

Poitry Canyon Trophy Elk, Mule Deer & Cattle Ranch

8,836.00 +/- Acres

Las Animas County, CO

\$9,500,000



HAYDEN  OUTDOORS.

Poitry Canyon Trophy Elk, Mule Deer & Cattle Ranch

TOTAL ACRES:

8,836.00 +/-

PRICE:

\$9,500,000

COUNTY:

Las Animas County

CLOSEST TOWN:

Branson, CO



Presented by



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Property Summary

Poitory Canyon Elk, Deer and Cattle Ranch is +/- 8836 deeded acres, and totals 13.80 square miles. Located approximately 55 minutes east from I-25 in Las Animas County, the ranch is embedded in, and named after, the +/- 7 mile long Poitory Canyon. Monster mule deer and elk herds abound throughout the property, while the canyon also carries your very own resident herd of rocky mountain big horn sheep.





Land

The ranch is lined with miles of gorgeous cottonwoods, amazing rock cliffs, springs, ponds and Native American petroglyphs.

Improvements

Headquarters and Improvements

This incredible well-watered, fenced, and cross fenced holding offers end of the road locked gate privacy. The property also includes a very comfortable 3 bedroom 2 bath ranch-house, full length covered front porch, 40 x 80 shop/barn, with half concreted, heated and closed in, the other half gravel floor, and equipment bays. Included also is a walk-in cooler, wash-down pad, 2 bedroom barn-apartment, and 4 bays for equipment storage. An added feature, located about 1/2 way between both headquarters, is the historic stone house. Tucked back by a canyon spring, with a remodeled roof and exterior – leaving inside for buyer's completion. With completely hand quarried stone, and a new metal roof, this beautiful stone house would make a great guest quarters, VRBO, game room, or hunting/ranching headquarters.

Guest Headquarters/Hunters Retreat

Located approximately 2 miles further into the ranch, complete with water and power, is the Hunters Headquarters with full year-round accommodations, 2 bedroom 2 bath home with screened porch, and 2 large barn/equipment sheds.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Upland Birds
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
State Hunting Unit: 136

Land Details

Address: 84521 CR 40.2,
Branson, Colorado 81027, USA
Closest Town: Branson
Total Acres: 8,836.00
Deeded Acres: 8,836.00
Zoning: Ag
Elevation: 5,500
Topography: Canyon, Rock Cliff, springs, ponds
Vegetation: Cottonwoods, ponderosa, gambles
oak, natural grass meadows and parks
Estimated Taxes: \$2,387 - 2025
Source of lot size: Assessor/Tax Data

Building Details

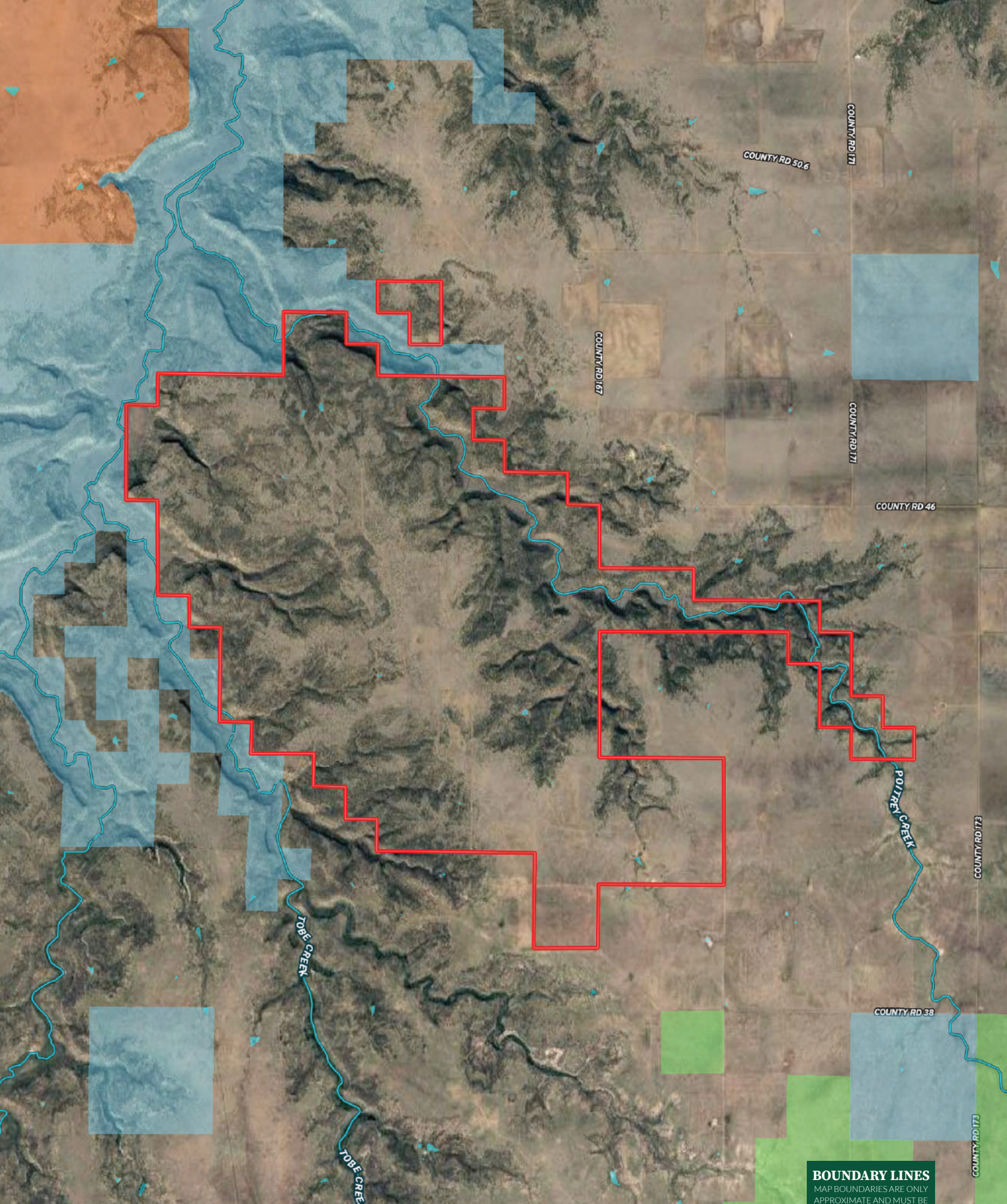
Homes: 2



Recreation

Located completely within BGU 136, the Poetry Canyon Ranch is in the very heart of Colorado's best kept secret - The Plains Elk Units. For over 20 years, the state's 5 month long, unlimited tags PER HUNTER, commences Sept 1- Jan 31, and includes rifle through the rut. Either sex, no antler restriction, and unlimited tags per hunter (C class), makes for the most liberal elk tags in the nation. With most of the ranch properties in these units rather large holdings, and less than 2% of the land being public, some of these bulls get to a monstrous size - with a 411, and 388 taken in this unit in recent years. Las Animas County has also been ranked as high as #2 in the state for producing monster B&C mule deer, and every year some plains bruisers make the books. Poetry Canyon Ranch has averaged 4-5 landowner buck tags annually. Whitetails, while not common, are also seen in the canyons. The ranch has received a couple of pronghorn antelope tags annually as well. Merriam's turkeys abound, bear & lion are OTC tags as well, and the water holes carry large flocks of doves in season. The herd of Rocky Mountain Big Horns are in a hunt-able unit, but the tag takes many preference points.





Boundary State Land Forest Service Other

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.





Water/Mineral Rights & Natural Resources

Complementing the 10 registered wells on the ranch, centrally located in the center pasture are the working pens, complete with water and storage tanks, complementing the 8.5 miles of water lines, 18 inline drinkers, and 8 dirt tanks (some seasonal).

General Operations

For the tax minded investor, there are 8 pastures, +/- 24 miles of fencing, 10 wells, 18 drinkers and 3 barns of depreciable assets (always check with your accountant). The ranch has been kept in Ag Tax status, with an annual tax bill of \$2387 for 2025. The ranch has been carrying 80-100 pair of cattle annually, with a local rancher a willing tenant.







Location

The ranch is located less than one hour from Trinidad's jet capable airport, I -25, and within a 3 hour drive of the 5.5 million population on Colorado's front range. The ranch is also a convenient 3.5 hour drive to Amarillo and the millions of sportsmen calling Texas home. The location of this prized property is easily accessible and extremely desirable for future resale. Gently rolling mesas, with an average altitude in the lower 5000's, with vertical canyons of 800 ft., the ranch enjoys a mild 4-season climate that one can easily enjoy for a lifetime. With an excellent road and side-by-side system totaling approximately 30 miles of ranch trails, this property leaves little to be desired.





Location

The demand for private, quality recreational ranch lands continues to soar. With many unimproved land prices exceeding \$2500 to \$4000 per acre, the values like Poitry Canyon Trophy Elk, Mule Deer & Cattle @ \$1075 per acre will be a vision of the past. Call or email today for more info and your qualified showing on Poitry Canyon Trophy Elk, Mule Deer and Cattle Ranch!



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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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