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Snake River Land & Cattle Ranch Maybell, Colorado | \$5,950,000



Executive Summary

Beautiful and productive, Snake River Land & Cattle is an operating cattle and hunting ranch operating on 38,899± total acres including 5,675± deeded acres, and 33,224± acres of adjacent BLM grazing permits. The property possesses numerous water resources and is comprised of grasslands, foothills, and mountainous terrain on and surrounding Douglas Mountain. Functional improvements include an older ranch house, cabins, shop, and barn. The property sits within Game Management Unit (GMU) 2 – one of Colorado's preeminent trophy elk, mule deer, and pronghorn hunting units. Snake River Land & Cattle participates in Colorado's Landowner Preference Program and has a history of producing bull elk scoring in excess of 350" B&C, as well as trophy mule deer and pronghorn. Located just west of the community of Maybell and north of Dinosaur National Monument in northwestern Colorado.

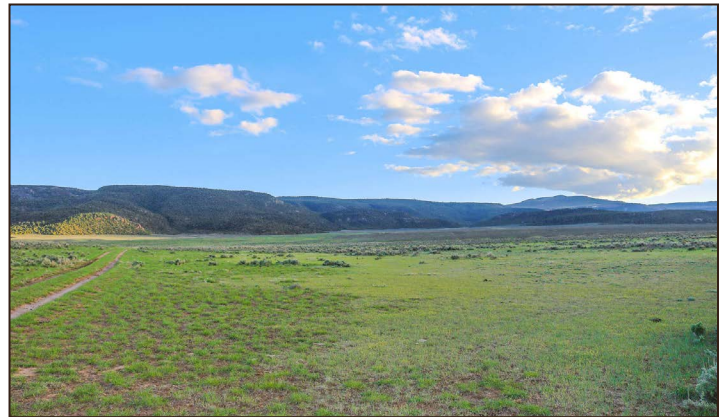




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Just The Facts

- 5,675± deeded acres
- 33,224± acres of adjacent BLM land – Snake River Land & Cattle is the base property for the permit on this land
- Average stocking rate of 140 pairs during the spring, summer and fall seasons with 743 AUMs attributed to BLM grazing
- Excellent hunting for trophy elk, mule deer, and pronghorn
- Easily accessed via County Road 10
- Improvements include a home, cabins, shop and barn
- 1 hour west of Craig, Colorado
- 1 hour 20 minutes west of the Yampa Valley Regional Airport in Hayden, Colorado
- 1 hour 45 minutes from Steamboat Springs, Colorado
- Unencumbered by conservation easement



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MAYBELL, COLORADO

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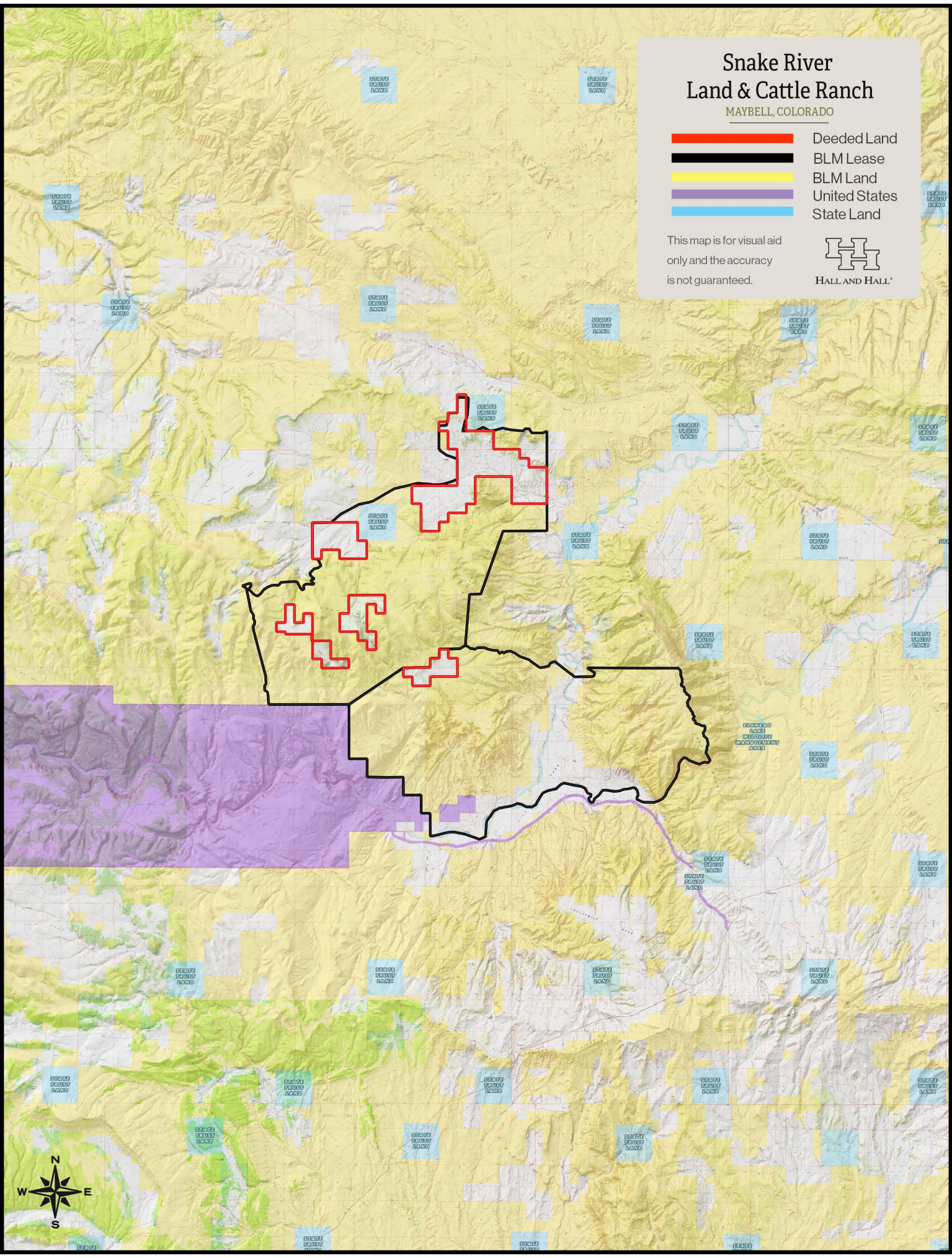


Snake River Land & Cattle Ranch

MAYBELL, COLORADO

- Deeded Land
- BLM Lease
- BLM Land
- United States
- State Land

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Snake River Land & Cattle Ranch

MAYBELL, COLORADO



Deeded Land
BLM Lease

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