













Hunt ID:5101-CO-S-C-1300-061-ElkDeerTurkey-JG-G1CZ-RYL3AR

Welcome to your home away from home. It is a known fact from hunting that if you don't sleep well you won't be worth a buck in the morning when you go hunting. Tents are great on a cold windy night for keeping you awake with the wind in the flaps and the cold draft always finding a way in.

This is a House, a regular house, let the cold wind blow but you will always sleep comfortably. This house works well for hunting the miles and miles of land in the game rich National Forest units GMU061 and GMU062 since it has easy access to both.

You will be hunting 40 private acres with a house and camping trailer on it that breaks into the Uncompahgre National Forest. Keep in mind that there are other cabins in the area so the bulk of your hunt will be on national forest. The cabin is in the heart of Unit GMU061 which is labeled as a hard to draw Trophy area. It has close access to GMU062 which is an easy draw area. So, from this cabin you can hunt whichever area is on your license. On a map it is very close to Campbell Lake which is close to the middle of the Uncompahgre Plateau. So, hunters have a lot of country to hunt without driving or walking long distances.

The Dates available are listed Below:

Seven beds during Archery

Seven beds during 1st and 2nd rifle seasons

Five Beds 3rd rifle season.

Hunting can start right out the back door into GMU061 into a prime drainage where there is Elk, Deer and Merriam's Turkey year-round. Cabin has 3 bedrooms and unattached travel trailer has 2. Full kitchen, Television, solar powered, complete bathroom for the ladies. Hot showers for everyone. I am a hunter and I know the mountain well. There are no vouchers available so hunters have to draw GMU061 licenses. As you see there are no bed sheets, pillows, or personal items. It is the hunter's responsibility for those kinds of items. I recommend just bring a sleeping bag and it is no problem.

I am also only a short drive to the main road which splits unit GMU061 & GMU062 so many hunters who want to buy an over the counter permit for GMU062 can be hunting from cabin in less than 20 minutes.

The amenities in the house are:

Bed room # 1 has 1 Double size bed

Bedroom # 2 has 2 Twin beds

Bedroom #3 Has 2 Twin beds and 1 Queen size bed

Travel trailer has 2 Double size Futon beds

Full Kitchen and bathroom/shower/toilet

As you see there are no bed sheets, pillows, or personal items. It is the hunter's responsibility for those kinds of items. I recommend just bring a sleeping bag and it is no problem.

There is a 200-gallon water tank for fresh water, all pressurized hot and cold-water system, solar powered with generator backup if needed. A full size electric refrigerator with freezer, Television with satellite receiver and DVR with some a selection of movies. All A/C outlets for cell phones, Cabin does have a booster for Verizon/ Att. cell service.

Some suggested areas to hunt, Bear, Merriam's Turkey, Elk and Deer all around Campbell point.

This is a no pets, no smoking and no mud in cabins. Please leave the house the way you found it.

There is a \$ 100 security/Damage Deposit required on this property to the outfitter. The owner will inspect it after you leave, if everything is ok, he will mail you a check within 60 day after your departure for the full amount or the full amount minus any damage or cleaning required.

The owner also has a cooler in Grand Junction if needed to hang meat while filling other tags, during warm weather. There are also meat processors in Grand Junction to process your meat if you wish.

On a map it is very close to Campbell Lake which is close to the middle of the Plateau. So, hunters have a lot of country to hunt without driving or walking long distances. There are seven beds during Archery, 1st and 2nd rifle seasons. 3rd rifle season there are only 5 beds available. The cabin sits on 40 acres which can be hunted but I stress there are other cabins in area. Hunting can start right out the back door into unit GMU061 is a trophy area for deer and elk so drawing can be difficult.

GMU062 unit is an over the counter for 2nd and 3rd, But if you want to go in 1st or 4th season then you must draw for it.

The normal price per hunter is \$ ~~2100~~ and a non-hunting Guest is \$ ~~1000~~. **This hunt has been discounted down to only \$ 1395 per hunter and only \$395 for each non-hunting guest.**

In the preference requirement page below, you will see that either area has all seasons. Also note that in GMU062 you are able to get a point and draw in the same year. There is a large difference in the number of points that it requires a resident vs a non-resident to draw. This cabin can work for hunting both GMU's. We also have Cabins right in GMU062 as well.

Draw Stats on Preference Points Needed for Mule Deer

| GMU061 | Res | Non- Res | GMU 062 | Res | Non- Res |
|---------------|-----|----------|---------|-----|----------|
| Archery | 5 | 8 | 1 | | 1 |
| Muzzle Loader | 8 | 15 | 3 | | 6 |
| 2nd Rifle | 4 | 10 | 1 | | 1 |
| 3rd Rifle | 5 | 11 | 2 | | 3 |

Draw Stats on Preference Points Needed for Elk

| GMU 061 | Res | Non- Res | GMU 062 | Res | Non- Res |
|-----------------|-----|----------|---------|------------------|------------|
| Archery | 12 | 19 | | x | x |
| Muzzle Loader | x | x | | x | x |
| 1st Rifle E-Sex | 19 | 23 | | E-Sex 2nd Choice | 2nd Choice |
| 2nd Rifle | x | x | | OTC | OTC |
| 3rd Rifle | x | x | | OTC | OTC |
| 4th Rifle | x | x | | E-Sex 2nd Choice | 2nd Choice |

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