miles southwest of Pueblo, Colorado. Tucked away at the end of a private road, this scenic property offers a rare combination of rich wildlife habitat, historic improvements, and direct access to the San Isabel National Forest. Held in the same family for over 54 years, Owl Canyon Ranch provides an exceptional opportunity for year-round recreation, private mountain living, and long-term land stewardship.

The ranch features varied topography—from terraced meadows and rocky ridgelines to deep canyons and timbered slopes. Wales Canyon and Hoot Owl Canyon carve through the landscape, offering dramatic beauty and seclusion. With sweeping views of the Wet Mountains and the Beulah Valley, this property feels remote, yet it's located just minutes from the town of Beulah and less than 40 minutes from Pueblo.

Owl Canyon Ranch offers outstanding big game hunting in Colorado's highly regarded Game Management Unit (GMU) 84, known for producing trophy-class elk and mule deer. The property's varied terrain—ranging from pine-covered ridges and terraced meadows to secluded canyons and year-round water sources—creates ideal habitat for a wide variety of wildlife. Elk and mule deer are frequently observed on the property, and the ranch qualifies for the Landowner Preference Program (LPP), offering a significant advantage in securing limited draw tags. In addition to big game, the ranch supports thriving populations of turkey, black bear, mountain lion, and bobcat. Over-the-counter licenses are available for spring and fall turkey and archery pronghorn, making this a versatile and rewarding destination for sportsmen year-round.

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## OVERVIEW

- 2,125± contiguous deeded acres
- Elevation ranges from approximately 6,300 to 7,600 feet
- Diverse terrain with canyons, meadows, ridgelines, and rock outcroppings
- Vegetation includes ponderosa pine, oak brush, native grasses, and wildflowers
- 1,998 ± acres of forest, canyons, and high-mountain pasture
- 117 ± acres of dryland farming (historically used for grass hay)
- Nine livestock ponds, one well, and a hand-dug, rock-lined spring well
- Direct access to San Isabel National Forest along the western boundary
- Borders thousands of acres of protected public land
- Historic features include an old feed mill, dairy barn, and early homestead cabins
- ¾-mile private, crushed asphalt access road with easement







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# IMPROVEMENTS

- Main Residence: 6,168 ± sq ft total (3,084 ± main floor, 3,084 ± walkout basement)
- 3 bedrooms / 3 bathrooms
- Vaulted living room with fireplace and panoramic views
- Formal dining room and spacious kitchen
- Primary suite with private deck
- Walk-out basement with finished bathroom and expansion potential
- Oversized 6-car heated garage with EV charging, storage, and lockers
- Stucco exterior, tile roof, propane hot water heat, central A/C
- Historic dairy barn and feed mill









## CONSERVATION EASEMENT

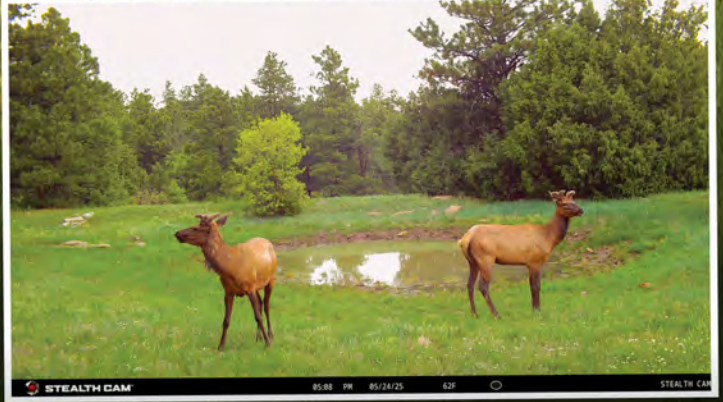
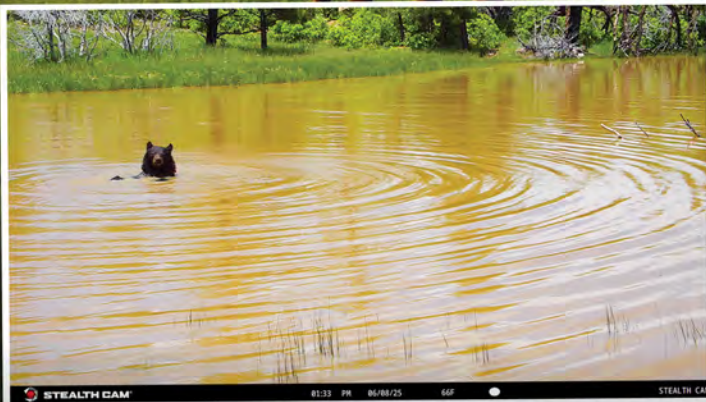
- 1,985 ± acres protected under conservation easement across 8 legal parcels
- Two retained building envelopes for future development
- Easement protects scenic, wildlife, and agricultural values
- Allows continued ranching, recreation, and residential use

## HUNTING

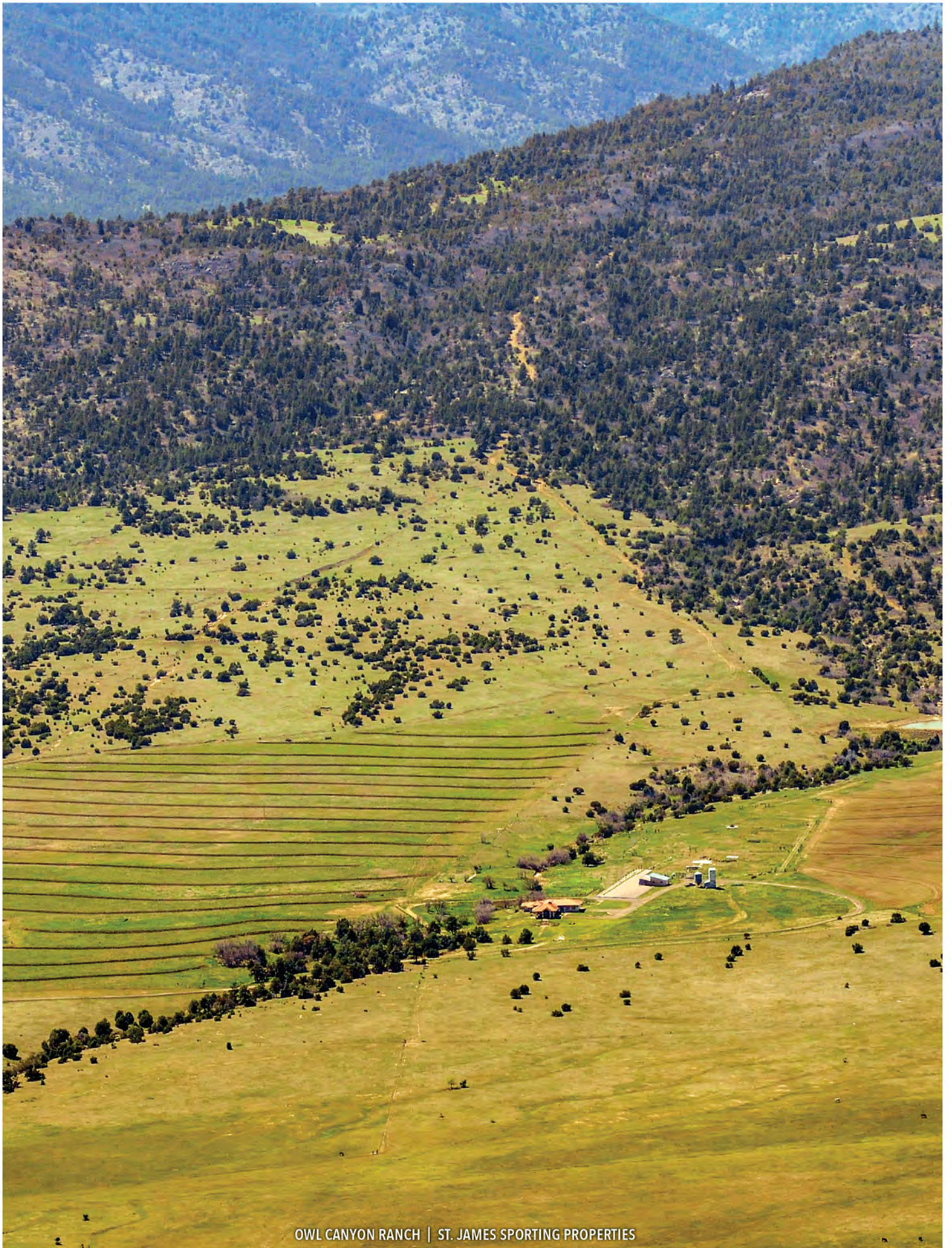
- Located in renowned GMU 84—trophy unit for elk and mule deer
- Eligible for Landowner Preference Program (LPP) for elk, deer & antelope tags
- Over-the-counter spring and fall turkey licenses
- Over-the-counter either-sex archery pronghorn tags
- Private Land Only, Limited Draw Bear License
- Species include elk, mule deer, pronghorn, black bear, turkey, mountain lion, and bobcat
- Multiple water sources and diverse terrain provide excellent habitat

## RECREATION

- Direct access to San Isabel National Forest for hiking, horseback riding, and ATV
- Pueblo Reservoir (Lake Pueblo State Park): Less than an hour from the ranch, with 4,600+ surface acres of water and 60 miles of shoreline for boating, fishing, paddleboarding, and more
- Arkansas River: Premier destination for whitewater rafting, kayaking, and trout fishing
- Bishop's Castle: Unique mountain attraction
- Pueblo Mountain Park: Offers trails, disc golf, and educational programs
- Monarch Mountain: Family-friendly ski area with 800+ acres, powder, tree skiing, and summer hiking
- Nearby Golf:
  - Hollydot Golf Course – 36 minutes
  - Elmwood Golf Course – 28 minutes (18-hole and 9-hole executive)
  - Walking Stick Golf Course – tournament-ready par 72
  - Desert Hawk – scenic, wide fairways
  - Pueblo Country Club – private 18-hole championship course







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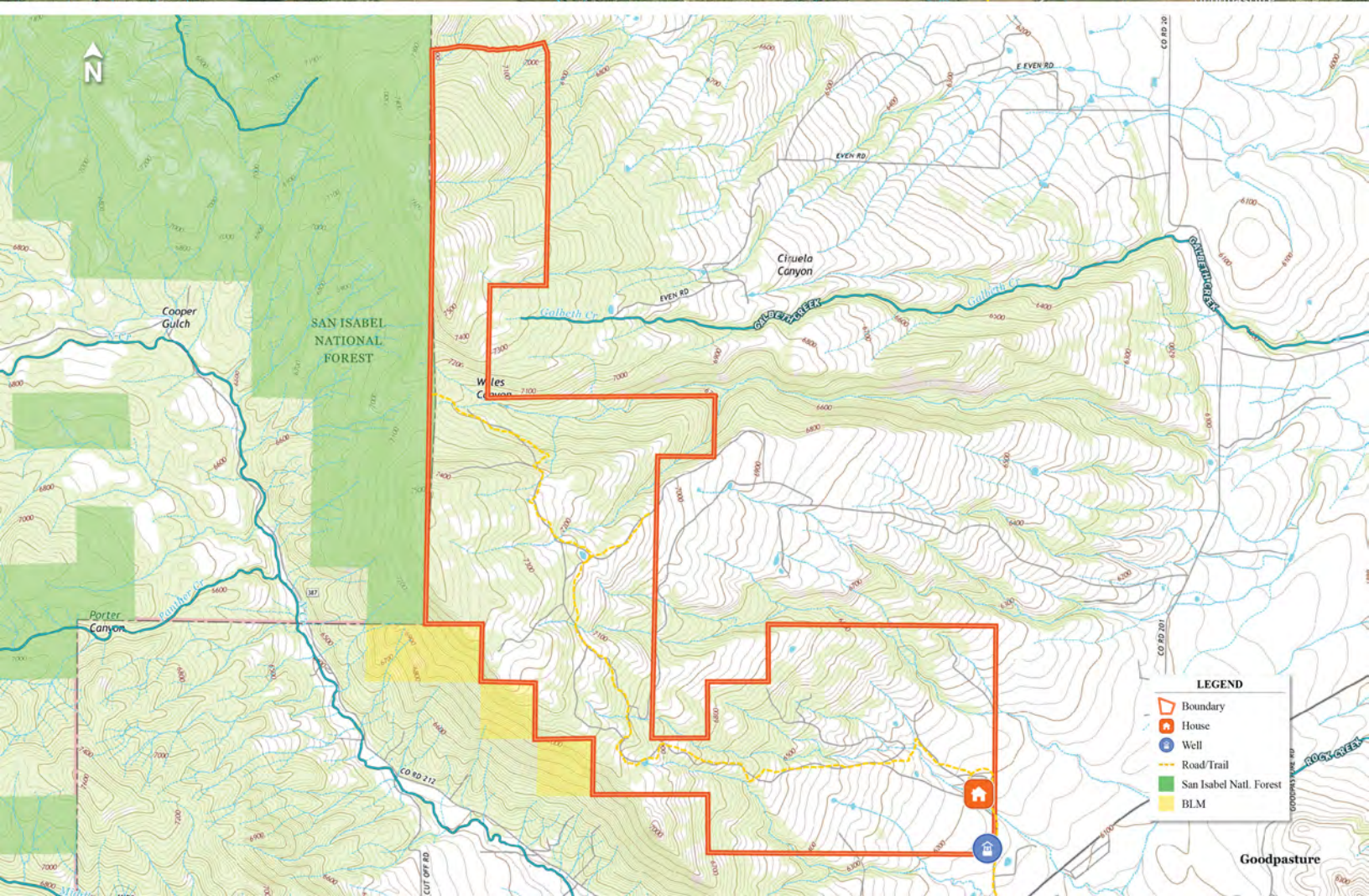
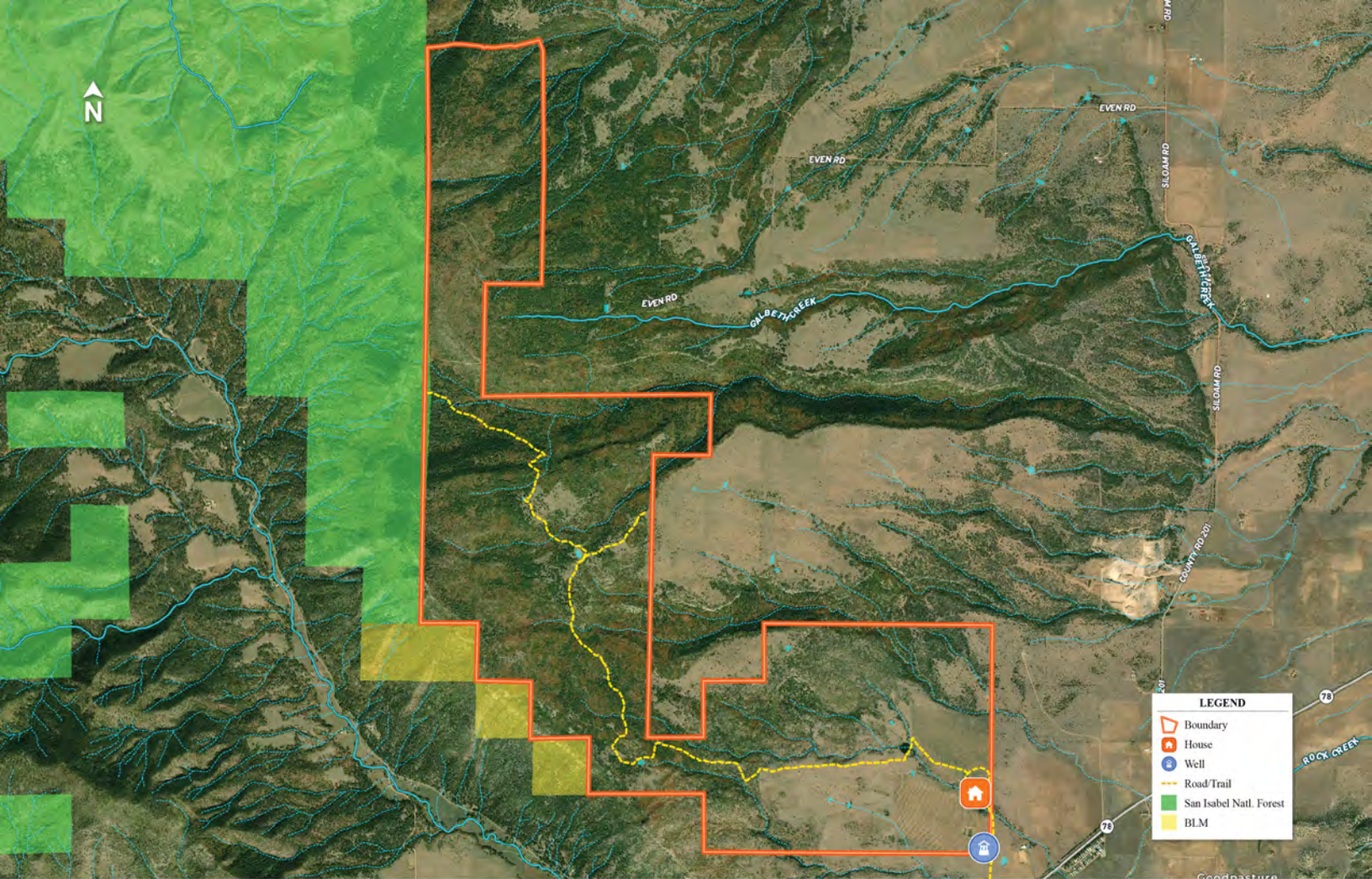
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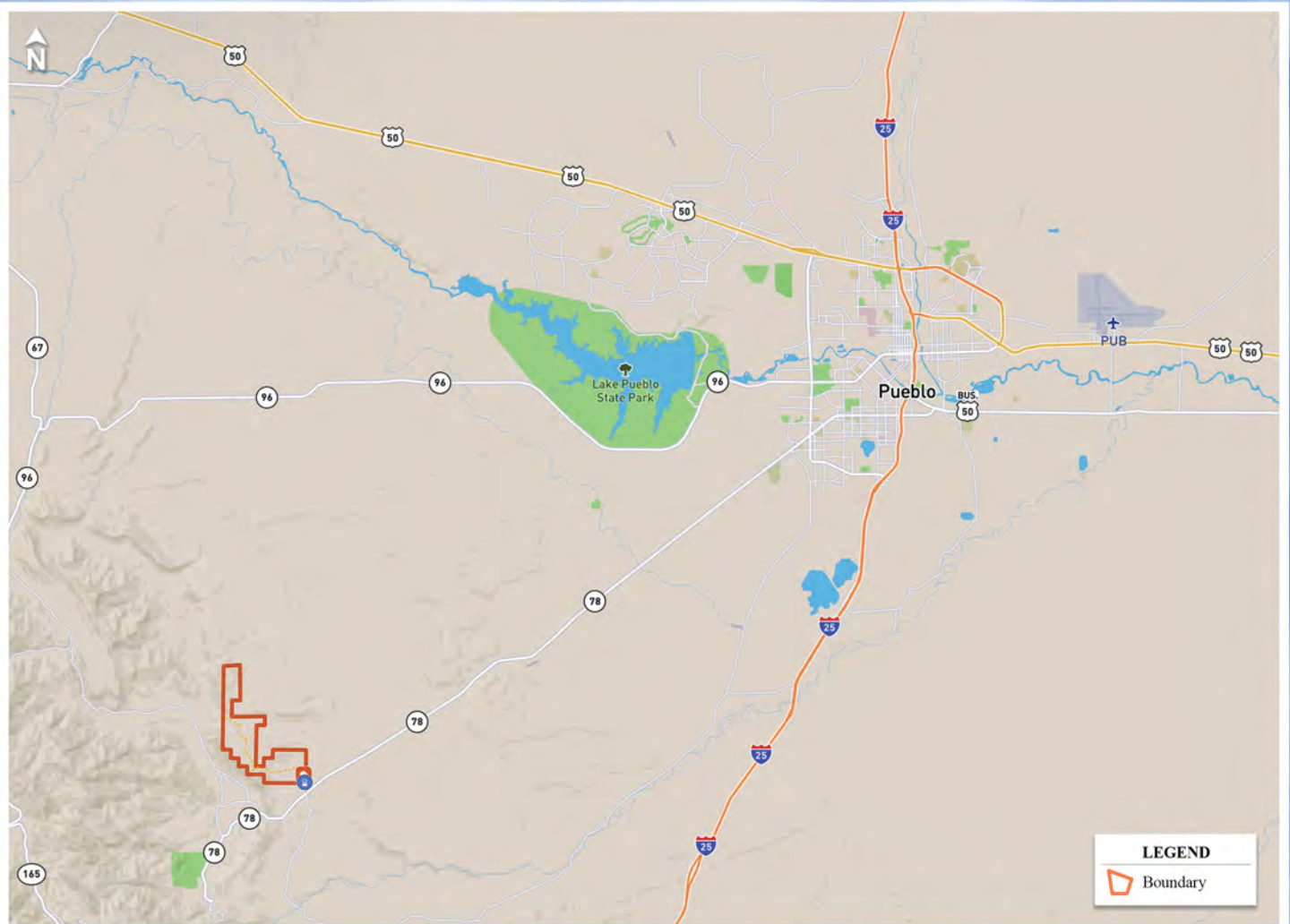


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- 3 miles to Beulah
- 19 miles / 30 min to Pueblo
- 1 hr 35 min to Colorado Springs
- 1 hr 40 min to Colorado Springs Airport
- 2 hr 30 min to Denver Intl. Airport

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