



**PRICE  
REDUCED**

# Maybell Hunting Ranch

Maybell, Colorado

A premier hunting property  
in Northwestern Colorado



## Description:

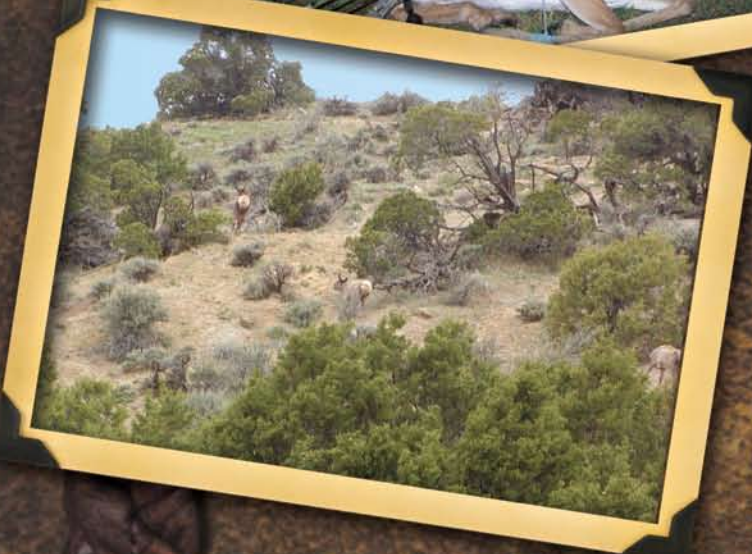
This is an exceptional hunting ranch for elk, mule deer and antelope. The property consists of 2,277 acres of deeded ranch land with an additional 1,050+/- acres of BLM lease. The ranch is accessible from a county road. No roads go through the property. The property is a combination of large, narrow meadows previously used for farming lined by significant mountains with juniper, sage and scrub oak. The ranch can be divided into 3 parcels. Parcels range in size from 551 acres to 935 acres. Each parcel provides BLM access, meadows and mountains.

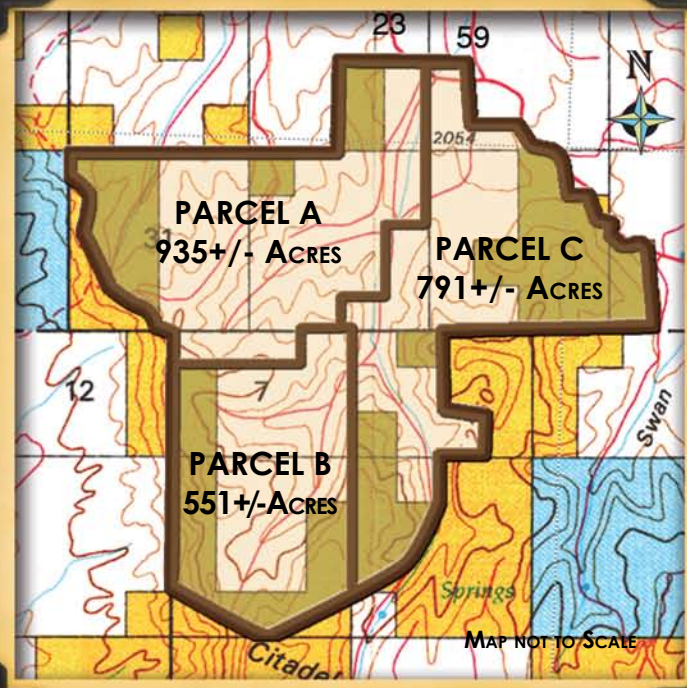
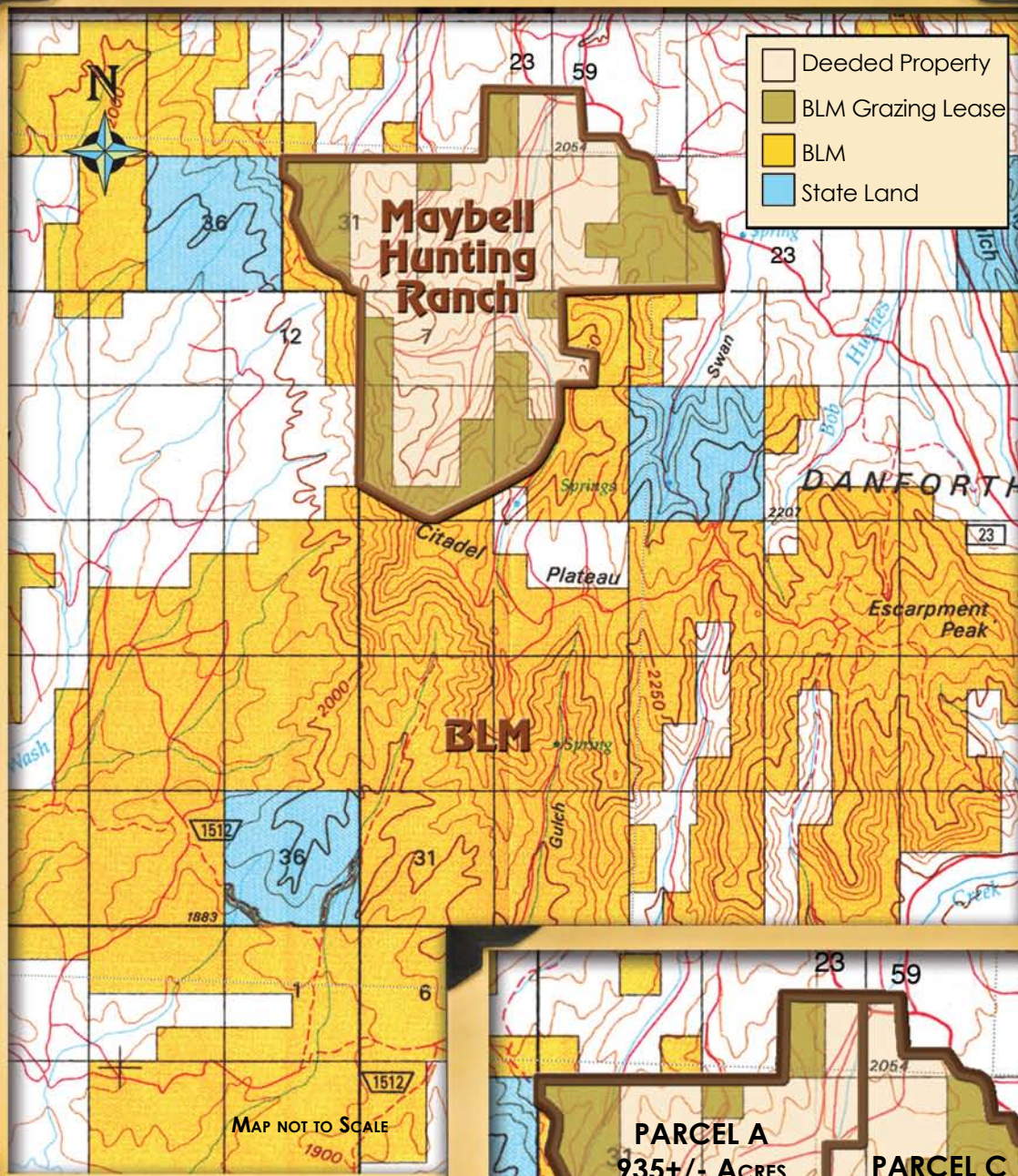
## Bureau of Land Management Lease:

Approximately 1,050 acres of BLM lease will also go with the property subject to lease transfer by the Bureau of Land Management. Much of the BLM is relatively difficult to access except from the ranch itself. This lease is adjacent to the ranch.

## Hunting:

Species for hunting are primarily elk, mule deer and antelope, however, black bear, mountain lion and grouse are also available. This property is very hunt-able by all ages and abilities due to the way the ranch is laid out and the type of terrain. More energetic hunters can traverse up through the mountains that surround the meadows and more relaxed hunters can position themselves in great cover along the meadows. The ranch is located in game management unit 11 which allows for over the counter elk tags during the two mid seasons, over the counter archery tags and the typical draw tags for mule deer. Game management unit 11 has been a very successful unit in Colorado with very large herds of elk, deer and antelope.





**Location:**

The ranch is located approximately 12 miles south of Maybell, Colorado at the intersection of County Roads 23 and 59.

**Conservation Easement:**

No Conservation Easement has been placed on this ranch.

**Elevation:**

Elevation ranges from approximately 6,600 feet to 7,700 feet.

**Water:**

Water on the ranch is provided by one well, two springs and approximately 13 stock ponds, some year round.

**Improvements:**

No improvements are located on the ranch.

**Roads:**

Accessed by county road.

**Taxes:**

\$700 annual approximate

The information provided has been provided by the seller, various agencies and the county and is considered reliable and accurate, however, no guarantees are expressed or implied. Maps are approximate and not necessarily to scale. Prospective buyers should verify all information to their satisfaction.



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or 2,277+/- acres \$3,800,000

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