

**Southeast Colorado trophy big game outfitting business
for sale**
00000 Southeast Plains
Kim, CO 81049

\$750,000
100,000± Acres
Las Animas County



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Kim, CO / Las Animas County

SUMMARY

Address

00000 Southeast Plains

City, State Zip

Kim, CO 81049

County

Las Animas County

Type

Hunting Land, Commercial, Recreational Land

Latitude / Longitude

37.246685 / -103.352161

Acreage

100,000

Price

\$750,000

Property Website

<https://aspenranchrealestate.com/property/southeast-colorado-trophy-big-game-outfitting-business-for-sale-las-animas-colorado/114429/>



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PROPERTY DESCRIPTION

Southeast Colorado Outfitting Business for Sale-Mule Deer, Whitetail Deer, Elk, Pronghorns, Bighorn Sheep--NOTE: NO DEEDED LAND is offered with this listing!

Only on very rare occasions does an outfitting business with this kind of quality, legacy, terrain, habitat, and reputation come up for sale, and that's what is offered here-Colorado Big Game Hunting with one of the true legends of the industry, Jack Cassidy. Those of you who know Jack can tell you that he was one of the original founders of the Colorado Outfitters Association and has been a titan in the field of big game hunting for over 45 years. As Jack is well into his 80's, it is now time to pass the torch to a lucky new owner. This part of the business involves his extensive private land leases (approximately 100,000 acres) with a comfortable base of operations to work from, which includes grid power, domestic water, septic, and fast internet. All hunting is done by vehicle-truck, Suburban, or UTV-and no horses are necessary. All accommodations are hard-sided and there are no tents.

Kim, Colorado has a reputation for trophy mule deer and now elk, whitetail deer, and antelope

This business is centered around the southeast portion of the state known for its vast open expanses, shortgrass prairie, and networks of canyons that provide outstanding big game habitat. The little town of Kim is smack dab in the middle of the extensive leases controlled by Colorado Big Game Hunts, LLC. Anyone who knows where to find trophy mule deer knows that Kim is one of the best areas in the West, where a 180" muley is a pretty good buck, but people wonder why you didn't hold out for a bigger one-like 200", because they're out there. Or bigger. But that's not all. You might think that Colorado elk hunting is best in the high Rockies in the aspen groves and black timber, but the Eastern plains have been producing some excellent trophy bulls.

The Plains units have a 5-month-long elk season and liberal license regulations--an outfitter's dream

The town of Kim sits in Las Animas County and is surrounded by Game Management Units (GMUs) **136, 137, 143, 144, and 147**. The license structure for elk hunting on the eastern plains of Colorado near Kim is **exceptionally generous, flexible, and uniquely structured** compared to the rest of the state. Because the eastern plains are predominantly private property, Colorado Parks and Wildlife (CPW) uses a liberal management strategy designed to keep elk numbers low and minimize agricultural damage. The defining feature of elk hunting near Kim is the Plains Either-Sex Rifle Over-the-Counter license. While other Colorado units have a short window for each season-lasting only 5 days to as long as 9 days-the Eastern Plains tags have a long 5-month window from September 1 through January 31. Additionally, the tag is a List C tag, which means that a hunter can also harvest an elk with a List A or B tag, and of course a hunter can take either a cow or bull.

The Comanche National Grasslands has a vast expanse of land, but little cover--the elk move to private land!

With a total of 443,000 acres, the Comanche National Grassland is a dominant feature in the area, but the Grasslands don't offer much cover. There is intense competition on public lands for elk, which quickly respond to the pressure and head for private lands such as Jack Cassidy's leases. With many canyons that feature springs, seeps, and thick bedding cover, the canyons are a haven for the plains elk and the hunting is superb. The success rate on the Colorado Big Game Hunts LLC Eastern plains hunt is close to 100%.

Colorado Big Game Hunts LLC offers guided trophy elk, mule deer, pronghorn antelope, and whitetail deer hunts

Elk are not the only hunts offered by Colorado Big Game Hunts. The Southeast Plains are also home to big trophy whitetails, awesome mule deer bucks, excellent antelope, and even bighorn sheep for the hunter lucky enough to draw a tag. Hunters can expect a chance at trophy animals that other venues just can't offer.

Colorado Big Game Hunts, LLC, founded by Jack Cassidy, enjoys an outstanding reputation

Jack Cassidy's motto has always been to offer an outstanding hunt by keeping the quality high, which helps keep repeat clientele. On average, his hunters book somewhere between 10 and 25 years in a row. Jack also keeps a strong relationship with Safari Club International and his continued strong support of the organization ensures one of the premium booth spaces at every SCI show. While

MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

others wait years until a spot opens up, Jack has premiere placement year after year. His website has been online since the beginning of the internet, which helps ensure top SEO results.

This outfitting business has solid bookings year after year

In 2026, the Eastern Plains camp has 32 hunters booked for a total return of \$256,000 with a few more slots open and the Dallas and Nashville SCI shows coming up. All deposits for 2027 and 2028 will transfer with the business. The business comes with the list of past clients, the show booth, guaranteed land leases, and the business name will go with whichever part of the business (Packrat Camp or Eastern Plains) is last to sell. The other part of the business is the Packrat Camp west of Gunnison, Colorado, which can also sell as one entity together with the Eastern Plains camp.

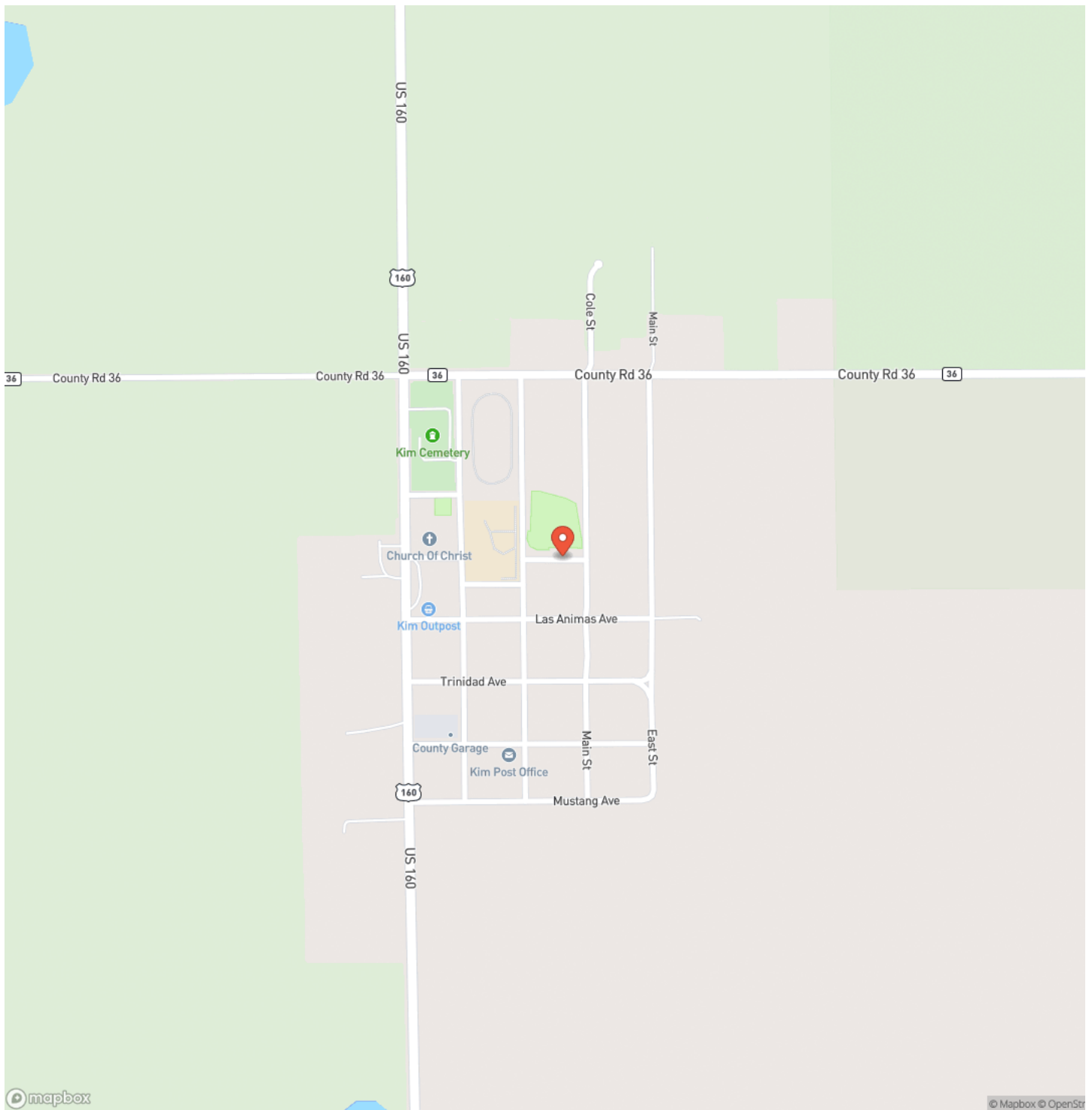
Gary Hubbell, ALC, is a top Colorado land broker specializing in hunting properties and outfitting businesses

As the founder of OutWest Guides in Marble, Colorado, Gary Hubbell has over 22 years' experience in the guiding and outfitting business. He was a well-known fly-fishing guide on the Roaring Fork, Frying Pan, and Crystal rivers, as well as a wilderness guide and outfitter for elk and trophy mule deer in the Maroon Bells/Snowmass Wilderness. As a business broker and real estate agent, Gary's record of brokering outfitting businesses is unmatched in the industry, with 33 sales in the books and several more listings currently on the market. He has sold hunting land, RV parks, outfitting businesses, farmland, ranches, vineyards and wineries, and country estates from Alaska to New Mexico. Gary is recognized as an Accredited Land Consultant (ALC) by the Realtors Land Institute, which is one of the most difficult designations to attain in real estate-a mere .0002% of all licensed agents can claim the ALC designation. Gary was asked to teach about selling rural real estate with commercial aspects at the National Land Conference in 2023, which was the most popular breakout session at the conference attended by 600 agents and brokers from across the country. As a big game hunter, Gary has notched 36 elk and numerous antelope and mule deer. He is a horseman, upland bird hunter, fly-fisherman, and skier, and raises hay and Labrador retrievers on his ranch in Crawford, Colorado. This business is co-listed with Gary's very good friend, Michael S. Krieg of United Country-Real Colorado Properties.

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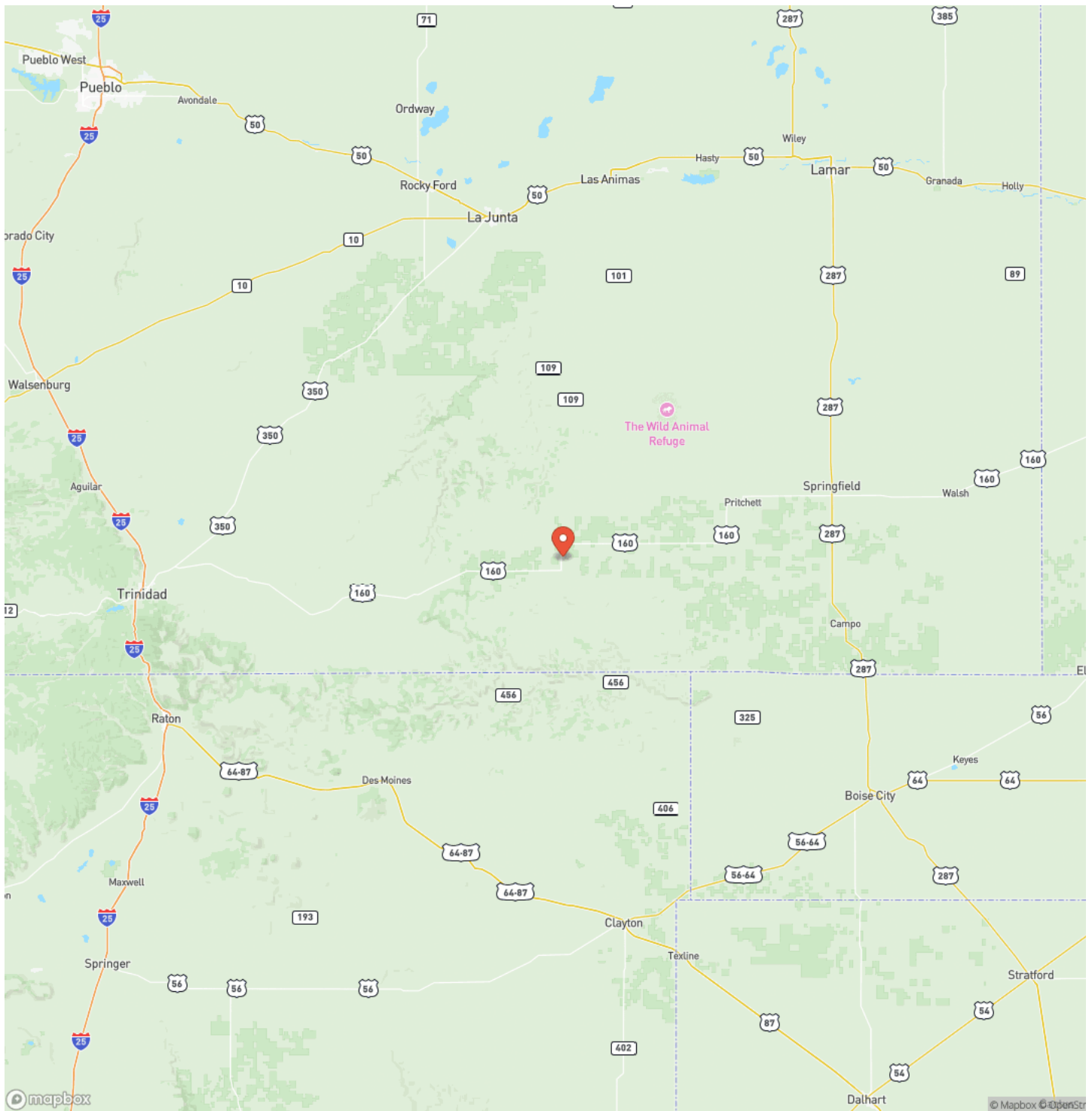


Locator Map



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Locator Map



Satellite Map



Southeast Colorado trophy big game outfitting business for sale

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Hubbell

Mobile

(970) 872-3322

Email

grandviewranch@gmail.com

Address

31428 Highway 92

City / State / Zip

NOTES

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MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

NOTES

This image shows a single 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.

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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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