

DUCK CREEK VALLEY

— 160± ACRES | RANGELY, CO —

St. James
SPORTING PROPERTIES

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THE CREEK CORRIDOR CONSISTS OF DOZENS OF SMALL RAVINES THAT ARE EACH FILLED WITH PINON-JUNIPER TREE PATCHES WHICH ARE IDEAL BEDDING LOCATIONS FOR THE MULE DEER AND ELK POPULATIONS IN THE AREA.



PROPERTY HIGHLIGHTS

- Located in Northwest Colorado
- 160± deeded acres
- Ravines on side of valley floor
- Sagebrush and Pinon-Junipers
- Vegetation on valley floor for wildlife
- OTC Elk tags for archery and rifle
- Qualifies for Landowner Preference Program
- Private access to BLM lands
- Elk, Mule Deer, Bear and small game hunting
- 30 minutes from Rangely, CO (gas, food, hospitals)







Duck Creek Valley

160± ACRES | RANGELY, CO

Named after the creek bed that meanders through the property, Duck Creek Valley is 160± acres of desirable western big game habitat. The creek corridor consists of dozens of small gullies and ravines that are each filled with Pinon-Juniper tree patches which are the ideal bedding locations for the Mule Deer and Elk populations of the area. The green valley floor is highly vegetated with a mixture of plant communities that provide excellent big game forage. There are two distinct high point locations on the property that provide a rewarding vantage point to survey the property and the thousands of acres of BLM lands that surround it. The hunting opportunities are immensely expanded through the main property road that follows the creek westward, providing private access to over two and a half miles of the creek valley within the thousands of acres of BLM lands.

HIGHLIGHTS

- 160± Deeded Acres
- Undeveloped land
- Sagebrush, Pinon-Junipers and Cedars
- Ravines on side of valley floor
- Hunting for Elk, Mule Deer, Bear
- OTC licenses for Elk (archery and rifle)
- Bedding cover and feed for wildlife
- 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
- Sagebrush and Pinon-Junipers
- Gullies and ravines
- Valley floor with vegetation
- Private access to BLM

Rangely, CO

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



24X

24X

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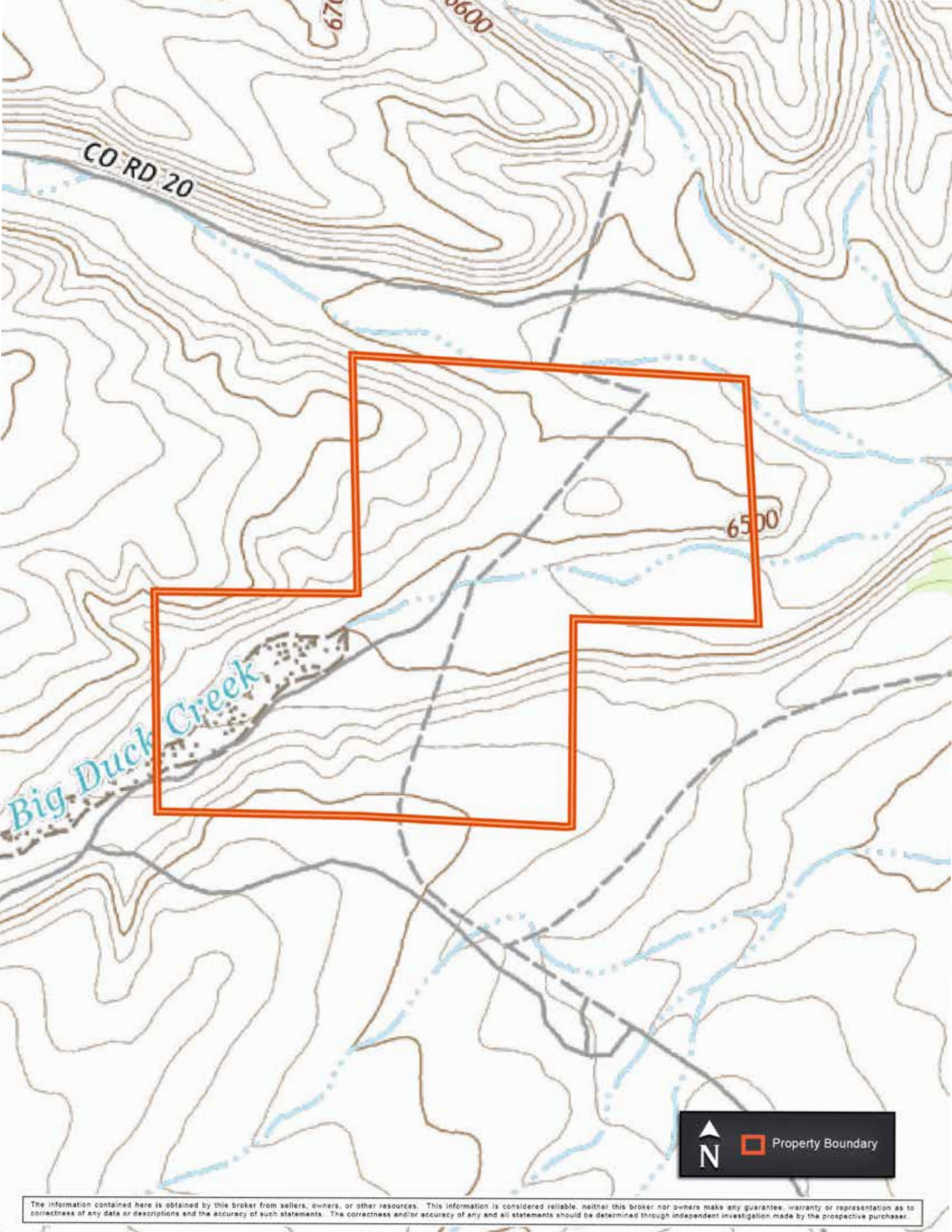
24X



N



Property Boundary



CO RD 20

6700

6600

6500

Big Duck Creek



Property Boundary

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LOCATOR MAP



St. James



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