

CANYON SPRINGS FARM & RANCH

— 1,360± ACRES | EASTLAND, UTAH —

St. James
SPORTING PROPERTIES

www.SJSportingProperties.com

855-711-7577 | Info@SJSportingProperties.com

**SPRING-FED PONDS IN THE CANYONS PROVIDE WATER & HABITAT FOR ELK,
MULE DEER, WATERFOWL, AND MANY OTHER BIRDS AND GAME.**

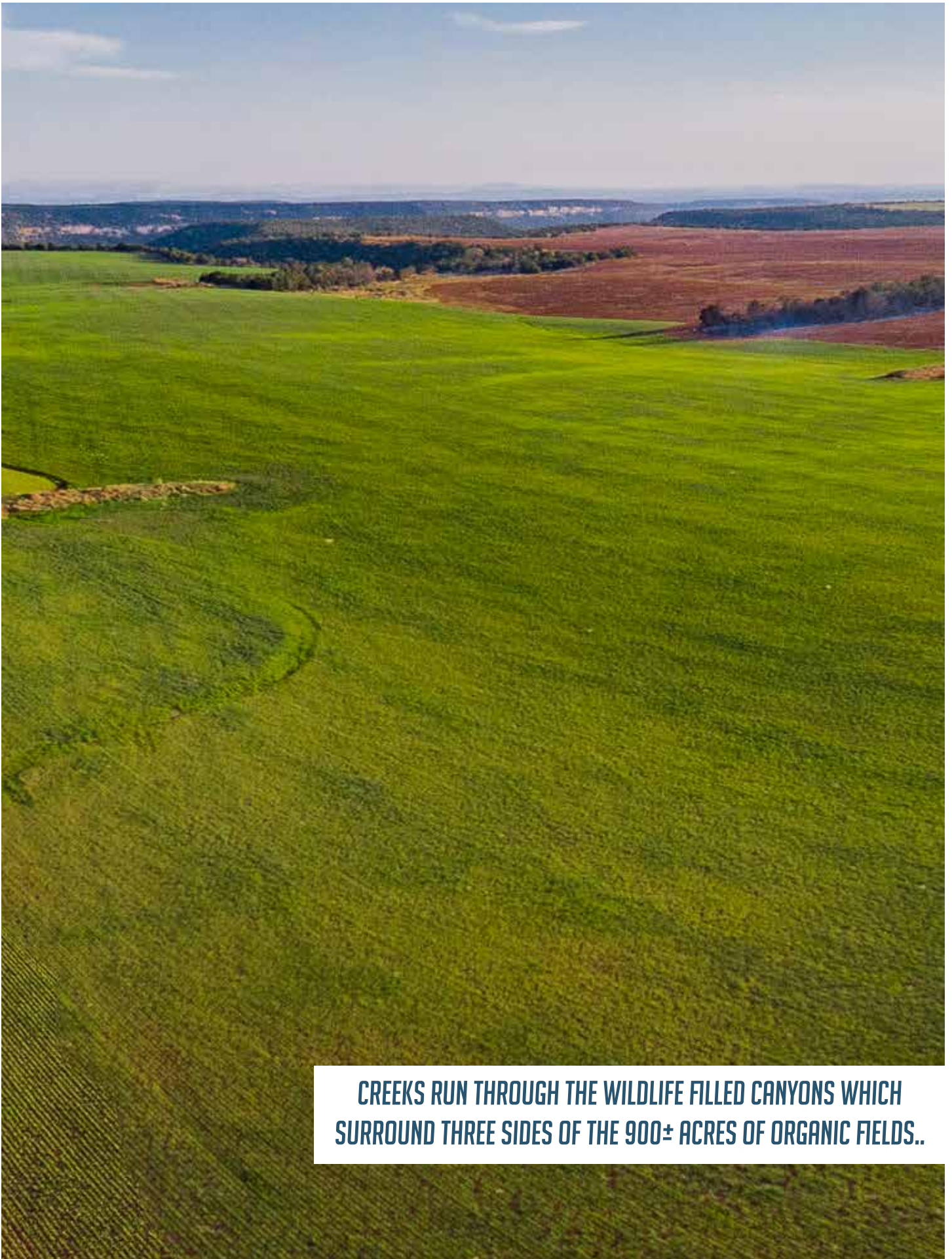




PROPERTY HIGHLIGHTS

- Located in Eastern Utah
- 1,360± acres
- Canyons and creeks are home for wildlife
- Organic fields for crops (900± acres)
- Year round access
- Elk and Mule Deer hunting
- OTC Any Bull Elk tags and landowner deer tags
- Black Bear, Mtn. Lion, waterfowl and small game
- Water rights available
- 30 minutes from Dove Creek, CO (gas, food, supplies)





**CREEKS RUN THROUGH THE WILDLIFE FILLED CANYONS WHICH
SURROUND THREE SIDES OF THE 900± ACRES OF ORGANIC FIELDS..**



CANYON SPRINGS FARM & RANCH

1,360± ACRES | EASTLAND, UTAH

Beautiful & hidden in Southeastern Utah is this 1360+/- acre farm and ranch. Creeks run through the wildlife filled canyons which surround three sides of the 900+/- acres of organic fields. Spring-fed ponds provide water & habitat for Elk, Mule Deer, Black Bear, Mountain Lion, Waterfowl, and many other birds and small game. Over-the-counter Any-Bull Elk Tags are available for this hard-to-find hunting property. The ponds provide great habitat for waterfowl and other birds, and are deep enough for fish to survive. An old homestead sits on the Northeast corner of the ranch, with barbed-wire fencing on several sides of the property. Canyon rims provide views of the manicured fields and deep canyons, and you can get great views of the distant mountains. The wide-open skies enhance this magnificent landscape.

HIGHLIGHTS

- 1,360± Deeded Acres
- Canyons and creeks provide habitat for wildlife
- Organic fields provide a source of income
- Year round access
- Hunting for Elk and Mule Deer
- Black Bear, Mtn. Lion, Waterfowl and small game
- Several ponds can be stocked with fish
- Water rights are available

QUICK FACTS

HUNTING

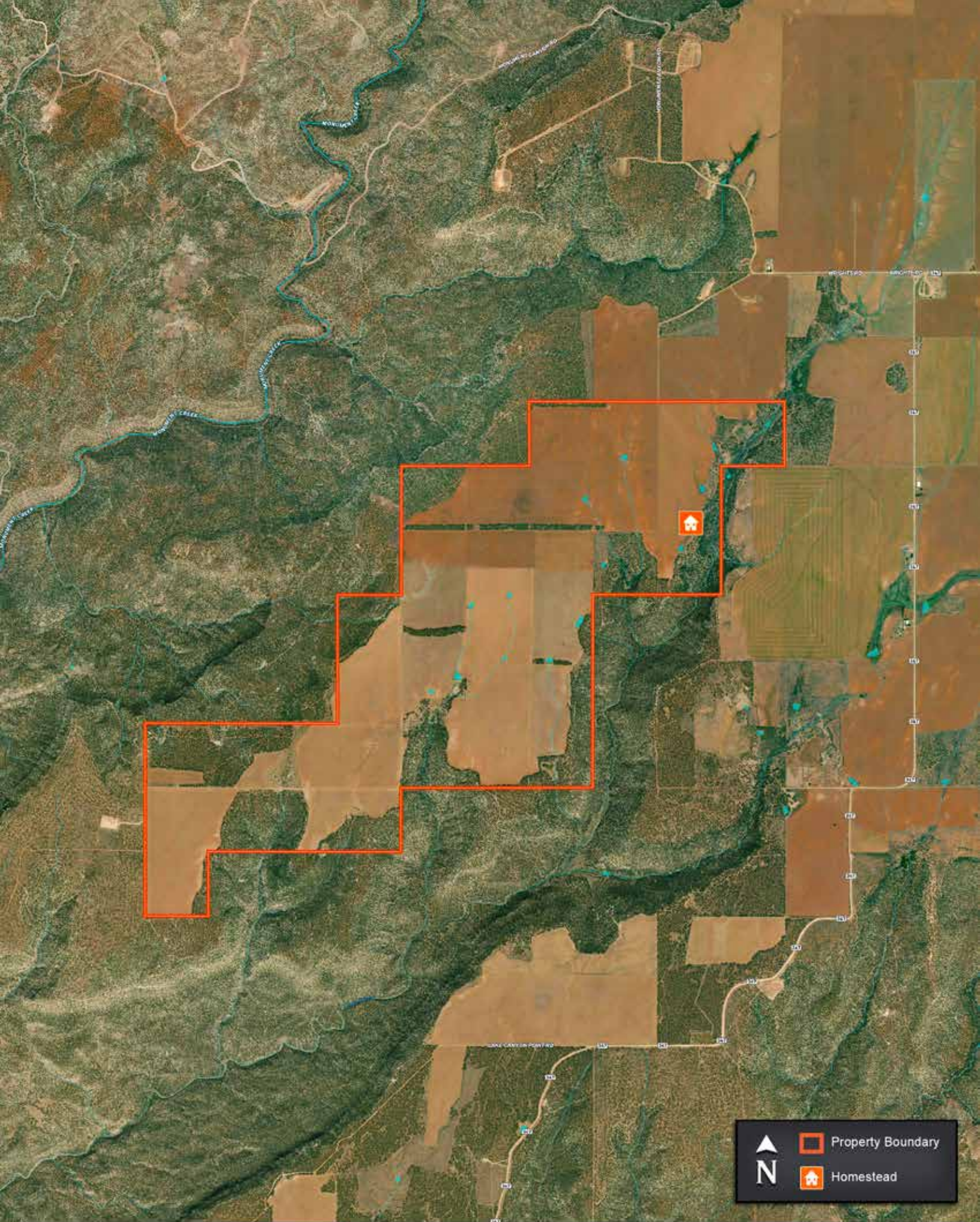
- Unit 14A
- Elk and Mule Deer
- OTC Any Bull Elk tags
- Qualifies for 2 Landowner Deer tags
- Black Bear and Mtn. Lion hunting
- Waterfowl and small game hunting

LAND

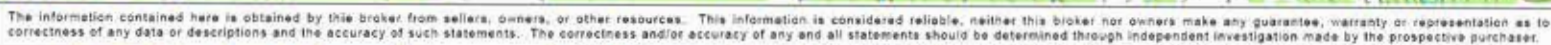
- Creeks and ponds provide water
- Pinyon/Junipers cover the canyons
- Organic farm ground
- Road runs through the property
- Water rights available
- Perimeter fencing

DOVE CREEK, CO

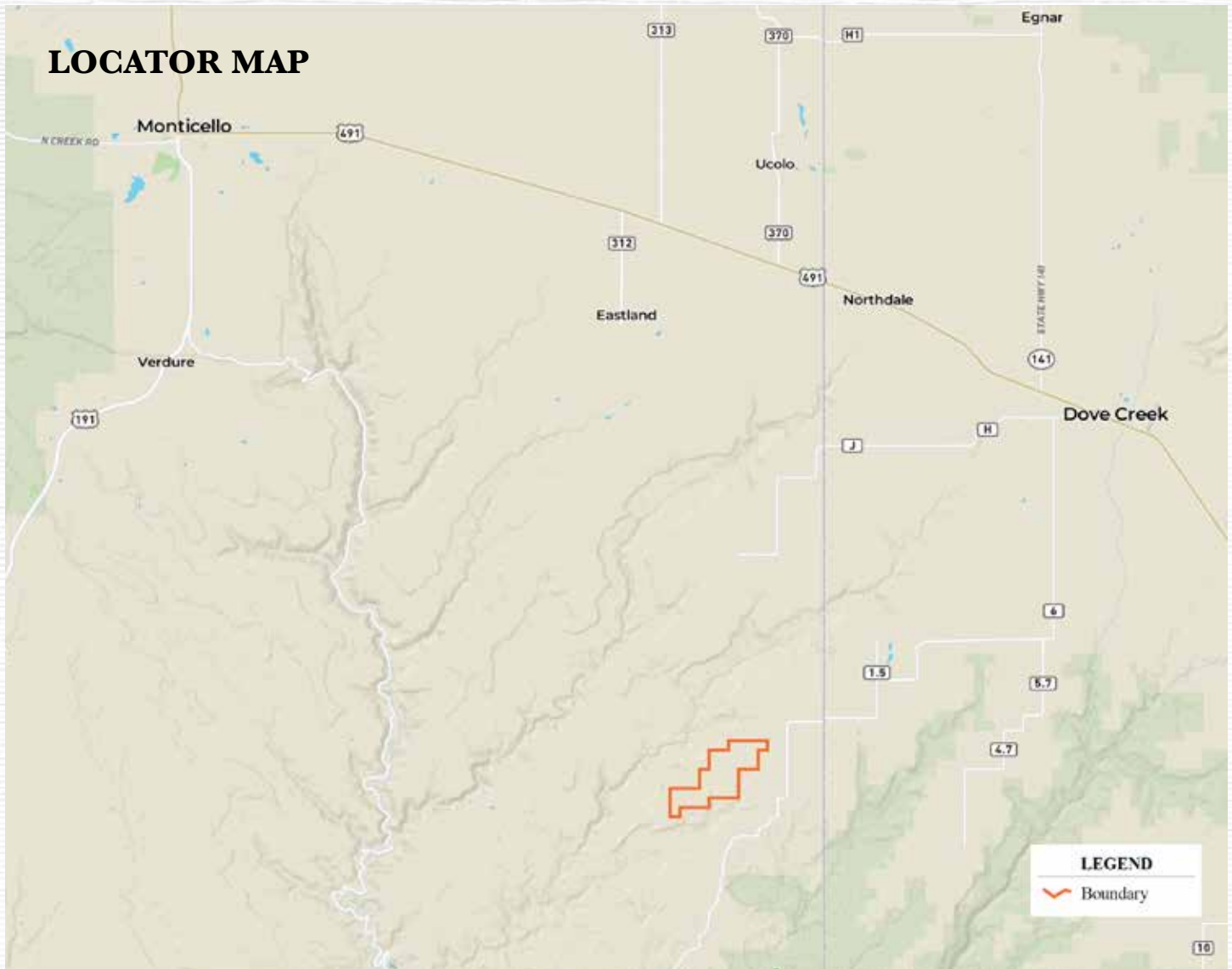
- 30 minutes away
- Gas, groceries, supplies
- Hospital and restaurants
- Cortez Mncpl. Airport (1 hour)
- Moab, Ut (1.75 hours)
- Salt Lake City (5.5 hours)



The information contained here is obtained by this broker from sellers, owners, or other resources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser.



LOCATOR MAP



St. James

SPORTING PROPERTIES

721 Main St. Windsor, CO 80550

855-711-7577

Info@SJSportingProperties.com

www.SJSportingProperties.com

LICENSED IN:

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

The information contained here is obtained by this broker from sellers, owners, or other resources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Please disregard this marketing material if your property is currently listed with another brokerage.