



HH 31 HUNTING PROPERTY

NATURITA, COLORADO | 342 ACRES | \$428,000

HH 31 Hunting Property spans 342.5 acres and is located approximately 10 miles southeast of Naturita, Colorado, just off State Highway 141. The land features diverse topography, including sagebrush flats, piñon and juniper draws, and striking rock outcroppings. Bordering over 1,100 acres of BLM land with direct road access, the property offers excellent mule deer and elk hunting opportunities. It provides year-round access via county-maintained roads and enjoys a quiet, secluded setting while remaining conveniently close to town. Currently enrolled in the Landowner Preference Program (LPP) for buck tags, the property is situated in GMU 70.

This 342.5-acre Colorado hunting property offers an exceptional combination of privacy, accessibility, and premier big game habitat. Bordering more than 1,100 acres of public BLM land with direct road access, the property provides expanded recreational opportunities and room to explore.

The terrain is diverse and highly usable, featuring a mix of open sagebrush flats, piñon and juniper-covered draws, and dramatic rock outcroppings that create ideal habitat for wildlife. This varied landscape supports healthy populations of mule deer and elk, making it an outstanding choice for hunters seeking a productive and well-located property in Western Colorado.











Year-round access is available via county-maintained roads, ensuring convenience in all seasons. Despite its easy accessibility, the property maintains a quiet, secluded setting with minimal traffic and expansive views, while still being within a short drive of nearby town amenities.

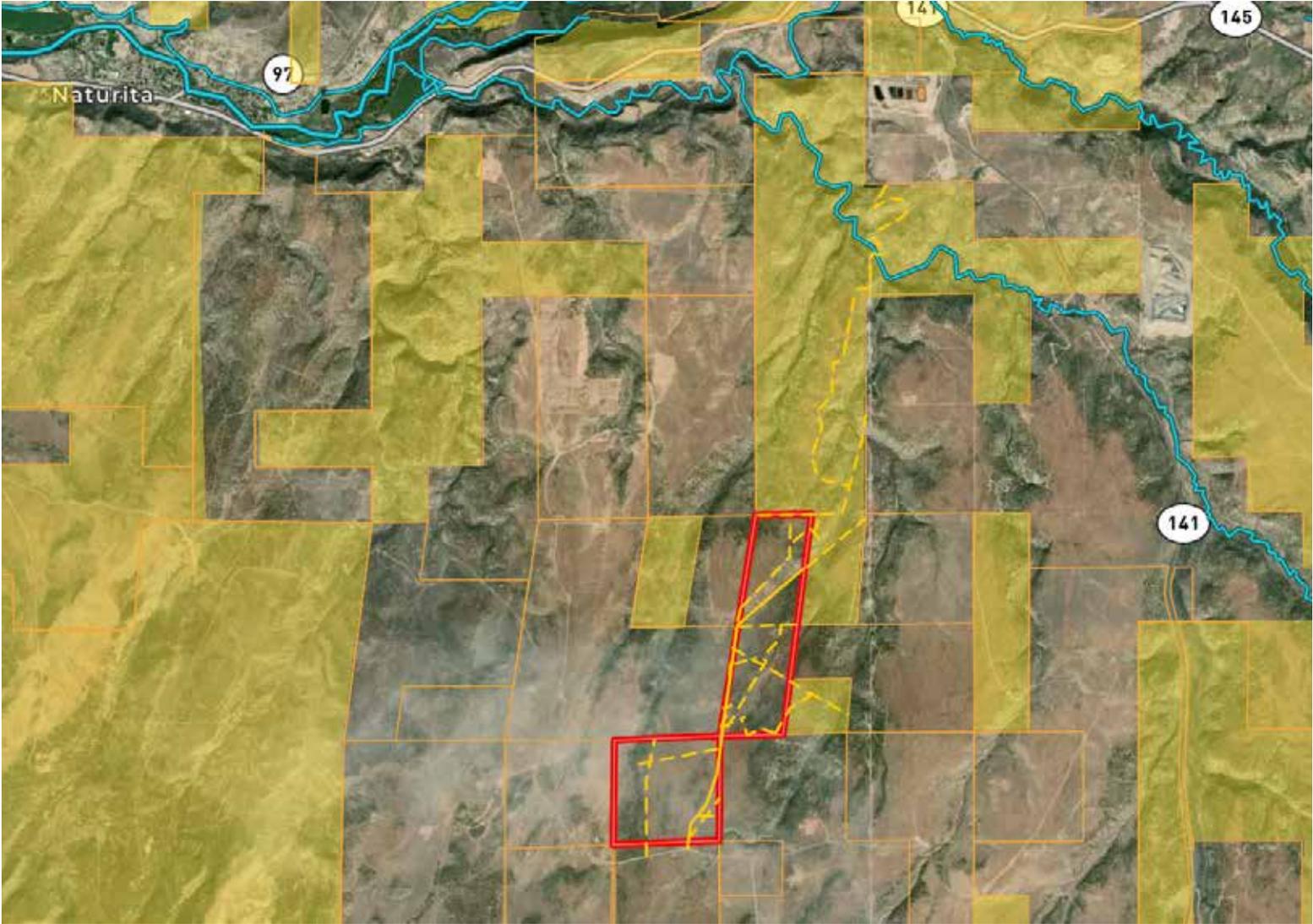
HUNTING

The property is currently enrolled in Colorado’s Landowner Preference Program (LPP) for buck tags, adding significant value for hunting use, and is located in Game Management Unit (GMU) 70—an area well known for quality big game hunting. This is an ideal hunting property for mule deer as well as early elk (archery/muzzle loader) or late season cows.

TAXES: \$84.92 (2025)

SUMMARY

Lower-elevation hunting property with year-round access and close proximity to town. Enjoy easy access, usable terrain, and sweeping views of Lone Cone and the La Sal Mountains in Utah. A rare combination of convenience, scenery, and recreational opportunity.



JOHN FOWLE, ALC
970-874-5263
johnfowle@ranchland.com
www.ranchland.com



* The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers. All rights reserved. ©
** A division of Mason & Morse Ranch Co., LLC.