

LIVE WATER
P R O P E R T I E S



HUNTING - RANCHING - FLY FISHING - CONSERVATION



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Live Water Hunting Ranches



The hunting season is in full swing throughout the West and ranches are teeming with trophy animals. Our ranches for sale provide unmatched access to private hunting land, as well as to the multitude of recreational possibilities. Our Brokers have hunting ranch knowledge and will show you properties with the prime natural habitat for deer, antelope, elk, waterfowl and upland birds. Here are a few of our listings that feature the "best of the best" big game hunting opportunities in their respective states.

WYOMING

Rome Hill Ranch - Ten Sleep

Rome Hill Ranch offers many excellent hunting opportunities for mule deer, antelope and trophy elk as well as waterfowl and upland birds. Just last year a 395 bull was taken by crossbow on the ranch, which is a Safari Club International World Record. The genetics of the herd are outstanding and an incoming owner can expect to have world-class action each and every year.

Circle Lazy H Ranch on Fall Creek - Jackson Hole

A true inholding in one of the most wild and scenic locales in the Tetons and Greater Yellowstone Ecosystem, the Circle Lazy H boasts an abundance of wildlife. Here you will find impressive elk, mule deer and bull moose. Archery hunting in the dense timbered hillsides can be very productive this time of year with great rifle opportunities later in the fall as the elk migrate through the ranch on the way to their wintering range down by the Snake River. Ruffed grouse hunting throughout the ranch's abundant aspen groves and rolling terrain can provide some exciting bird hunting opportunities throughout the fall.

Washakie Wilderness Ranch - Dubois

The Washakie Wilderness Ranch is one of the finest hunting properties of its size on the market. Situated at the end of a 7-mile private road, the ranch is surrounded by National Forest and large private ranches. This combination limits access to the general public and creates a refuge for the elk and deer allowing for large stable populations and for the bulls and bucks to mature. Along a main migratory route for mule deer and Rocky Mountain elk, herds migrate from as far away as Yellowstone National Park with animals from the Bridger-Teton, Shoshone and Washakie Wilderness moving through to the wintering grounds in the Wind River Basin. The ranch would likely qualify for two landowner tags for elk, deer, and antelope. These tags are based on a survey by the Wyoming Game and Fish department on an annual basis and are determined by the amount of use on the property from each species.

Riffles 'n Rises Ranch - Star Valley

While many hunters focus his/her energy on big game hunting during this time of year, die-hard waterfowl enthusiasts are gearing up for the early October hunting season here in Wyoming. The U.S. Fish & Wildlife Service annual population estimates remain strong. They predict an 8% increase over last year's population, estimated at 49.2 million birds, an all-time record high. The Riffles 'n Rises Ranch enjoys numerous spring creeks that remain open during the colder winter months attracting waterfowl during their annual flight south.

Jasperson Ranch - Star Valley

This unique offering has acreage both in Idaho and Wyoming. The upper valley ground located in Idaho consists of 256 acres and adjoins Caribou National Forest, State and BLM lands, located in Idaho's Diamond Creek Hunting Unit. Resident herds of elk and deer move between the public ground and the alfalfa hay fields that line the bottoms of this modestly sloping, dense tree-covered canyon setting. Bugling elk can be heard from the ranch home. For the avid waterfowl hunter the 338 acres located on the Wyoming side of the state line will be most appealing. A half mile of the main stem of the Salt River as well as over a half mile of slower moving side sloughs and spring creeks provide ample cover and forage for migratory birds.

Windsong Ranch - Buford

Elk, deer, pronghorn antelope, and moose are frequently encountered at Windsong Ranch, along with an occasional black bear. In addition, the meadows and ponds provide habitat for several game bird species, including wild turkeys, blue grouse, geese, and ducks. The current owners have carefully controlled hunting for many years. The ranch is in a limited-quota area for antelope and deer and in a general hunt permit area

for elk. According to the Wyoming Game and Fish Department, landowner permits would likely be available, increasing the chances that the ranch owner would draw licenses in any given year.



COLORADO

Hidden Lake Ranch - Pagosa Springs

Hidden Lake Ranch benefits from thousands of premium big game habitat flanking the deeded acreage. For many years, the ranch operated as a fall base camp to hunters from all over the country who hunted both on the deeded acreage and the adjacent San Juan National Forest. While trophy bull elk are the primary game species, the area is known for its robust mule deer populations as well as bears.

North Fork Ranch - Bailey

With many thousands of acres of both Pike National Forest and designated wilderness areas bordering the North Fork Ranch, access to sensational hunting couldn't be more convenient. Live Water Properties Agents Brian Hartley and Ted Harvey have spotted numerous quality bull elk and mule deer while hosting guests on the ranch in the last week.

Wapiti Hideaway Ranch - Silt

Located on an elk migratory route along the White River National Forest and Colorado River Basin, many elk call this ranch home. Several hundred elk migrate through and stay on the ranch for the spring calving and fall rutting seasons. The massive migratory movement across the deeded acreage in the spring and fall is a spectacle to behold for hunters and non-hunters alike.

Elk Creek Ranch - Meeker

Elk Creek Ranch and the surrounding White River National Forest and Flat Tops Wilderness area are a sanctuary for America's largest resident elk herd, bald eagles, wild turkey, grouse, mule deer, bear, beaver, mountain lion, moose and much more. Many members at Elk Creek Ranch enjoy the pursuit of the elk when hunting season rolls around. Starting with the archery season in September, through the rifle seasons in October and November, the ranch is always a gathering place to tell stories of the day's hunt. Some of the biggest bulls in northwest Colorado have been killed on Elk Creek Ranch's owned or leased property.

Humboldt Peak Ranch - Westcliffe

Humboldt Peak Ranch is a big game magnet for significant populations of elk and mule deer. Wildlife seek refuge in the expansive pocket of dark timber and forage in the productive hay meadows. National Forest land is a 1-mile trip from the ranch and provides access to premier timbered draws and rolling topography at the base of the Sangre De Christo Mountain Range – home to great populations of elk and mule deer.

Hay Creek Ranch - Lake George

Surrounded on three sides by the Lost Creek Wilderness and the Pike National Forest, the property boasts tremendous big game hunting on the ranch and in the surrounding wilderness and forest. There are abundant water sources including, creeks and springs, as well as two ponds. The property and the adjoining forest provides excellent habitat, cover and feed for elk, bighorn sheep, mule deer and bear. Hay Creek Ranch is a rare opportunity to own a very scenic, secluded and sportsman's-rich property that is easily accessible from the Front Range.

The Castles - Gunnison

There is an abundance of big game in the area with elk, deer and bear on the property and the adjoining Gunnison National Forest and West Elk Wilderness. For the past 60 years, the owners have harvested game during the long hunting season from late August to January, each year. The wildlife habitat is ideal with excellent terrain including forest cover, patch parks, ponds and riparian areas.

The Park an Entrance to the West Elk Wilderness - Gunnison

Located above the Castle Creek drainage, the property has excellent habitat for big game, elk deer and bear. The landscape consists of aspen and pine forest, a large timothy grass park, patch parks, ponds and riparian areas, all located on terraced topography, which makes for fantastic wildlife viewing and hunting. The area's largest trophy elk and deer were taken off the property in the early 1990s. Each year numerous elk and deer are harvested from the property and in the adjoining Gunnison National Forest and West Elk Wilderness.



MONTANA

Jefferson Island Ranch - Whitehall

Hunters can expect to see incredible diversity of game this season at the Jefferson Island Ranch. Each cold

front will push a fresh population of waterfowl to the river, creeks and warm water sloughs. Moose are common and whitetail deer are prolific, including numerous trophy bucks. The ranch boasts an excellent population of wild pheasants and benefits from a game bird preserve license, which allows an owner and his guest to extend hunting season until March 31st.

Smokin' Rock Ranch - Swan Lake

With over two miles of Swan River flowing through or adjacent to the property, plus associated river-riparian habitat, and large areas of fir and pine forest, the Smokin' Rock Ranch supports populations of whitetail deer, elk and mountain grouse. Strategically sited between the Mission and Swan Mountain ranges, the property lies in a main migration corridor for both grizzly bears and wolves, which are commonly seen on the property.

Madison Spring Creek Ranch - Three Forks

Waterfowl hunters will see prolific numbers of ducks and geese on the miles of the Lower Madison River, and the spring waters of Darlington Ditch and Rey Creek. Upland bird hunters will find wild pheasant and Hungarian partridge and enjoy an extended season until March 31st due to the ranch's bird preserve license. The riparian corridor is well-known for producing trophy whitetail deer.

Running Colter Ranch - Belgrade

Game birds have been plentiful through the summer and early fall. Whitetail deer are seen fairly regularly throughout the ranch. When the cold weather shows up, Running Colter Ranch will see the significant flights of ducks and geese dropping by from the area spring creeks and river.

Blackfoot Rivers Confluence Ranch - Ovando

Elk and whitetail are residents year-round on the ranch, with mule deer showing up late in the fall. Blue and ruffed grouse are spotted regularly on the ranch, and waterfowl opportunities are available on both river reaches.

Shields River Ranch - Livingston

With a lush riparian zone bordering approximately 2 miles of the Shields River, coupled with adjacent alfalfa and grain fields, a varied wildlife community flourishes on the Shields River Ranch. Whitetail deer, mule deer and antelope are regularly seen on the ranch, ducks and geese are frequent in the river, and both Hungarian partridge and pheasant are found in huntable numbers.

Antelope Creek Ranch - Big Timber

Two distinctly different ecosystems comprise the Antelope Creek Ranch. Rolling foothills, deep canyons and a creek bottom on the south portion of the property are home to both mule deer and whitetail, as well as Hungarian partridge and sharp-tailed grouse. Elk are also seen with some regularity, and a number of bulls have been harvested in recent years. Whitetail deer are abundant along 2 miles of Yellowstone River bottom on the north side of the ranch. Premium waterfowl hunting is available on the river and the unnamed spring

creek that provides open water habitat year-round.

Coyote Creek Ranch - Grant

The Coyote Creek Ranch is located in some of the finest elk and deer country in Montana. Whitetail deer, mule deer and elk are found on the ranch year-round. Shiras moose are also seen on the property with frequency, as are antelope on the surrounding BLM lease. Blue and ruffed grouse live along the creek bottom and higher timbered ridges on the ranch and adjacent Beaverhead National Forest. Both wolves and mountain lions are also found in the immediate area.

Prickly Pear Mountain Ranch - Canyon Creek

Resident elk, mule deer, and whitetail deer numbers are strong on the Prickly Pear Mountain Ranch and adjacent state and federal lands. Migration of elk and mule from the mountains add even more animals late in the season to the resident herds.

Little Mission Creek Ranch - Livingston

Significant herds of mule deer call the Little Mission Creek Ranch home, and whitetail deer, elk and black bear are seen frequently. The property is home to both ruffed and blue grouse, in the numerous pockets of aspen trees and lush spring areas, as well as the higher ridges and heavily forested hillsides.

Historic Black Bluffs on the Yellowstone River - Park City

This ranch offers exceptional wingshooting opportunities in addition to whitetail deer, elk and antelope hunting. In August, late hatch families of both turkeys and Hungarian partridge were encountered on the ranch. The short grass prairie and rocky draws above the river bluffs provide ideal habitat for the local Hungarian partridge and sharp-tailed grouse. Local waterfowl numbers are good, with the pinnacle of waterfowl hunting coming with the arrival of the northern ducks and geese later in the season as temperatures drop and weather moves in.

Rock Creek Hunting and Fishing Retreat - Clyde Park

Whitetail deer numbers are exceptional with large bucks showing on the Rock Creek Hunting and Fishing Retreat in the past weeks. As the deer enter the courting season, the buck numbers explode on this historically used breeding area.

Mallard Lake on Rey Creek - Three Forks

Mallard Lake on Rey Creek hosts a significant number of geese and duck, along with Hungarian partridge, pheasants, grouse, and whitetail deer. Waterfowl numbers will balloon with the return of the northerns, and the buck deer will come looking for romance in November.

Tillinghast Creek Ranch in Belt Park - Belt

The resident elk herd that frequents the Tillinghast Creek Ranch have been visible and vocal during this fall's rut. Mule deer and additional numbers of elk will move in with the colder weather. Mountain grouse are present throughout the ranch.

Judith Mountain Hunting Ranch - Lewistown

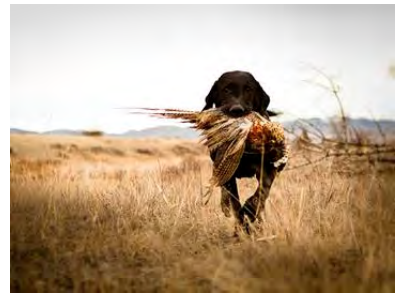
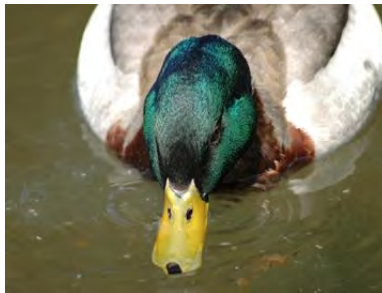
Mule deer numbers are strong on the Judith Mountain Hunting Ranch with whitetail deer down this year. Elk hunting is limited to antlerless elk without a permit in both archery and general season. Both elk and mule deer are being chased on the ranch this archery season.

Blackfoot Spring Creek Ranch - Ovando

Waterfowl hunting is the name of the game on the Blackfoot Spring Creek Ranch. The open waters traversing the ranch are a welcome resting spot as temperatures drop in the Blackfoot Valley.

Cottonwood Creek Farmstead - Clyde Park

Whitetail deer numbers are at their consistent high level, and moose are currently on the property. With its location near Clyde Park, archery hunting is the favorite hunting method.



IDAHO

West Rim Ranch - Clementsville

Healthy elk and mule deer from the Big Hole Mountain Range provide exciting hunting opportunities with a 370 class bull already taken from the area this season. The ranch boasts 2.5 miles of public lands boundary in the adjacent National Forest with ideal habitat along the different canyons. Migration from the national forest will provide additional hunting opportunities later in the season. For the upland bird hunter, healthy numbers of Columbian sharp-tailed grouse can be found on CRP acreage, which is designed to promote habitat for these native birds. Idaho Fish & Game and Intermountain Aquatics, a local environmental consulting firm, have identified three sharp-tailed grouse leks, or breeding grounds, on the property.

Teton River Confluence Ranch - Felt

Bitch Creek and Badger Creek are migration corridors for the famed Teton Range mule deer herd. Timing of

the annual migration varies depending on snowfall in the high-country, however bucks typically show up in mid-October and continue to pile onto the ranch through December. It would not be uncommon to see 500 deer on the ranch at peak migration. General season and limited quota hunts both provide opportunities to harvest some of finest deer in the West.

Duck Creek Preserve at Henry's Lake - Island Park

Duck Creek Preserve is nestled at the mouth of the majestic Centennial Mountain Range valley and bordered on two sides by Beaverhead Deerlodge National Forest. The adjacent public lands offer direct and private access to seemingly endless miles of trails and big game hunting opportunities for the area's highly regarded elk and mule deer. The healthy forest surrounding the Duck Creek Preserve is critical habitat for big game. The thick willow corridor along the creek and pond serves as an important transitional acreage and water resource, which provides movement corridors and refuge for big game as they move down into their winter range.



MISSOURI

Black Dog Farm & Greenhead Manor - Blairstown

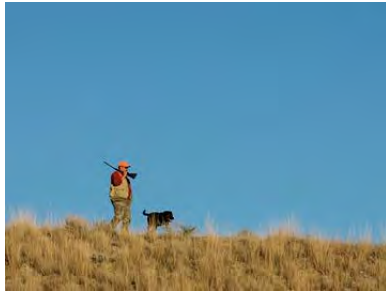
With prime habitat for ducks, geese, turkey and deer, the ranch caters to the waterfowl enthusiast with enhanced hunting developments and a prime location for migratory ducks. The property boasts 3 concrete blinds and multiple other hunting sites. There is a stocked 8-acre pond and food plots that enhance the hunting experience. This offering is a must-see for the avid waterfowl hunter and sportsman.

OREGON

Luelling River Retreat - Madras

While many label the Luelling River Retreat as only a fly fishing ranch, it also offers out-the-door hunting opportunities with BLM borders on two sides. The topography is ideal for hunting with the canyon rim that holds plenty of chukar. These birds deliver a good chase as they outrun hunters to the top of the canyon, and then they turn around to sail all the way back down to the river. A healthy population of valley (California) quail call this ranch home, and mule deer are also seen. Many large bucks have been harvested out of this canyon, as it has a year round spring creek and excellent cover. With four springs, this ranch holds an abundance of fir and feather for its acreage. This is a true "cast and blast" experience, out the front door, with the peak of the steelhead run just beginning. Deer season for rifle hunting opens October 4th and upland bird

season opens October 11th.



Reasons Why Hunting is Conservation

Courtesy of our friends at the RMEF. To view the full 25 reasons, [click here](#).

- In 1907, only 41,000 elk remained in North America. Thanks to the money and hard work invested by hunters to restore and conserve habitat, today there are more than 1 million.
- In 1900, only 500,000 whitetail deer remained. Thanks to conservation work spearheaded by hunters, today there are more than 32 million.
- Hunting supports 680,000 jobs, from game wardens to waitresses, biologists to motel clerks.
- Avid hunter Theodore Roosevelt created our national forests and grasslands and forever protected 230 million acres for wildlife and the public to use and enjoy.



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