











Hunt ID: 5041-S-C-M-1625-025-ElkMDeer-PSU2MGY-CR1M-A1RYG-Luxery and Private + Public Land

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Feast your eyes on this!

The House Property is on a Season week Rental rate to keep the price as low as possible. It also has a refundable Damage Deposit of \$200 per person paid upon arrival.

Archery season per week is \$7500 but has been discounted down to only \$ 5995
Deposit at booking is \$ 3595 and at a minimum of 45 days prior to your hunt is \$2400

Rifle seasons per week is \$8500 but has been discounted down to only \$ 6995
Deposit at booking is \$ 4095 and at a minimum of 45 days prior to your hunt is \$2900

Archery season is a month long contain 4 weeks. What we do is unique in the industry is only hunt 3 weeks with breaks in-between. This way with elk rut movement and early migrations each group gets a fresh herd of elk, except for the locals that stay there year around. This hunt is more successful in the early seasons than the late seasons. In fact, the 4th Rifle season isn't even hunted. The snow can be deep enough that the migration above this area is all but done, so all you see is possibly a few locals and they are few and far between by then. They will stay there all winter during most winters.

Archery week 1 hunt water sources and travel corridors and routes, early rut activity [Open](#)

Archery week 2 hunt Rut and water sources and travel corridors and routes [Open](#)

Archery week 3 hunt Rut and water sources and travel corridors and routes [Open](#)

Rifle Season 1 Hunt travel corridors and routes [Booked](#)

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I am saying the obvious when I say this won't last long!

I don't think your wife would mind going elk hunting with your group if they knew you were stay in this deluxe cabin ranch.

Hidden in the back end of a high quality neighborhood of high end houses is this honey hole. This is a cabin the likes of which would be called 5 star lodging, There is a ATV that the care taker can assist you in retrieving your elk when it is down, a 428 fenced acres, which is almost a square mile of aspen quakes, parks, spruce timber at a little over 9000 feet full of elk because of what it contains for habitat and what is to elk being pushed in from thousands of acres of national forest that abuts up against the back property like. You will be hunting in GMU025 for license reference, and you can use a "Private land only license on our property but a regular license will allow you to hunt our private land and the national forest across the back of the property if you wish. You will be hunting 428 acres of prime elk country that is private and on the boarder of National forest with 1 million acres and residence to 40,000 elk, deer, moose, bear, and mountain lion.

You will be the only hunters on the private property hunting during your stay. Yes, you can go over the fence and hunt the public side also if you wish. Seldom in the past do we have anyone that ever goes over the back fence because the elk density is very high on our private property? There are some deer and if you see one it will be a big timber buck but the elk hunting is the best!

The 1st season is bull and cow tags in the left over license list but that may change at any time so speed is of a necessity. Archery is available unlimited either sex elk license. 2nd and 3rd season are over the counter bull licenses. The 4th season is available to catch the locals and the end of the migrations with like any time you hunt elk can be weather dependent. At the altitude you will have snow to help you but some years it is too deep so I don't like to recommend it unless the hunters are aware of this probability.

It is great with some cow calls and a bugle now and then will usually get a local bull to give away his position. There is always a care taker on the property in his barn/house if you have any questions getting through the combination key code electric gate, or ATV. He is not a guide or outfitter the hunting is a DIY. Normally we don't have any spaces to fill the cabin fills every season with repeat clients so we don't advertise this property. You will be hunting at the prime elk altitude 9500 feet and some people

have altitude issues. The property is heavily wooded wild preservation ranch – no high fence, no cattle, quiet and very easy hiking to hunt.

A couple who were old or had respiratory issues needed emergency assistance. If any concerns there are portable oxygen bottle etc., you might consider bringing with you.

Archery is broken into 6 day hunts throughout the end of August to almost the end of September traditionally. The opening day and 5 that follow are for muzzleloader hunting. Then there can be a 4 day break in the hunting before archery begins again.

You can arrive the day before the season and leave the day after the season if you wish. There is a \$200 damage deposit and once you see the “cabin”, it is a high end house.

This comes as a DIY hunt and DIY meals, hope someone can cook! There is the option of a guide for you hunt dates. The guide is 1 for all the hunters and it is a total of only \$ 1495 for the week, split between the hunters 4 or more ways, this option subject to availability.

You will be staying in a beautiful luxury cabin with large deck facing the Flat Top Peaks and all the comforts of Colorado living. The 428 acres set in lush alpine meadows, dark forest, aspen meadows, cliffs, and contiguous to millions of acres of the Routt National Forest in the foothills of the Flat Top Mountains and Wilderness Area.

A description of the Cabin is as follows: 3 Bedrooms, 1 King bedroom, 1 room with 2 twin beds, one room with fold out queen bed and one room with two sets of twin bunk beds, 3 bathrooms and a full kitchen.

Clean towels are provided and sleeping bags are on the beds. These will not be changed during the Rental Period. The log house is large and very complete for cooking, laundry facilities are provided, and it is up to the Renter and other registered occupants to wash the linen and towels during the Rental Period. Owner will attempt to provide a sufficient supply of bath soap, toilet tissue and trash bags, based on the number of registered occupants; however, there is no guarantee that the supply of any of these items will be enough to last to the end of the Rental Period. Any additional items must be provided by Renter at Renter’s sole expense.

The Rental Property is fully furnished and equipped with washer & dryer, microwave oven, and all kitchen appliances, dishes & utensils. Certain areas in the Rental Property are locked for the Owner’s personal storage and are not included in this hunting season lease.

What size bulls do we take? The uniqueness of the property provides large local bulls that have learned about the safe areas around the property moving in and out of this property and the other no-hunting properties. They are big, but they are also smart, although with rut and migrations it is not uncommon for one of these monsters to find themselves on the wrong side of the fence. With the migration see and get is a crap shoot. There will be anything from legal bulls to monsters since they are migrating from all the adjacent areas.

It receives very little hunting pressure with 9 large private lots of this size don't allow hunting so it is like hunting in a preserve. Early season archery during the rut is good because the bulls of all size can be called in from adjacent un-hunted properties. Don't cross any fences when you are in the cabin and you will be on the hunting property. Additionally, because of the thick habitat archery ranges are very acceptable on the property and a good archer with good calling skills can do quite well. If you don't have the skills a guide when available that knows the property and does have good elk calling skills. He also knows the property well and how to hunt it without blowing everything off the property by walking around all day. The best technique is to find a sit in a travel route between feed, water and bedding areas quietly and to catch a passerby.

The name of the game is quiet, patience and posting as much as possible due to heavy aspen and pine so short range hunting conditions and little noise to mask your sound. Told you have experienced guide.

As the seasons pass the snow bring huge migration through property from above and you get locals and migrants. This provides a steady stream of new elk because you are in an elk migration corridor.

A phone is available to receive calls but it only dials out locally. There is a local town that has a cell tower and can provide outgoing cell and internet service.

Please plan on being out of the cabin by the day after the 5th day of hunting. We do that to allow any elk that got bumped off the property to return and allow the migrants to return easily with no interference. As you will see they even return to areas that are close to the cabin because the habitat is so perfect for elk just out the front door.

Note: These bulls are all over 5 years old which are nice sized mature bulls. Remember they have gone through 5 or more hunting seasons avoiding hunters on this property. This is best for mature elk hunters not novices.

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