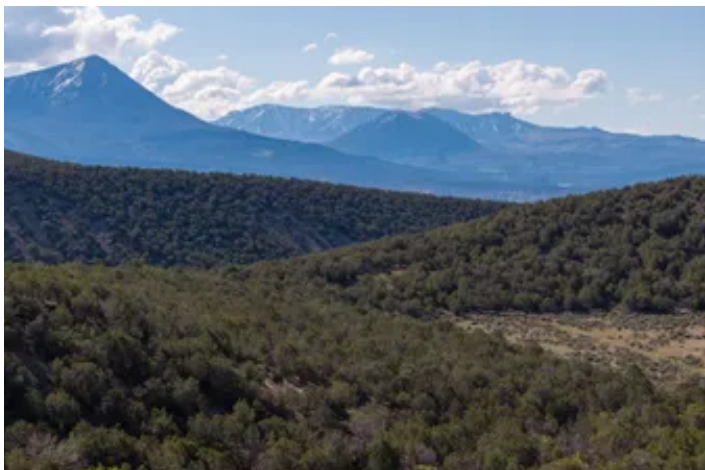
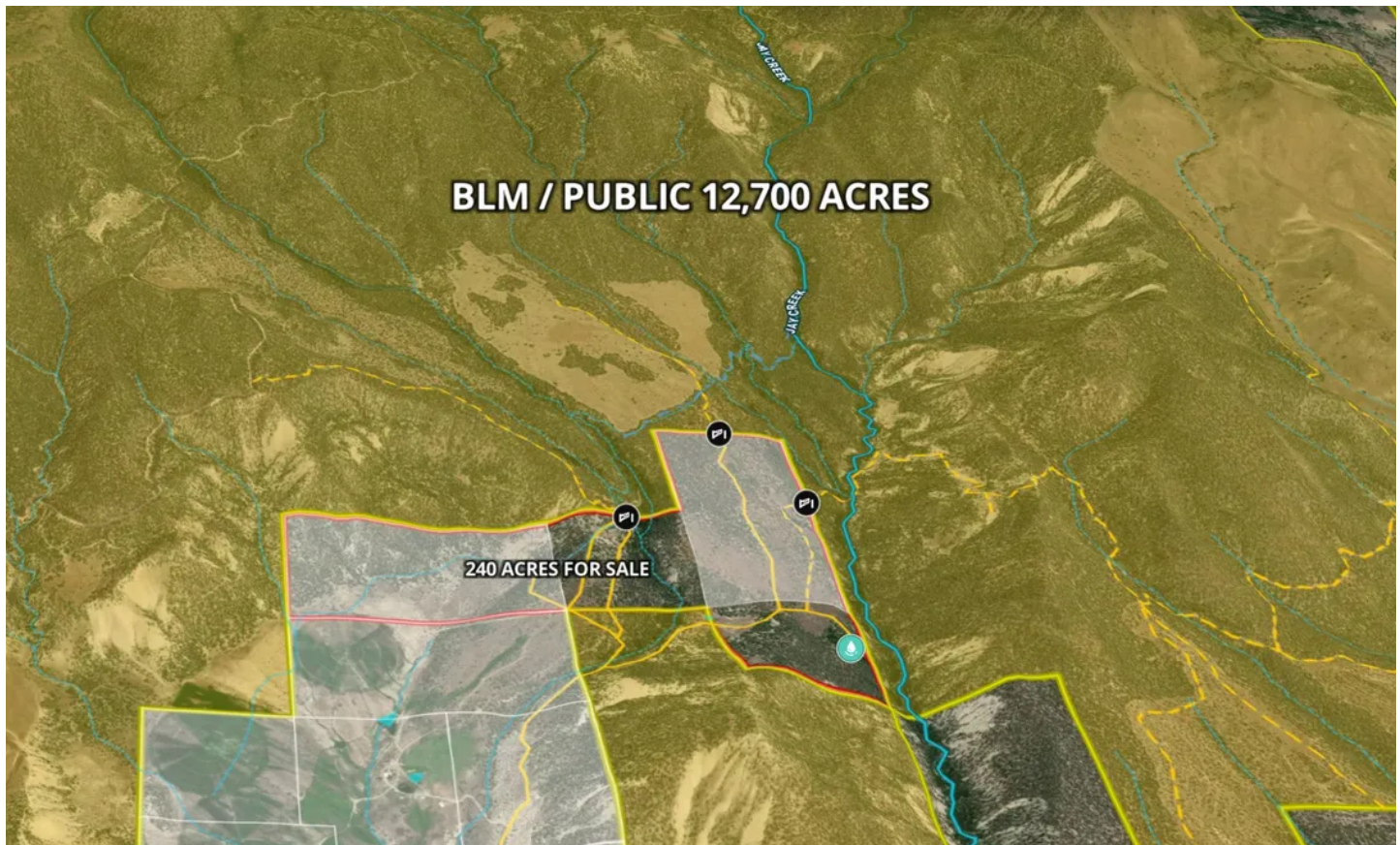


**Wolf Park Inholding Hunting Ranch**  
TBD Wolf Park Road  
Hotchkiss, CO 81419

**\$599,000**  
249± Acres  
Delta County



**Wolf Park Inholding Hunting Ranch**  
**Hotchkiss, CO / Delta County**

---

**SUMMARY**

**Address**

TBD Wolf Park Road null

**City, State Zip**

Hotchkiss, CO 81419

**County**

Delta County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

38.854414 / -107.713581

**Acreage**

249

**Price**

\$599,000

**Property Website**

<https://aspenranchrealestate.com/property/wolf-park-inholding-hunting-ranch/delta/colorado/113079/>



## **PROPERTY DESCRIPTION**

### **Wolf Park Hunting Ranch - 249.5± Acre Colorado Mountain Hunting Property Surrounded by Public Land**

Wolf Park Hunting Ranch is a 249.5± acre (by survey) mountain property near Hotchkiss, Colorado, offering something increasingly rare: a private deeded base surrounded by 12,700+ acres of BLM public land the owner can hunt, in country that's extremely difficult to access any other way. For the serious mule deer and elk hunter, this is a gateway property - the kind of holding that turns thousands of acres of public land into your personal backcountry.

### **Landowner Preference Points & GMU 52 Tags**

Because the ranch consists of more than 160 contiguous acres, it qualifies for Colorado's **Landowner Preference Program (LPP)**, giving the owner access to landowner tags in the draw. The property typically qualifies for **3 landowner preference point tags per year**, depending on the season applied for - a meaningful advantage in a unit where quality mule deer tags are in high demand.

GMU 52 is one of Colorado's most respected mule deer units, and its reputation speaks for itself: the unit was recently hunted by well-known public-land hunting figure Randy Newberg, who has called it one of his favorite mule deer areas in the state. For elk, Colorado resident landowners may also have over-the-counter tag opportunities in this area - worth verifying with CPW for the current season structure.

### **Elk Push Down From the Grand Mesa**

Elk hunting here benefits from a pattern local hunters know well. As public land pressure builds at higher elevations on the Grand Mesa during hunting seasons, elk consistently push down into this lower country - creating excellent rifle season opportunities on and around the ranch when the high country empties out.

### **Water, Feed & Habitat That Holds Game**

Wildlife has every reason to stay on this property. A **natural spring** runs on the ranch, and **Jay Creek**, a seasonal creek, flows through it. Combined with good forage and established feed areas, the deeded ground concentrates deer and elk right where you can hunt them - or use it as your launch point into the surrounding public land.

### **Controlled Access to 12,700+ Acres of BLM**

The ranch is surrounded by BLM public lands, and its greatest strategic value is access. Developed **UTV and Jeep roads** run from the property directly onto the BLM, and a network of trails allows easy, quiet movement into the surrounding hunting country - an enormous advantage in terrain that's otherwise extremely difficult to reach. Effective control of access means less pressure, less competition, and better hunting.

### **Building Sites & Conservation Easement**

Approximately 160 acres of the ranch are protected under a **conservation easement**, preserving the property's open character and habitat value. The two best building areas - totaling roughly **80 acres - are not encumbered by the easement**, leaving room to develop. Improvements here would be **off-grid cabins**, with water available either by drilling a well or developing the existing natural spring. It's an ideal setup for a hunting camp, seasonal retreat, or self-reliant mountain cabin.

### **The Hotchkiss Area**

The ranch sits in the Hotchkiss area of Delta County, in the North Fork Valley - a part of western Colorado known for its orchards, vineyards, small-farm agriculture, and easy access to some of the state's best public land. Hotchkiss and nearby Paonia offer everyday necessities, dining, and community, with Delta and Montrose a short drive for larger shopping and services. It's remote enough for genuine solitude, close enough to be practical.

**MORE INFO ONLINE:**

<https://aspenranchrealestate.com/>

## **Grazing, Recreation & Convenience**

Beyond hunting, the property offers good forage and grazing potential and multiple trail systems throughout for riding, UTV use, and exploring.

Wolf Park Hunting Ranch is a rare opportunity to own the key to a vast, low-pressure public-land hunting area, anchored by a productive deeded property with water, feed, terrain that big game favor year-round, and room to build an off-grid retreat of your own.

*All information contained herein is deemed reliable but is not guaranteed. Buyer and Buyer's agent are responsible for verifying all information, including but not limited to acreage, boundaries, water rights, conservation easement terms, building envelopes, zoning, access, utilities, tag availability, and hunting regulations. Seller and listing broker make no representations or warranties as to the accuracy of this information. Buyer is encouraged to conduct their own independent investigation and due diligence and to consult with appropriate professionals prior to purchase.*

**Wolf Park Inholding Hunting Ranch**  
**Hotchkiss, CO / Delta County**

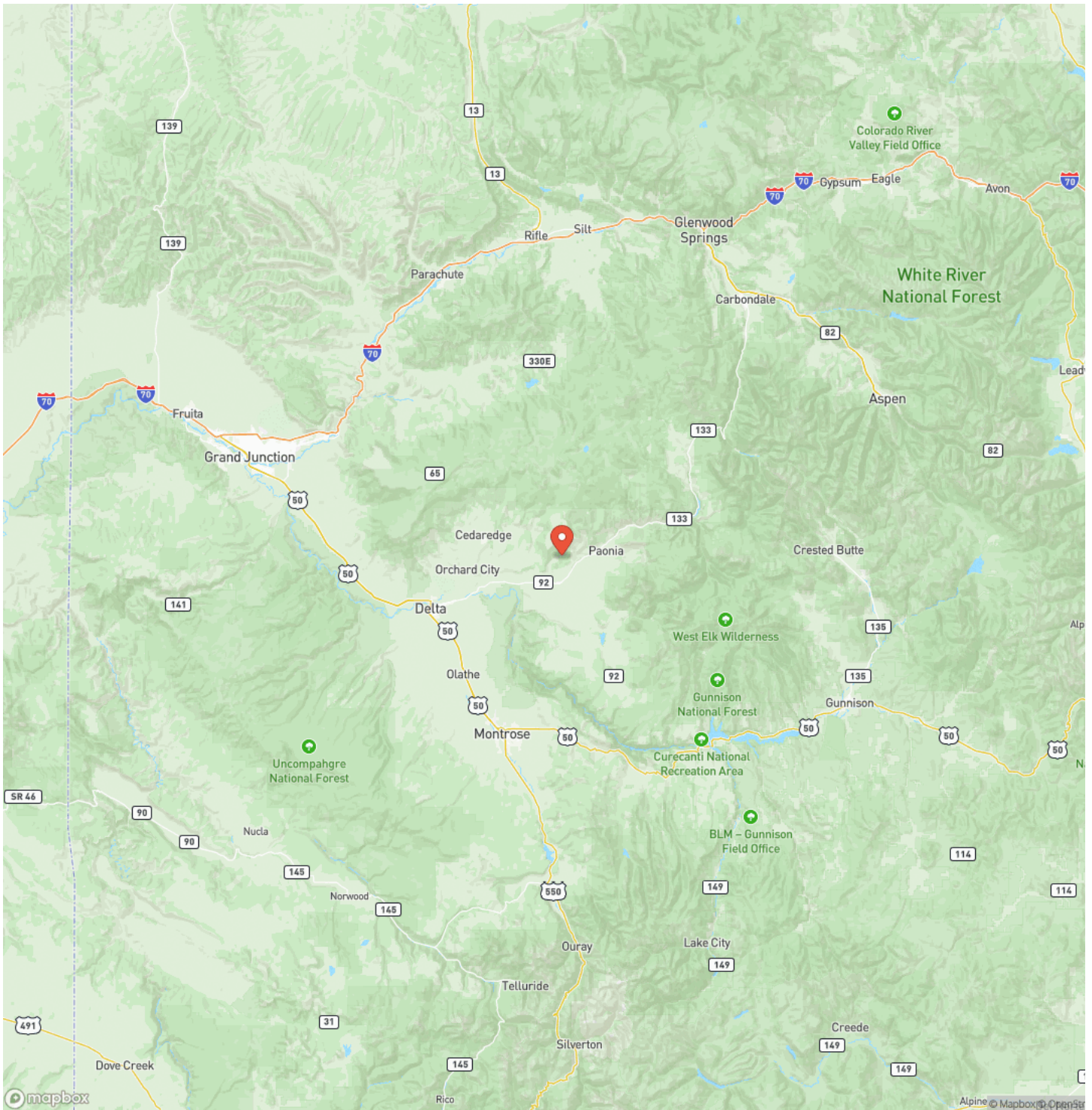
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## Locator Map



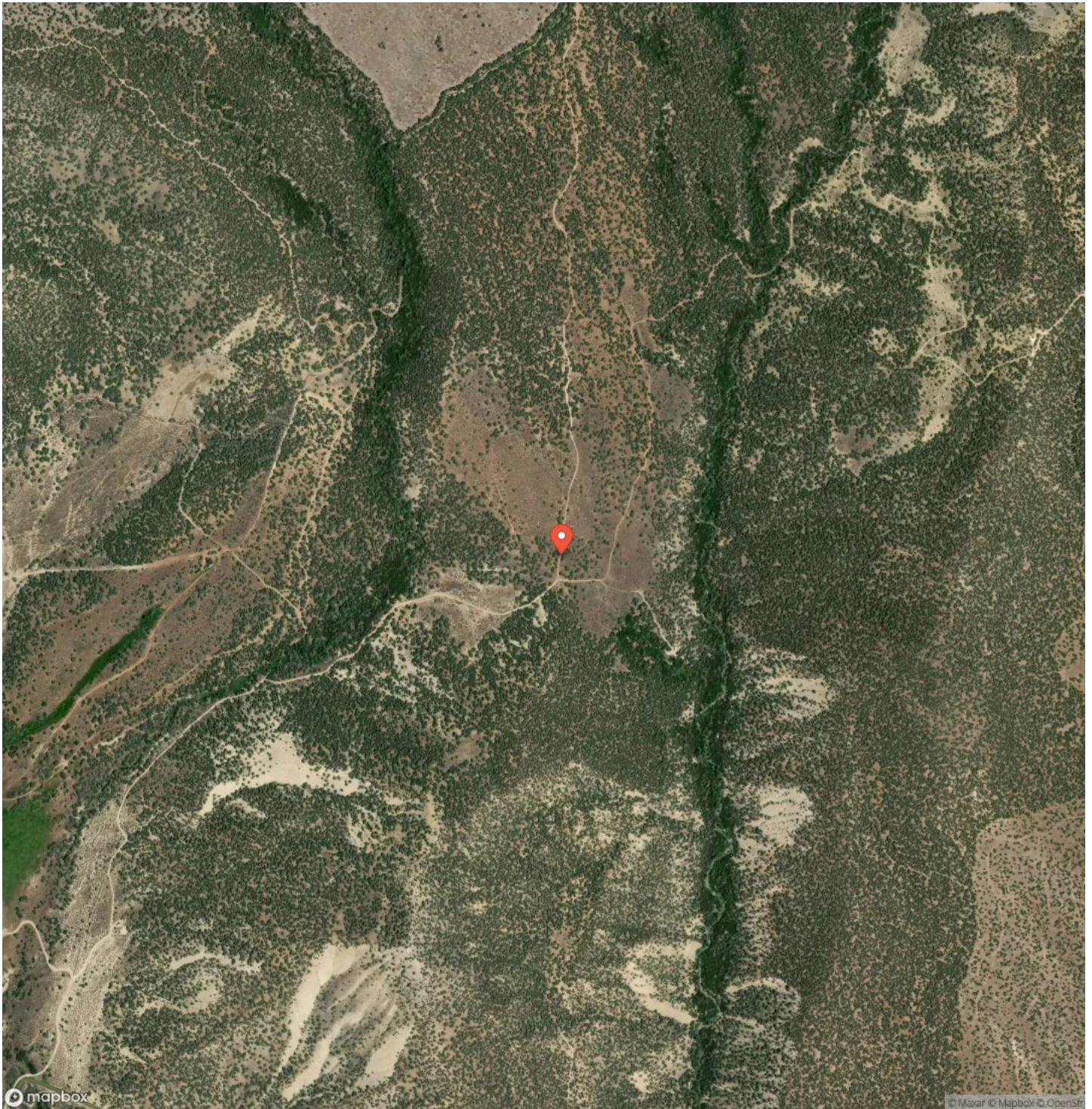
## Locator Map



**MORE INFO ONLINE:**

<https://aspenranchrealestate.com/>

## Satellite Map



**Wolf Park Inholding Hunting Ranch**  
Hotchkiss, CO / Delta County

**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Jake Hubbell

## Mobile

(970) 250-9396

## Office

(970) 250-9396

## Email

jakedhubbell@gmail.com

### Address

31428 Highway 92

## City / State / Zip

Hotchkiss, CO 81419

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**MORE INFO ONLINE:**

<https://aspenranchrealestate.com/>

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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**United Country Colorado Brokers**  
32145 L Road  
Hotchkiss, CO 81419  
(970) 250-9396  
<https://aspenranchrealestate.com/>

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