

HUNTER CREEK RANCH

480± ACRES | MEEKER, COLORADO

*St. James*
SPORTING PROPERTIES

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HUNTER CREEK MEADERS THROUGH THE PROPERTY.





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480± ACRES | MEEKER, COLORADO

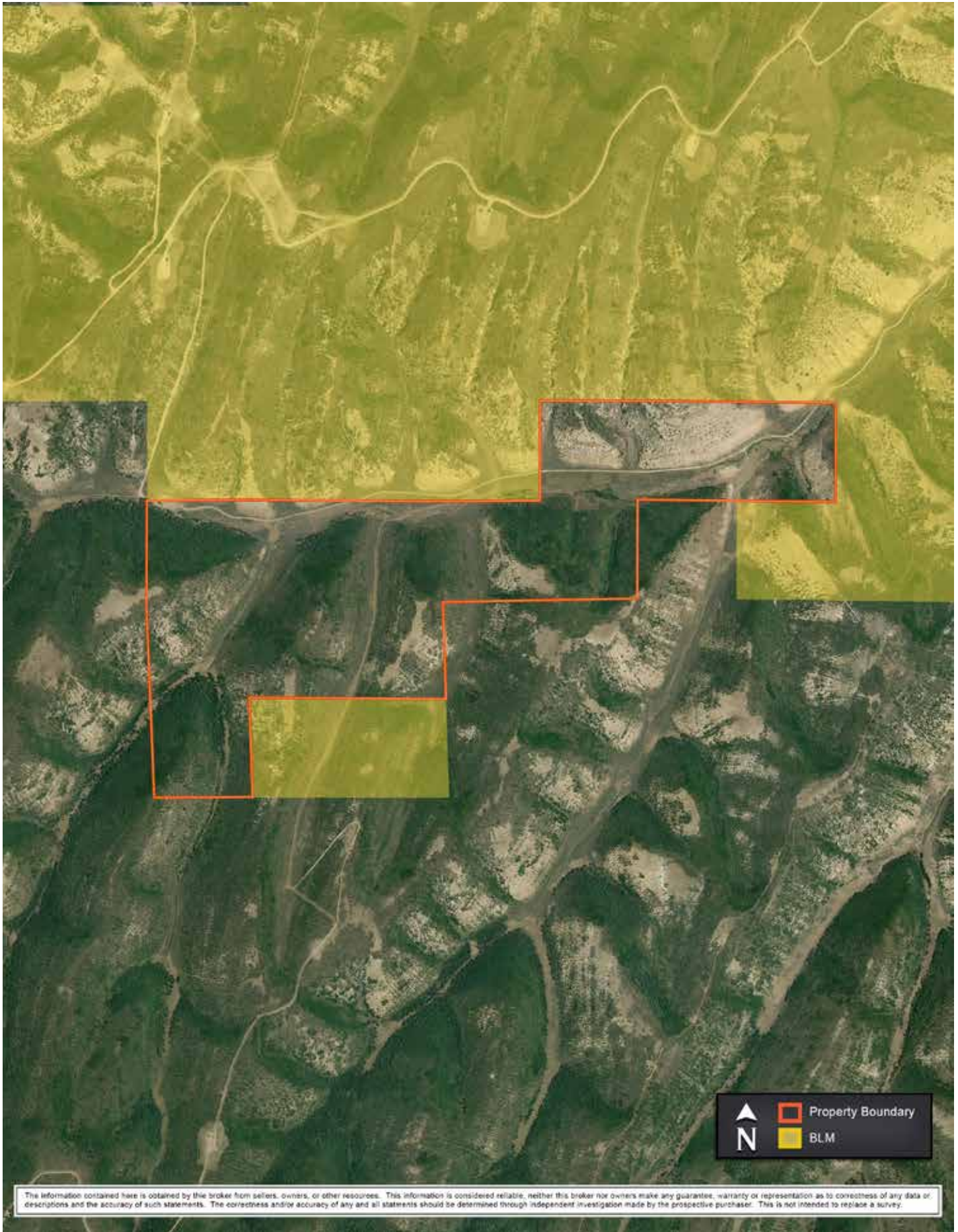
Nestled in the heart of the vast expanse of the Roan Plateau in Northwest Colorado, an area known for some of the country's largest Mule Deer and Elk herds, lies Hunter Creek Ranch. This 480± property has great versatility with hunting opportunities. Steep Ridges, drainages, dense trees, valleys, pastures, water, dirt roads, BLM access... this ranch has it all. Located in GMU 22, renowned for abundant wildlife and impressive success rates for Mule Deer and Elk, it offers Over-The-Counter (OTC) Elk licenses for Archery and 2nd & 3rd rifle seasons. These OTC licenses combined with the low draw odds for early rifle & muzzleloader Mule Deer seasons, along with its past qualifications for a Landowner Preference Program for Mule Deer vouchers each year, ensures an abundance of achievable hunting opportunities all season long. By bordering over 3 miles of private access to thousands of acres of BLM, this ranch's opportunities do not end at the fence line. An existing road system allows for easy access in and out of the ranch and the ability to reach many of the drainages and canyons.

HIGHLIGHTS

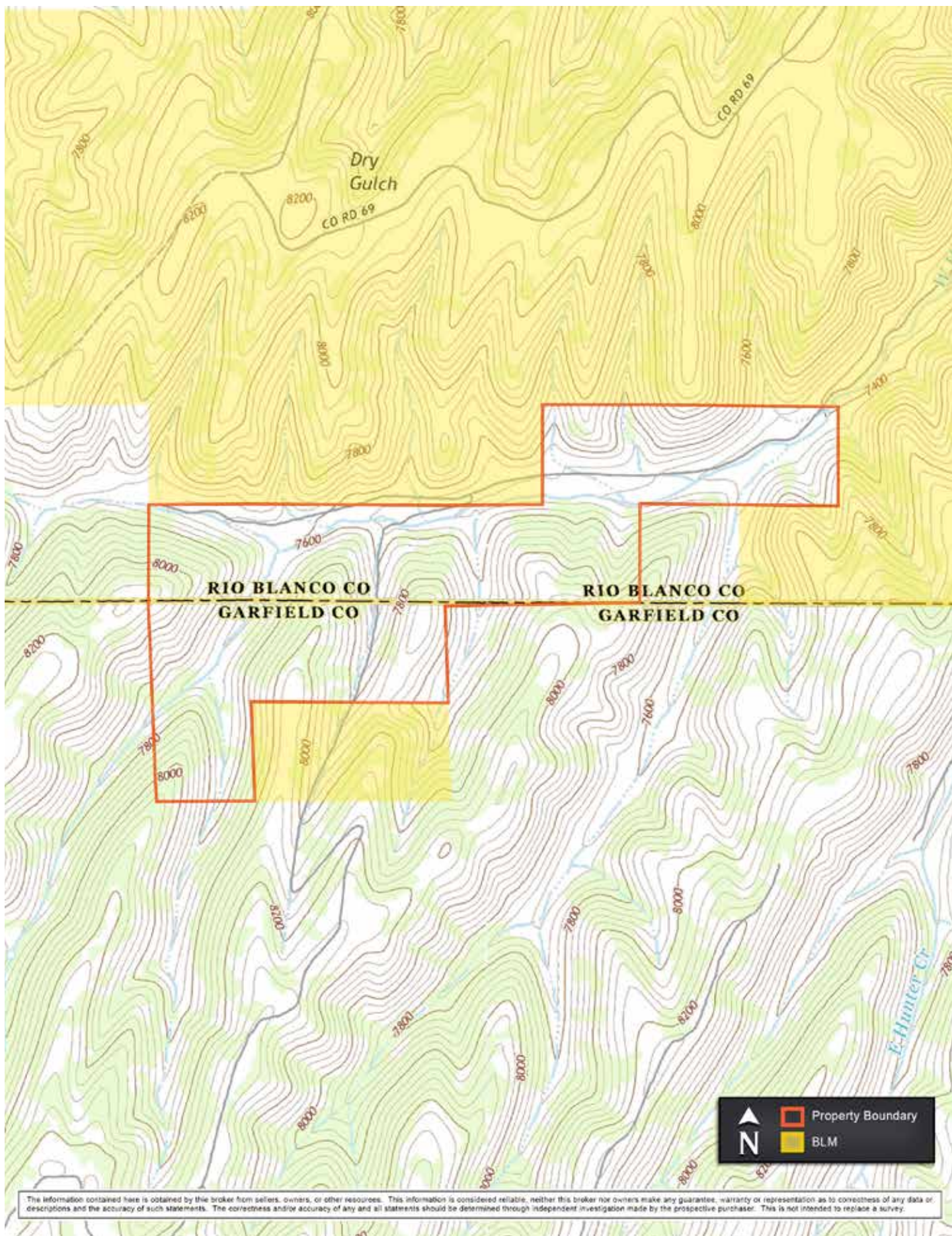
- 480 ± deeded acres
- Borders thousands of BLM acres
- 2 miles of a creek system
- Oak brush and Aspens
- OTC Elk tags and Turkey Tags
- Qualified for Landowner Preference Program- Mule Deer
- Black Bear, Mtn. Lion and Small Game hunting
- Meeker (50 miles) Shopping, Hospitals, Hotels, Restaurants

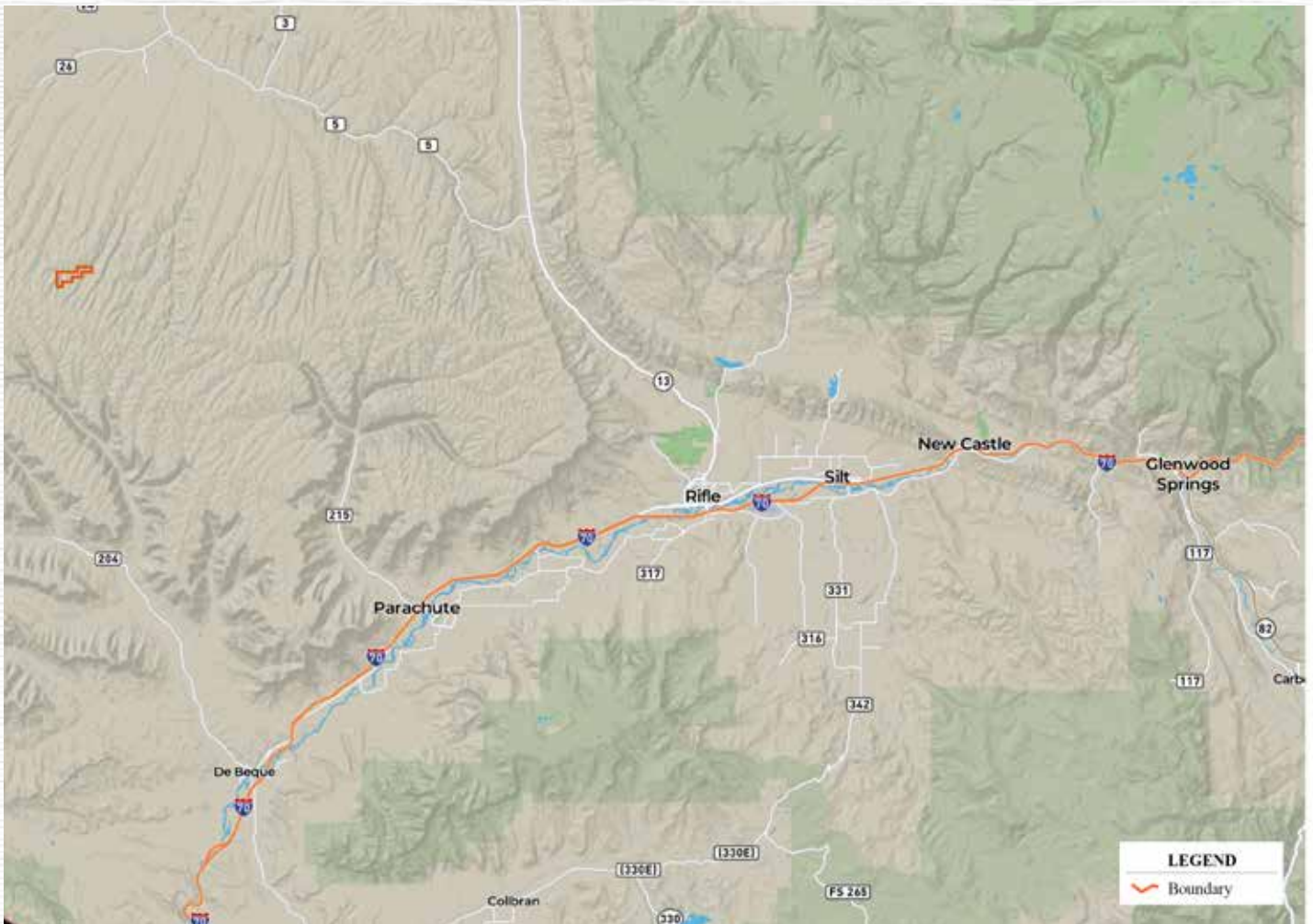
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The logo for St. James Sporting Properties features the name "St. James" in a large, elegant, black cursive script. A horizontal orange arrow, with a feathered tail on the left and a solid arrowhead on the right, passes behind the text. Below the cursive text, the words "SPORTING PROPERTIES" are written in a bold, black, all-caps serif font.

PO Box 700, Windsor, CO 80550

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Nebraska, New Mexico, Utah & Wyoming*