











Hunt ID: CO-5032

Have you ever wanted to hunt Deer, Elk and Antelope in one place in the west? Better yet walk out your cabin door into an alfalfa field, look at the river the main water source for miles. Oh, and yes **not** have 4 wheelers buzzing by and trucks rumbling. You can walk 2 ½ miles from the river bottom before the hills even begin. The river bottom area is covered with bitter brush and ravines. Plenty of cover for deer and elk to lay in during the day, then they head for the river on your property to drink and eat some of the greenest grass around. The river does not need to compete with springs and other water sources because basically there aren't any locally.

When you get to the hills lined with cedars you will find the elks favorite bedding areas, the cedars provide thermos-cover and wind breaks to make their day time nap more enjoyable. The area is walk in state land only which is like a sanctuary for the elk. Outside of your 20,000 acres, trucks and 4 wheelers drive the trails pushing elk on to this property by spooking them to this quiet area.

You are in a big wide river valley, water, green grass when all the other grass is long past dead. Expand into foothills from sage to the scrub oaks and on into the Pinyon pines and cedars. Scattered open meadows for the elk and deer to feed, like the antelope do down closer to the river bottom.

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You have 120 huntable private acres, including the cabin area, his private road and 1-mile worth of river front all located in **GMU003** about 30 plus miles west of town, then in a locked gate followed by a private 3 miles dirt road to the ranch and cabins. Surrounded on three sides by huntable state public land with abundant wildlife including: Elk, Pronghorn, Mule Deer, Ducks and Canada Geese. The huntable land is about **20,000 acres**, then it attaches to miles of BLM. Where you are no one else can even get to where you start hunting without walking the 3 miles you were able to drive.

The reason there is so much game is we are foot or horseback only, which as the hunting pressure builds outside our area the deer, elk and antelope population build, plus we always have a local deer, elk and antelope available. The landowner/Caretaker can assist you with anything on his land. Also, he can tell you the best places to hunt on the state land, but he can't guide or provide any services for you on the public land. Big game hunting takes priority over Waterfowl hunting at the owner's discretion.

Northwest

Colorado is famous for its 60,000 elk Bear's Ears Elk herd which annually migrates through this area. The hunts are semi-guided by the landowner and may, many years of being there. The elk and deer hunting here is world class. Hunters come from all parts of the United States and the world drawn by its excellent reputation.

Game Retrieval

He will also have game retrieval equipment for loan so you can take it to get your elk back down to the cabin or his private road. The landowner also has a tractor to help you retrieve game once you get it to

somewhere on the private road that you use but no one else can. If it is farther he will assist with packhorses as available with no charge. No motorized vehicles anywhere except on the private road.

Sight in

Don't plan on doing any sighting in your rifle here it is a quiet zone, these is a range in 2 towns nearby. We like it when the deer, elk and antelope come down off the mountain to drink and they are visible from the cabins.

Non-motorized bicycles are ok and we have corrals for you to put your horses, please bring hay, and **ATV's of any kind** are not allowed.

Lodging

We provide high quality lodging and services to big game hunters in northwest Colorado.

We have 2 cabins available for each season. Queen size beds, hide-bed, full bath, TV, Internet, Flatware, Dinnerware, Pots and Pans, along with linens but suggest every one bring a sleeping bag for on top of the bed. The cabins take 2-3 or the other 4-5 with a minimum of two hunters per cabin.

Pricing Per Hunter- Non-hunter ½ price, hunters take priority.

1st and 4th Seasons-Arrivals are the day before the opening of the season. You must leave the day after the season if not before.

* Arrive the day before the season begins, hunt the first 4 days then leave by 11 AM on the 5th day of the Season with any meat and items in the cabin.

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No refunds for early tag out. No hunting ducks, geese, rabbits of predators during the big game season and in between the fall seasons. We keep the shooting down to a minimum to allow the deer, elk and antelope to move to the bottom of the draws and river.

1st Season 5 Days \$ 1995 discounted down to only\$ 1195

2nd Season 4 Days \$ 2200 discounted down to only.....\$ 1295
The First 4 days of the season. *

2nd Season 4 Days \$ 2200 discounted down to only \$ 1295
The Last 4.5 days of the season. **

3rd Season 4 Days \$ 2395 Discounted down to only.....\$ 1395
The First 4 days of the season. *

3rd Season 4 Days \$ 2300 Discounted down to only..... \$ 1395
The Last 4.5 days of the season. **

4th Season 5 Days \$ 2400 Discounted down to only..... \$ 1495

Late Cow Season 3 Days \$ 2200 Discounted Down to only.....\$ 995

Dec Cow Season 3 Days \$ 2200 Discounted Down to only..... \$ 995

Archery or Muzzleloader 7 days in September \$ 2000 Discounted down to only.....\$ 995

++ There will be a price increase for the next years season above these discounted prices.

Mike Lollar – Hunt Planner

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