

2 BUCK MOUNTAIN

BAILEY, COLORADO | \$2,990,000 | 222.74± ACRES

St. James
SPORTING PROPERTIES

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Where the Front Range ends and the Rocky Mountains begin lies 2 Buck Mountain, a 222± acre Colorado retreat of forest, live water, panoramic views, and abundant wildlife. One of the largest land offerings within reach of Denver, it combines rare seclusion with convenient access.

Perched at the top of the foothills, the property overlooks thousands of acres of National Forest and mountain ranges beyond. With direct National Forest access, owners enjoy exceptional big game hunting in Unit 461, a coveted unit known for mature elk in the 320" class, strong mule deer populations, and healthy numbers of black bear, mountain lion, turkey, and grouse. It is one of the few units in the State that offer two buck deer tags per hunter and high draw success rates for both bull and cow elk tags annually. Private access and adjacency to National Forest give a strategic advantage for scouting, controlling pressure, and intercepting seasonal wildlife movements.

Deer Creek, a year-round tributary of the South Platte River, meanders through the property, enhancing both beauty and habitat. A quality interior road system provides excellent access, and a short hike leads to the North Fork of the South Platte River, where fishing and river recreation await.

With direct county road frontage, year-round access, and proximity to Denver (45 miles) and Breckenridge (60 miles), the property also offers intriguing development and income potential from subdividing or vacation rentals to a private hunting and recreational retreat.

Whether you seek trophy hunting, a mountain getaway, or a land development investment, 2 Buck Mountain embodies the very best of Colorado's outdoors.



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OVERVIEW

- 222 ± deeded acres
- Borders 1,000's of acres of National Forest
- Deer Creek frontage
- South Platte River access nearby
- Engineered interior road system
- Prime big game habitat
- Panoramic mountain views
- Private & secluded setting
- Year-round county road access
- 7,500'–8,300' elevation range
- Scenic granite rock formations
- Open meadows & timbered forest
- Diverse drainages & game trails
- Utilities available at lot line
- Productive wells in the area
- Subdivision & development potential
- Trophy hunting opportunities
- Endless year-round recreation nearby



HUNTING

GMU: 461

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

ELK

Unit 461 is widely regarded as a high-opportunity elk unit, especially when paired with private land access. Mature bulls in the 320-inch class are regularly encountered. The resident/seasonal elk herd transitions between foothills and higher terrain depending on snow and forage, and the unit supports competitive draw odds and consistent harvest opportunities for both bulls and cows. With boundary adjacency or access into National Forest, an owner gains a distinct edge, controlling pressure, managing herd movement, and executing pre-season and in-season strategies with superior leverage.

MULE DEER

Unit 461 also supports a strong mule deer population, with healthy numbers of resident deer and seasonal migrations pushing animals through the foothills and forested ridges. Bucks here benefit from diverse habitat and forage, producing quality deer in the 160–180" class, with the potential for larger trophies. The unit offers solid draw opportunities and steady harvest success, making it one of the more attractive areas for hunters looking to consistently pursue mature deer. With private land access and National Forest adjacency, owners gain a key advantage for intercepting travel corridors, managing pressure, and scouting patterns that often translate into repeatable success.









LAND

- Mountain Views
- Dense Pine Tree Forest
- Deep Drainages
- Open Valley Meadows
- Steep and Gradual Slopes
- Granite Rock Formations
- Game Trails
- 7,520' – 8,320' elevation on property

AREA RECREATION

- 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

FISHING OPPORTUNITIES

- North Fork South Platte River – 1/3 mile

WATER

- Deer Creek frontage
- Many productive wells in area

POWER

- Electric available at lot line

INCOME OPPORTUNITIES

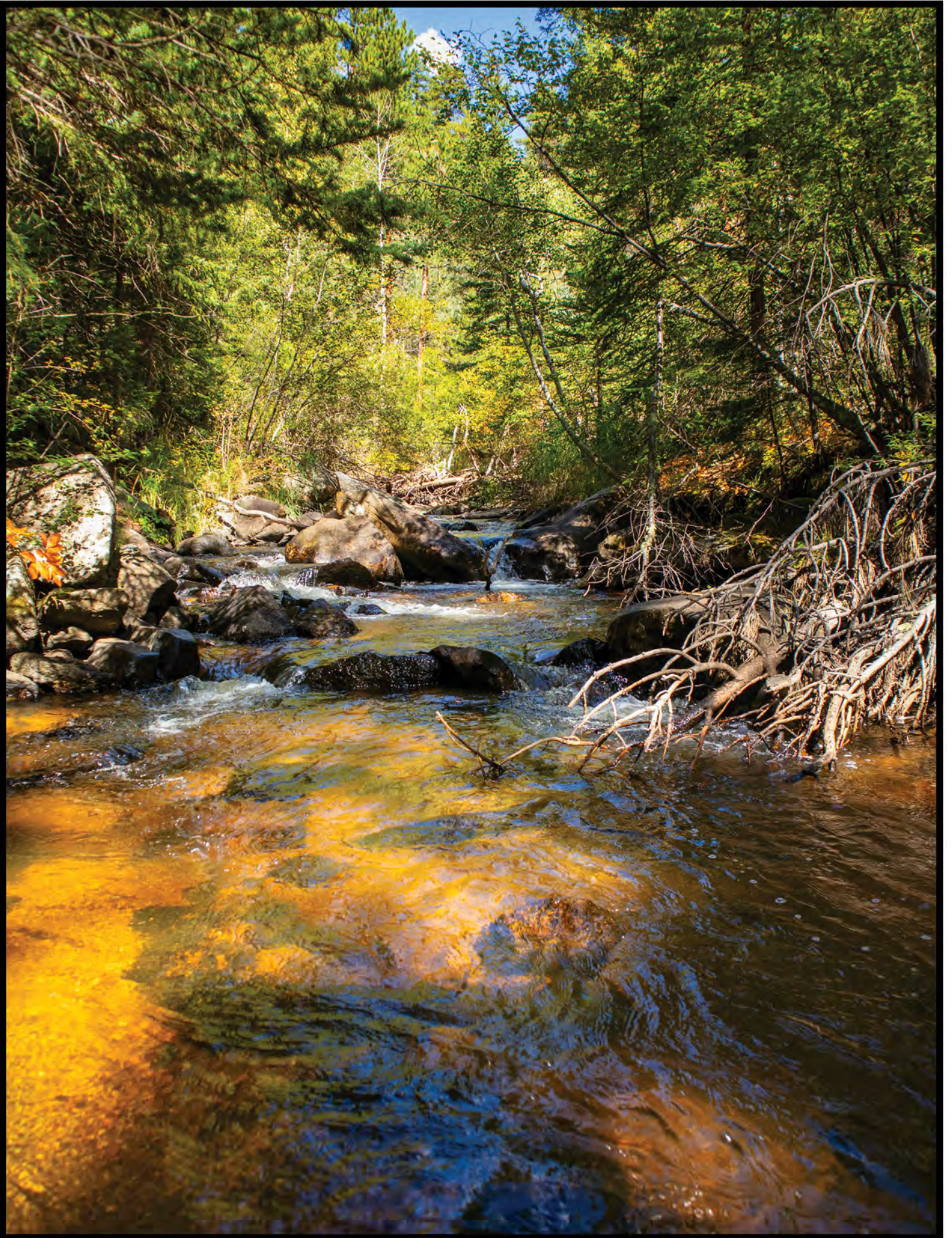
- Subdividing
- Development
- Hunting
- Vacation Rental

ACCESS

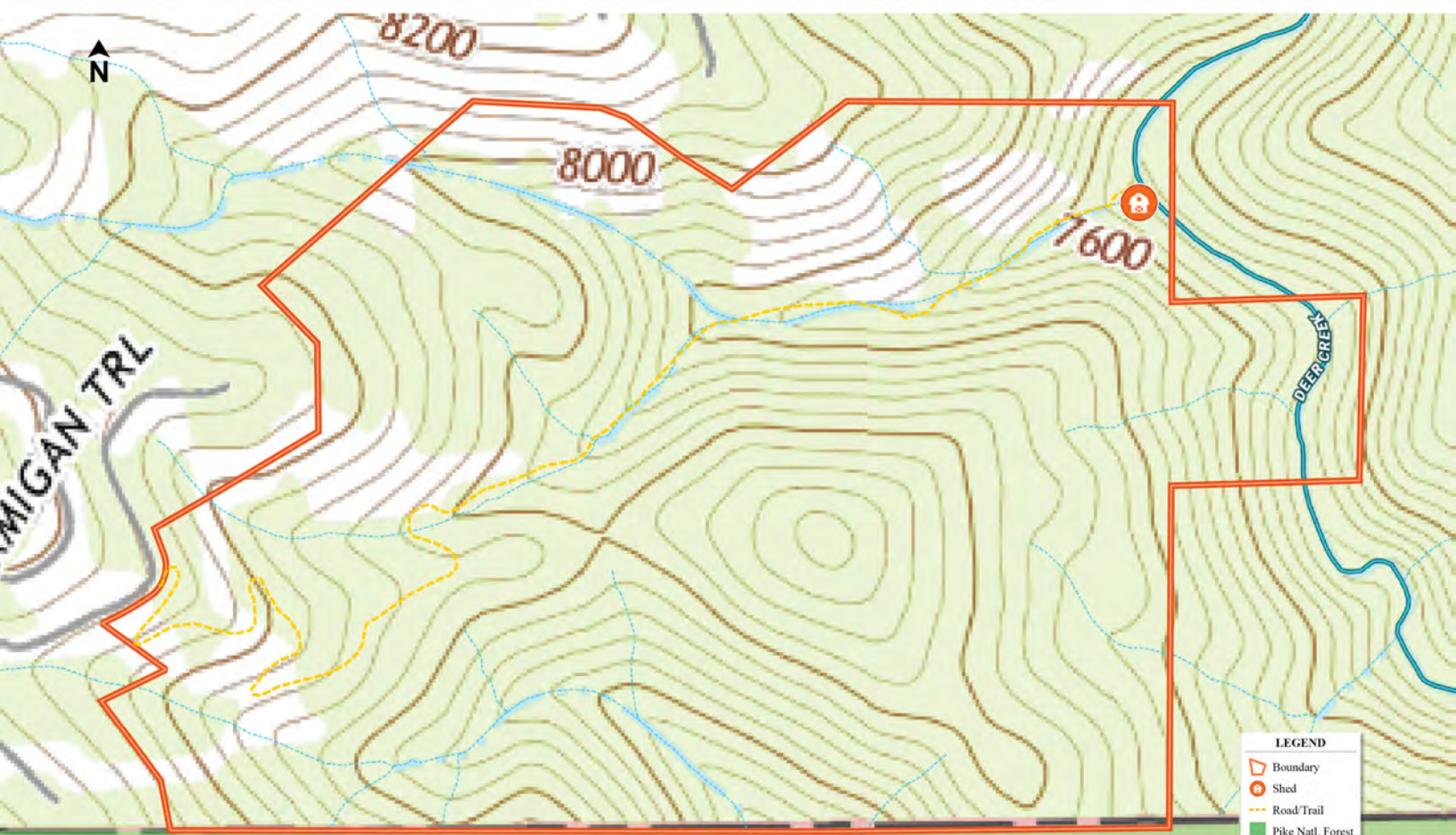
- Maintained County Road frontage
- Year-round access

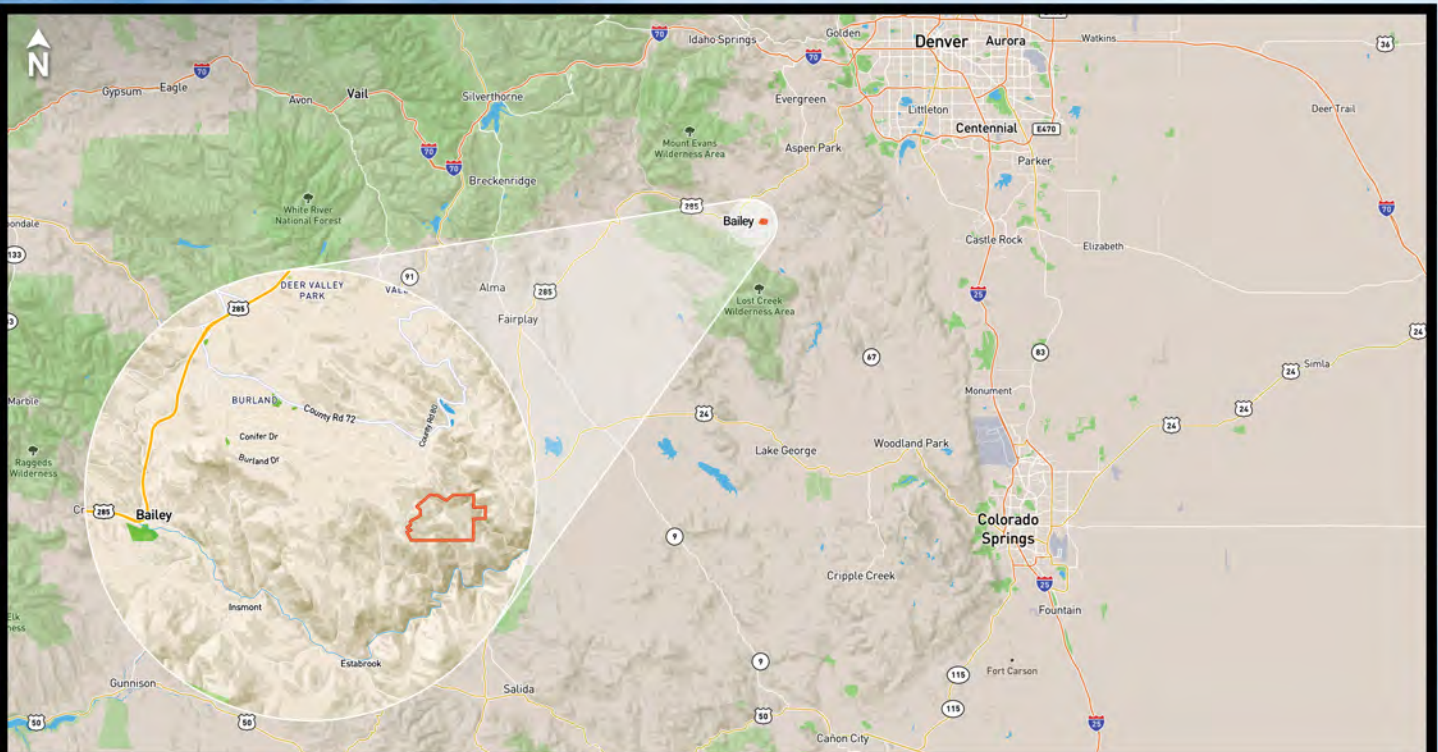
LIFESTYLE

Bailey, CO offers a classic small-town mountain lifestyle with a friendly, tight-knit community surrounded by forests, rivers, and rugged peaks. Residents enjoy year-round outdoor recreation, from hunting, fishing, and hiking to skiing just a short drive away, while still being within commuting distance to Denver. The town blends rustic charm with modern convenience, making it a welcoming haven for those seeking both seclusion and accessibility.



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LOCATION

Bailey, CO: 7 miles (small town amenities and attractions)

- Restaurants, Convenience Stores, Recreation

Conifer, CO: 15 miles (small town amenities and attractions)

- Dining/Shopping, Medical Center, Golf Courses

Morrison, CO: 30 miles (small town amenities and attractions)

- Red Rocks – World Famous Music Venue, Dining/Shopping

Denver, CO: 47 miles (big city amenities and attractions)

- Fine Dining/Shopping, Professional Sport Venues, Golf Courses, International Airport

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

- Ski Resort, Dining/Shopping, Golf Courses, Hospital

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