

Mule Deer Supreme at Sage Hen

400.00 Acres | Montezuma County, CO | \$1,200,000



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Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Development Potential
Farm/Crops/Ag
Fishing
Hiking/Climbing
Hunting - Big Game
Outbuilding/Barn/Shed/Shop
Water View
State Hunting Unit: 711

Land Details

Address: 25515 X Road, Dolores,
Colorado 81323, USA
Closest Town: Dolores
Total Acres: 400.00
Deeded Acres: 400.00
Zoning: Ag
Elevation: 7100
Topography: Rolling
Estimated Taxes: \$435 - 2025

Building Details

Outbuildings: 1
Types of Outbuildings: Utility Shed



Property Summary

Imagine +/-400 deeded acres currently registered with Colorado Parks and Wildlife as two different entities, each entity large enough to receive a landowner mule deer buck application annually... With over-the-counter bull elk tags, this off-grid sportsman's paradise shares over a mile of border with the San Juan National Forest (1.8 million acres) and has produced trophy class mule deer and elk annually for decades.





Land

Approximately 140 acres of the 400 are have been in production some time in the past, with it currently planted in native grasses. It's easy to see from 100 to 300 deer on the property most all year, with fall and winter migrations increasing these populations tremendously. Plenty of elk are there as well, especially during the hunting season, with the current owners filling a couple bull tags almost every year.

While not enrolled in any type of conservation easement program, due to the proximity to so much federal and state land, the ranch could be an ideal candidate. It would also lend itself to future subdivision or development.

Recreation

Montezuma County/Dolores area is most noted for producing some of the largest mule deer bucks in the record book, including the all time Burris Buck, #1 typical, taken not far from this property. Years of personal, hands-on experience has allowed the owners to strategically place 6 tower blinds (included) between the bedding and feeding areas. And, while sitting in one of the tower blinds, you can experience 360-degree San Juan Mountain views overlooking the McPhee State Reservoir. There's an extensive trail system throughout and even a 12 x 20 day camp cabin on the property.





Region & Climate

Overlooking McPhee State Reservoir, Colorado's second largest lake, the entrance is just 1/4 mile away from the front gate, with only state or federal land between you and the lake. With over 50 miles of shoreline, the lake provides for additional year-round recreation, including tons of waterfowl and offering incredible kayaking, pontoon boating, water skiing and boat rentals. (Check seasons.) However, fishing is what McPhee Reservoir is most noted for, including its amazing smallmouth bass, Kokanee (land locked salmon), trout, walleye and catfish. There are miles of beaches that are accessible by boat or vehicle. The headwaters of the Dolores River originate but a quarter mile from the property, offering the fly fisherman miles of gold medal water, along with kayaking and rafting.

History

Getting tired of the annual disappointment of not drawing a tag and the constant "points creep" many hunters now endure chasing a tag to go hunting? How do you take your kids hunting when they can't even get drawn for a tag? Perhaps it's time for you to invest in your own hunting paradise with landowner mule deer tags every year and over-the-counter bull elk tags. If so, the 400 beautiful acres of Mule Deer Supreme at Sage Hen could be your 401K hunting family hunting retreat! You can't get hurt with dirt.....

Call or email today for more information and your qualified showing!

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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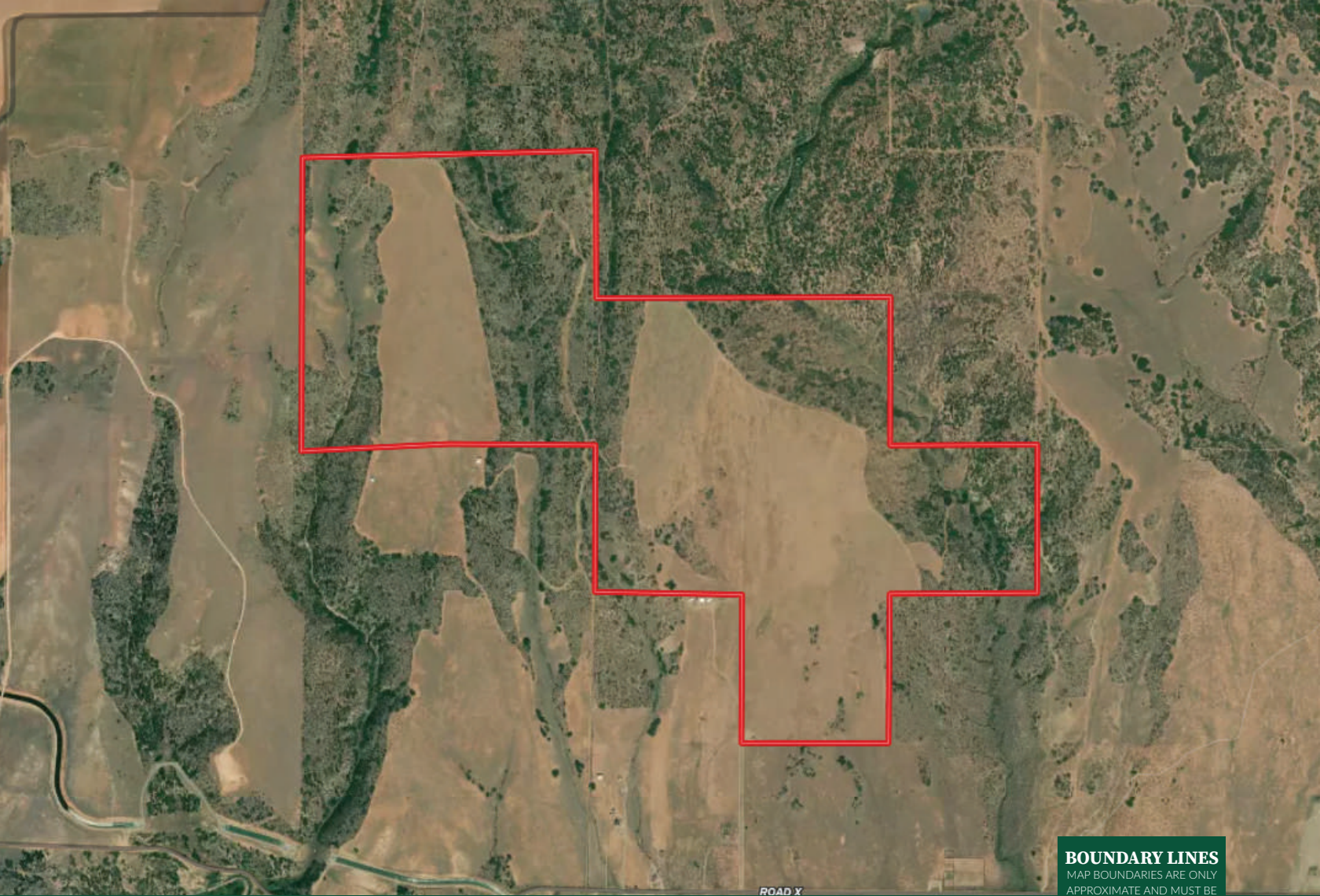


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.






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FARM, RANCH & RECREATIONAL REAL ESTATE



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