

RESIDENTIAL LAND FOR SALE



State Highway 13

Parcel Size0

Date Listed

08/25/2024

Rifle, Colorado

Listing ID

GL-

United States

1726382549

Asking Price

\$2,810,500

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11425211>

Overview

The Government Creek Unit of the expansive 40-Mile Mountain Ranch is a hunter's paradise, now available for purchase! Tucked away with direct year-round access from Highway 13, this exceptional property offers unparalleled hunting opportunities in one of the most game-rich areas of Colorado. Bordered by tens of thousands of acres of limited-access BLM land, the ranch provides a secluded haven for some of the state's most sought-after wildlife. Imagine the thrill of pursuing bugling elk across high ridges at dawn or tracking massive mule deer through deep canyons and grassy bottoms. The ranch's varied terrain, with its heavy timber, secluded meadows, and the tranquil flow of Government Creek, creates an ideal habitat for a diverse range of game. Whether you're calling in a gobbling turkey, stalking an elusive black bear, or even scouting for moose, the opportunities here are endless. Located in GMU 22, the Government Creek Unit offers over-the-counter elk tags for multiple seasons, making it easy to plan your hunting trips. The area is renowned for its thriving elk population, giving you the chance to experience the spine-tingling excitement of a bugling bull within close range. For deer hunters, draw tags provide access to incredible mule deer country, with impressive bucks frequenting the property's secluded corners. Turkey hunters will find over-the-counter tags available for both spring and fall seasons, allowing for nearly year-round hunting. And with bear and

even moose sightings not uncommon, this ranch offers a rare opportunity to pursue a variety of big game in one prime location. Beyond the incredible hunting, the Government Creek Unit is surrounded by additional adventure opportunities. The White River National Forest and Flat Tops Wilderness are nearby, offering even more land to explore and hunt. Situated between Rifle and Meeker, CO, this ranch is conveniently located near all the amenities you need, from grocery stores and dining to supplies and lodging. Plus, with Grand Junction Regional Airport and Eagle County Regional Airport within a two-hour drive, access is easy for you and your guests. To learn more about this extraordinary hunting retreat, contact Whitetail Properties Accredited Land Consultant. The Government Creek Unit of 40-Mile Mountain Ranch is where your ultimate hunting adventures begin don't let this opportunity pass you by!

For more details:

Listed by: Jerrod Meyer

Contact

Email

Phone