

LITTLE DUCK RIDGE

— 320± ACRES | RANGELY, CO —

St. James
SPORTING PROPERTIES

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THE ISOLATION, VARYING TERRAIN FEATURES, ALONG WITH THE THICK COVER OF OAK BRUSH, PINES, AND CEDARS, HAVE DEVELOPED THIS PROPERTY INTO THE IDEAL ENVIRONMENT FOR THE ELK AND MULE DEER.



PROPERTY HIGHLIGHTS

- Located in Northwest Colorado
- 320± deeded acres
- Sought after Elk and Mule Deer hunting area
- Thick trees and sage brush
- Gullies and ravines
- OTC Elk tags for archery and rifle
- Qualifies for Landowner Preference Program
- Private access to BLM lands
- Small game, grouse and Dove hunting
- 30 minutes from Rangely, CO (gas, food, hospitals)







Little Duck Ridge

320± ACRES | RANGELY, CO

This 320± acre property of the Piceance Basin provides access to some of North Western Colorado's premier hunting opportunities. The area in which this property is located is highly sought after by many of the outfitters in the region due the location, habitat, and big game management programs which together create a rewarding hunting experience. The isolation, varying terrain features of its peaks and valleys, along with the thick cover of Oak Brush, Pine, and Cedars have developed this property into the ideal environment for the Elk and Mule Deer. With the property being nearly surrounded entirely by BLM lands, it grants private access to thousands of more huntable acres. Along with its physical attributes, the Elk and Mule Deer migration corridors and mixture of summer and winter ranges throughout the area and property will contribute greatly to the success and experiences that the future holds here.

HIGHLIGHTS

- 320± Deeded Acres
- Undeveloped land
- Mix of thick trees, shrubs and Sage
- Private access to BLM land
- Hunting for Elk, Mule Deer, Bear
- OTC licenses for Elk (archery and rifle)
- Small game, grouse and Dove hunting
- Qualifies for Landowner Preference Program

QUICK FACTS

HUNTING

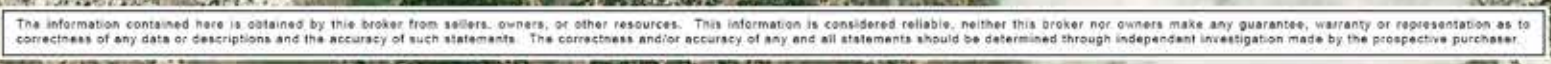
- GMU 22
- Elk and Mule Deer hunting
- Landowner Preference Program
- OTC tags for Elk (Archery and 2nd/3rd season rifles)

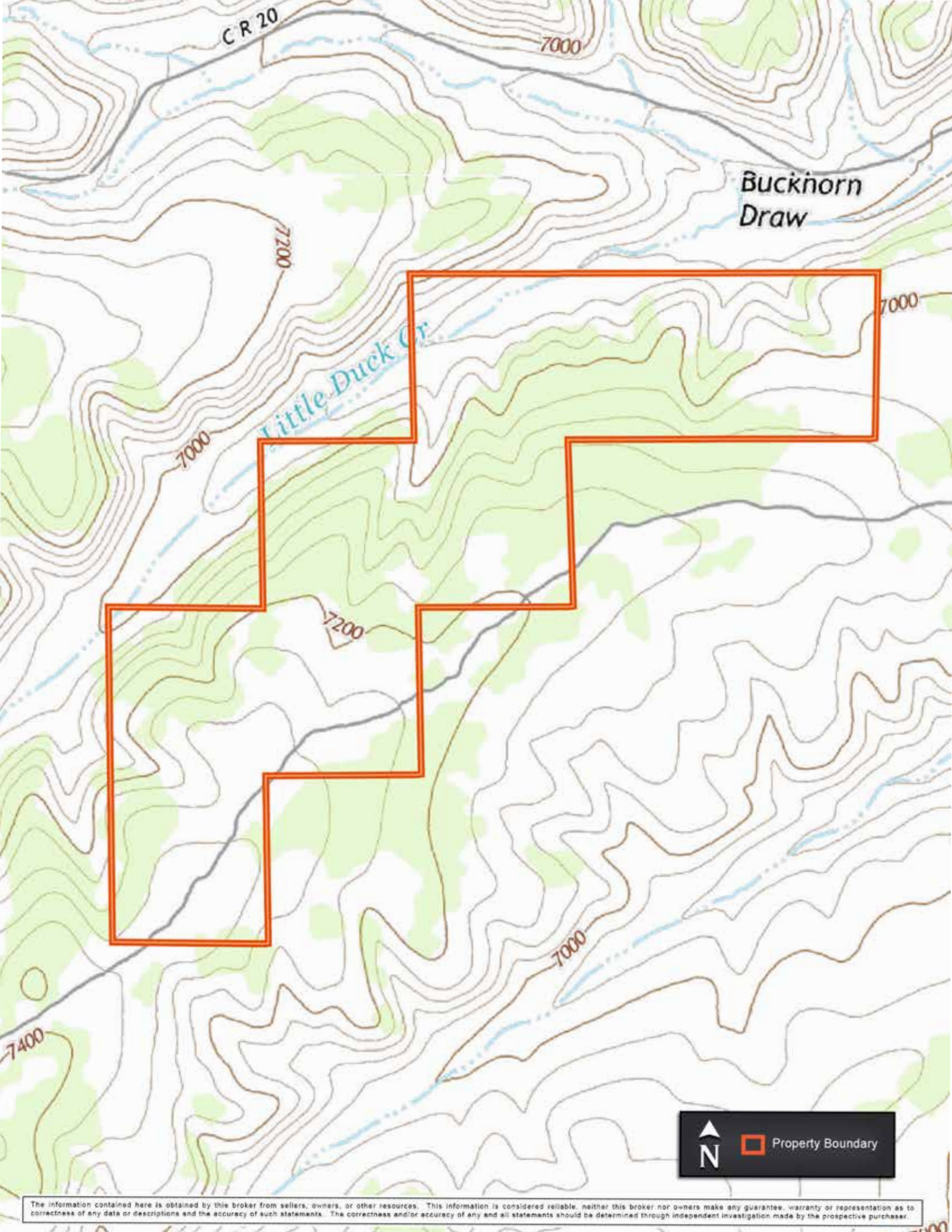
LAND

- Undeveloped land
- Trees, shrubs and sage
- Gullies and ravines
- Private access to BLM

Rangely, CO

- 30 minutes away
- Gas, groceries, restaurants
- Hospital
- Meeker (45 min) Airport
- Denver Int. Airport (3.5 hours)





C R 20

7000

Buckhorn
Draw

7200

Little Duck Cr.

7000

7200

7000

7400



Property Boundary

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LOCATOR MAP



St. James



SPORTING PROPERTIES

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Colorado, Idaho, Kansas, Montana, New Mexico, Nebraska, Utah & Wyoming

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