

THREE CREEKS RANCH

3,542± ACRES | ANGEL FIRE, NEW MEXICO

St. James
SPORTING PROPERTIES

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THE PROPERTY BOASTS EXCELLENT HUNTING GROUNDS HOLDING ELK, MULE DEER, AND OTHER GAME SPECIES, MOST OF WHICH HAVE OVER-THE-COUNTER (OTC) TAGS AVAILABLE.





PROPERTY HIGHLIGHTS

- 3,542± deeded acres
- Alpine terrain with Aspens, Pines and open meadows
- Access off paved highway; and multiple building sites
- 3 creeks (4+ miles) and many pools (with Brook Trout)
- ATV trail system (100+miles)
- Trophy caliber Mule Deer and Elk (OTC tags)
- Habitat improvement projects to bolster wildlife
- Lots of wildlife feed, bedding cover, and water
- Black Bear, Mountain Lion and Turkey (OTC tags)
- 22 mins. to Angel Fire, NM (hotel, groceries, airport)



21.66 inHg | 50°F | 10/12/2023 05:12PM CAMERAY









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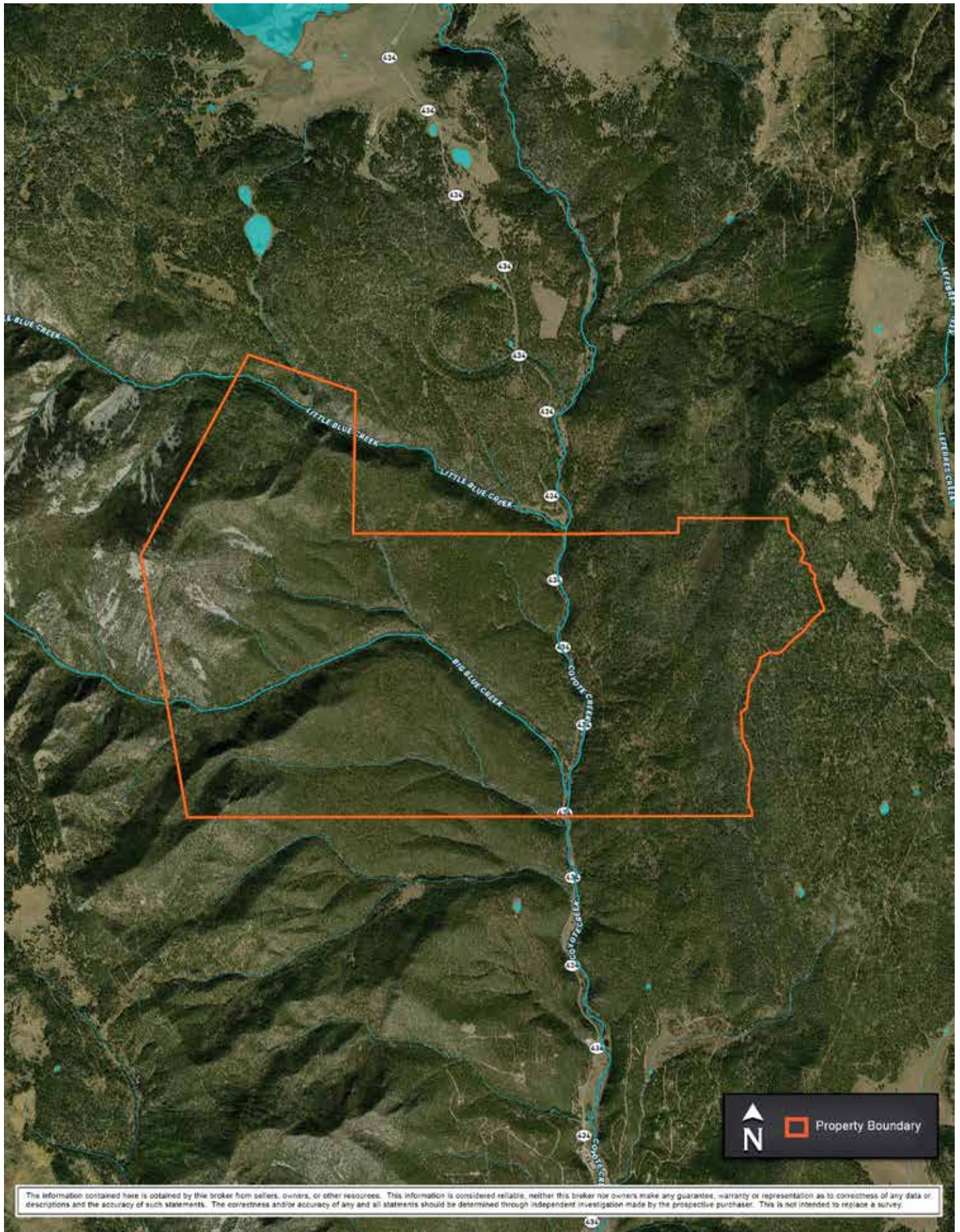
Three Creeks Ranch is located in the captivating region of Angel Fire, New Mexico, an area synonymous with outdoor activities and abundant wildlife that provides for fantastic hunting opportunities. The ranch is 3,542 +/- acres of high-elevation alpine terrain, open meadows, and numerous water sources. The mixed landscape offers exceptional hunting for Elk and Mule Deer. Trophy quality bulls (350" class) and bucks (180" class) use the timbered flat benches and native grass meadows to bed and feed. Over-the-counter (OTC) tags are available so friends, family, and clients can easily obtain them annually. Over 100+ miles of ATV trails make the alpine terrain much more easily accessible and usable. The direct access off paved Highway 434 means year-round access to the property. There are no Conservation Easements and no improvements on the property, but there are plenty of building sites for cabins, a lodge, or a home.

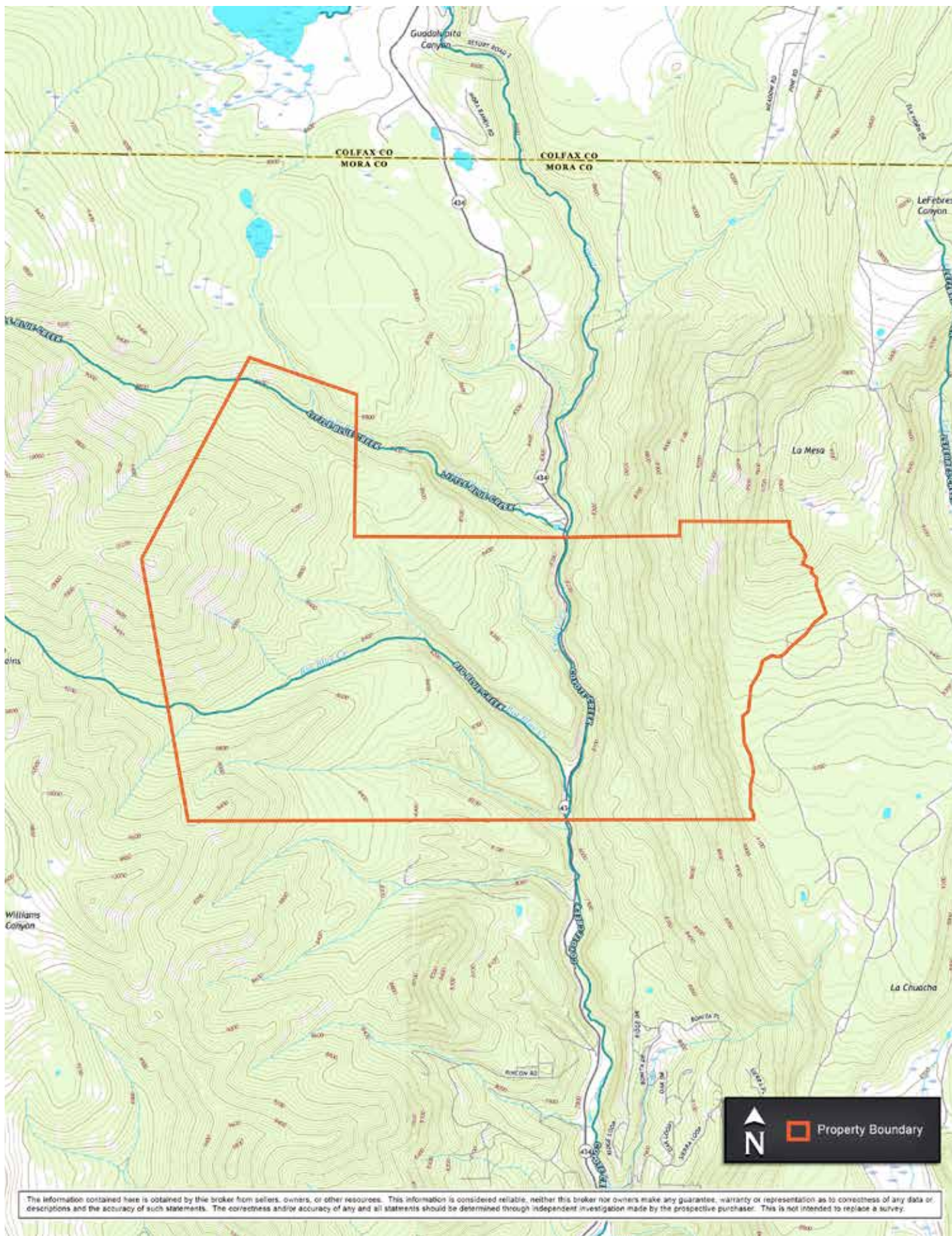
The region is known for high Elk densities due to quality habitat and a lack of intense hunting pressure. Three Creek Ranch provides a sanctuary for Elk and other wildlife to bed, feed, and water year-round. Over the years, the meticulous wildlife management on the ranch has contributed to trophy-caliber animals' presence, and there are additional habitat improvement projects that would improve the wildlife even more. A network of small pools of water and over 4 miles of streams on the property provide abundant water sources for wildlife and excellent habitat for Brook Trout, making this a great small-water fishery. The land affords a mountain lifestyle that is uncommon in New Mexico. With access to a small ski resort, hunting, fishing, and unparalleled beauty, this property represents a sound investment.

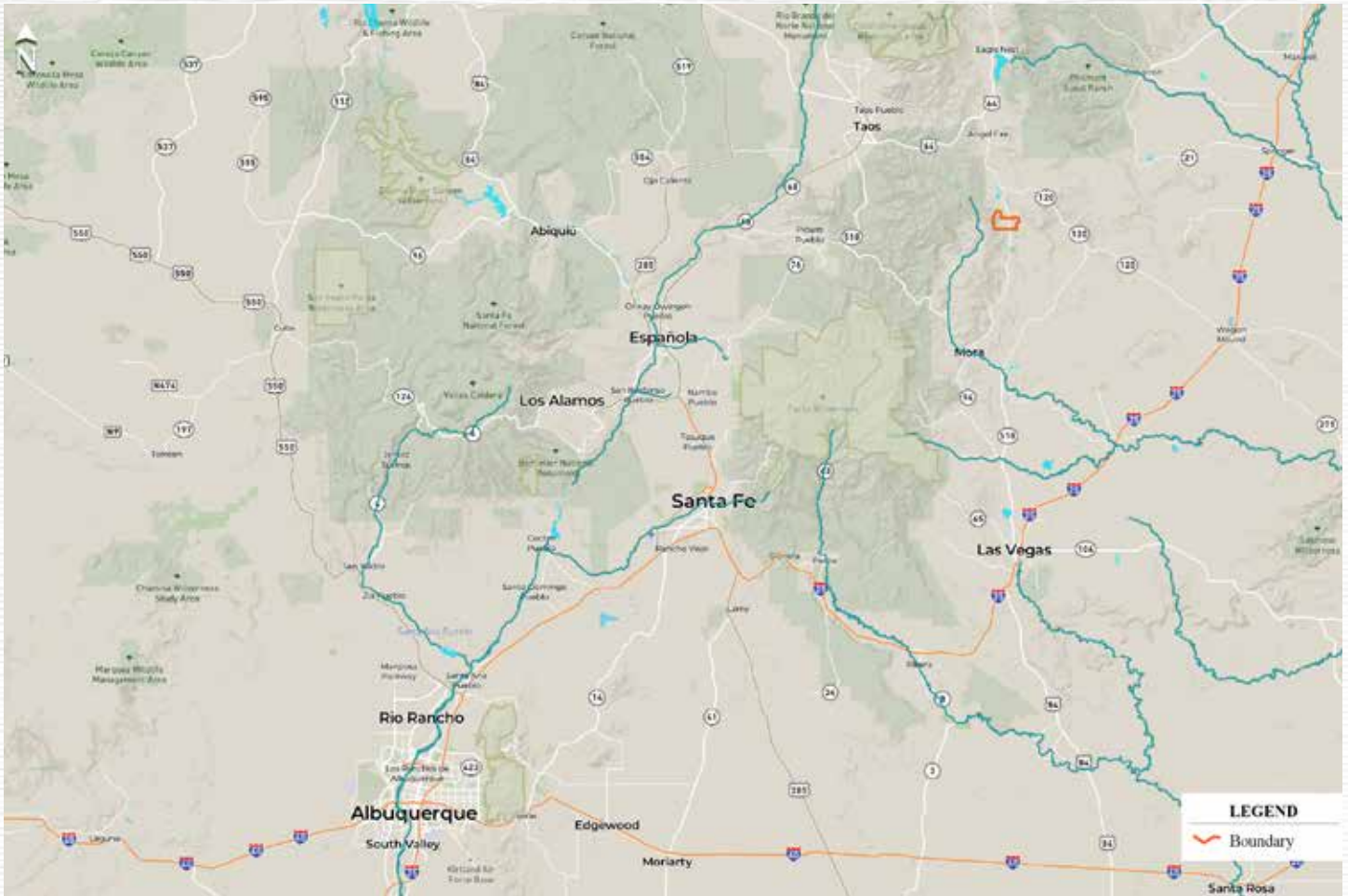
The local area of Angel Fire, NM has a small community feel with tons of outdoor recreational activities available year-round. Activities like skiing, hiking, and fishing are popular ways to experience what the area is known for. Santa Fe and Taos offer all the big city amenities and activities like festivals, concerts, nightlife, and world-class dining. The bonus is these areas come with these amenities without the massive population. Plus, they contain airports that provide direct flights to major cities and can support private charters, making frequent visits (and flying in family, friends, and clients) easily accessible.

HIGHLIGHTS

- 3,542± Deeded Acres
- Scenic alpine terrain with 100+ miles of ATV trails
- 3 creeks (4+ miles) and pools (some with Brook Trout)
- Year-round access off paved county highway
- Trophy Mule Deer and Elk hunting (OTC tags)
- Region has high Elk densities
- Lots of wildlife feed, bedding cover and water
- Black Bear, Mountain Lion and Turkey Hunting







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