

# BISHOP CANYON SOUTH

EGNAR, CO | \$820,000 | 631± ACRES



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Bishop Canyon South is a 631± acre property that provides quality agriculture and hunting opportunities in the breathtaking landscapes of Southwestern Colorado. The property can be combined with Bishop Canyon North (657± acres) for additional acreage. There are 215± acres of agriculture on the property that can provide income, and also attracts Elk and Mule Deer for high quality hunting. Surrounding the ag fields is diverse terrain including cliffs, draws, pinions, junipers, sagebrush, and native grasses. A private trail system allows for good access and mobility. The property delivers stunning panoramic views of Colorado and Utah mountains.

There is prime hunting in the area (GMU 711) and on the property, featuring B&C Mule Deer (resident and migratory, with 200"+ bucks harvested) and robust Elk herds (300"+ bulls, including migratory 350"+ from Utah). The property qualifies for Landowner Preference Program (LPP) Mule Deer vouchers, which can be sold, while Elk tags are OTC for 2nd and 3rd rifle seasons. Additional game includes mountain lion, black bear, turkey, and small game. Water sources on the property (multiple dirt tanks), along with plenty of feed from the ag fields, support thriving wildlife. Two elevated Muddy blinds are currently in position overlooking ag fields and draws.

Bishop Canyon South is framed by the La Sal, San Juan, and Abajo Mountains, Uncompahgre Plateau, and Disappointment Valley. There is year-round access off 6HS Road (where power is located), and the property is partially fenced. The property is just hours from Arches, Canyonlands, Mesa Verde, and Glen Canyon. Nearby towns like Dove Creek (15-20 mins), Cortez (45 mins), and Durango (1 hr 25 mins) offer amenities, while Moab (1 hr 30 mins) and Telluride (2 hrs) add adventure. Bishop Canyon North is a beautiful hunter's paradise and a gateway to iconic Southwestern landscapes.

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## GAME MANAGEMENT UNIT 711

THERE ARE RESIDENT AND MIGRATING MULE DEER IN THIS AREA, AND MANY BUCKS IN THE 200" RANGE HAVE BEEN HARVESTED IN THE PAST. THERE ARE RESIDENT AND MIGRATORY ELK, WITH MANY IN THE 300" RANGE.



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### PROPERTY ATTRIBUTES

- 631± deeded acres
- Hunting for Elk and Mule Deer
- Qualifies for LPP Vouchers for Mule Deer
- Access from county road
- Spring and multiple seasonal dirt tanks
- Ag fields and draws
- 215± acres of Agricultural crops
- Wildlife attracted to water and food sources
- Vegetation includes cedars, pinons, sage, and native grasses
- Internal trails/roads
- Fenced for cattle

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**TWO ELEVATED BLINDS IN PLACE**







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**ELK HUNTING**

- Many bulls in the 300" range
- Trophy class bulls migrate from Utah in the fall
- Draw for Archery, 1st and 4th season rifle tags
- OTC for 2nd and 3rd season rifle

**MULE DEER HUNTING**

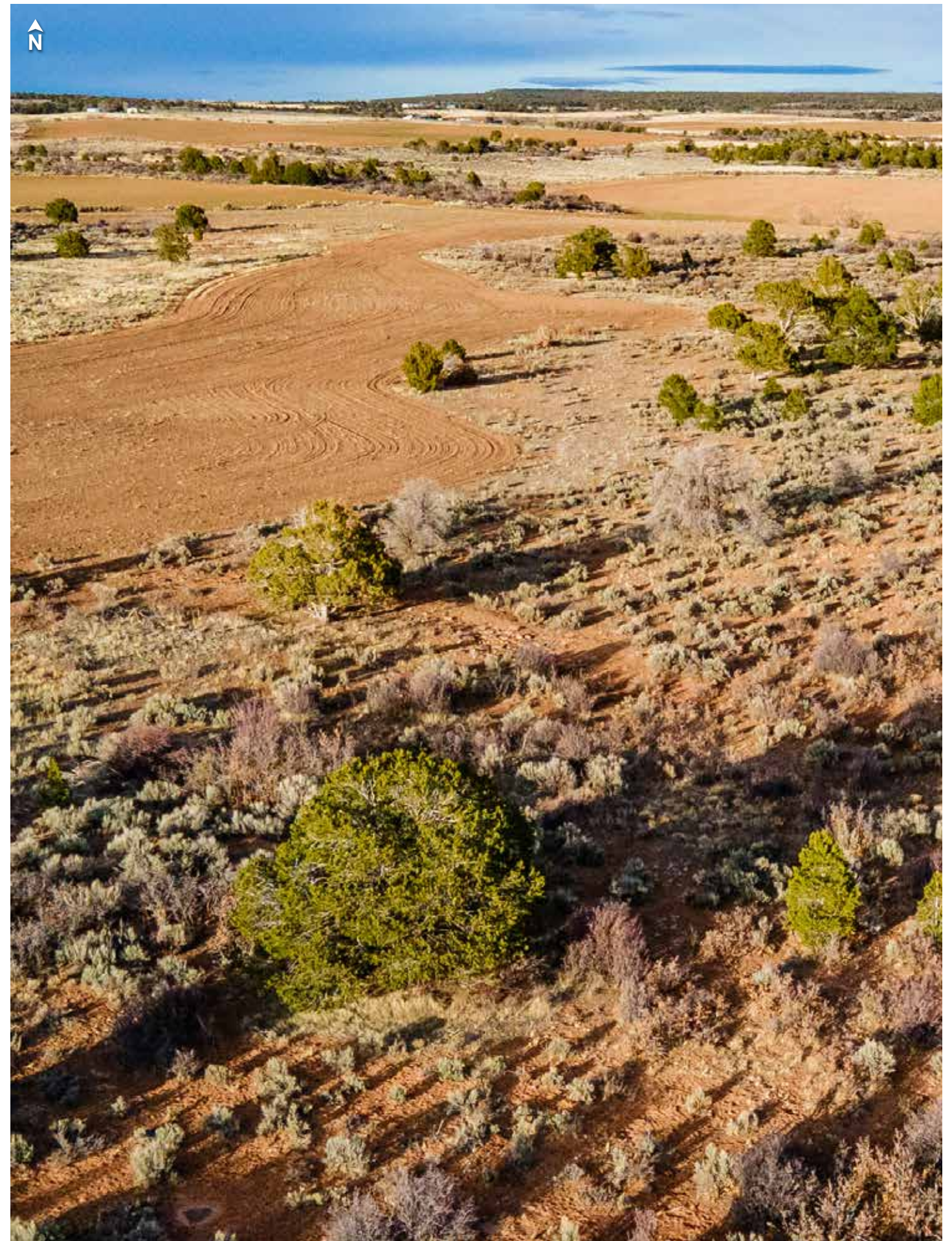
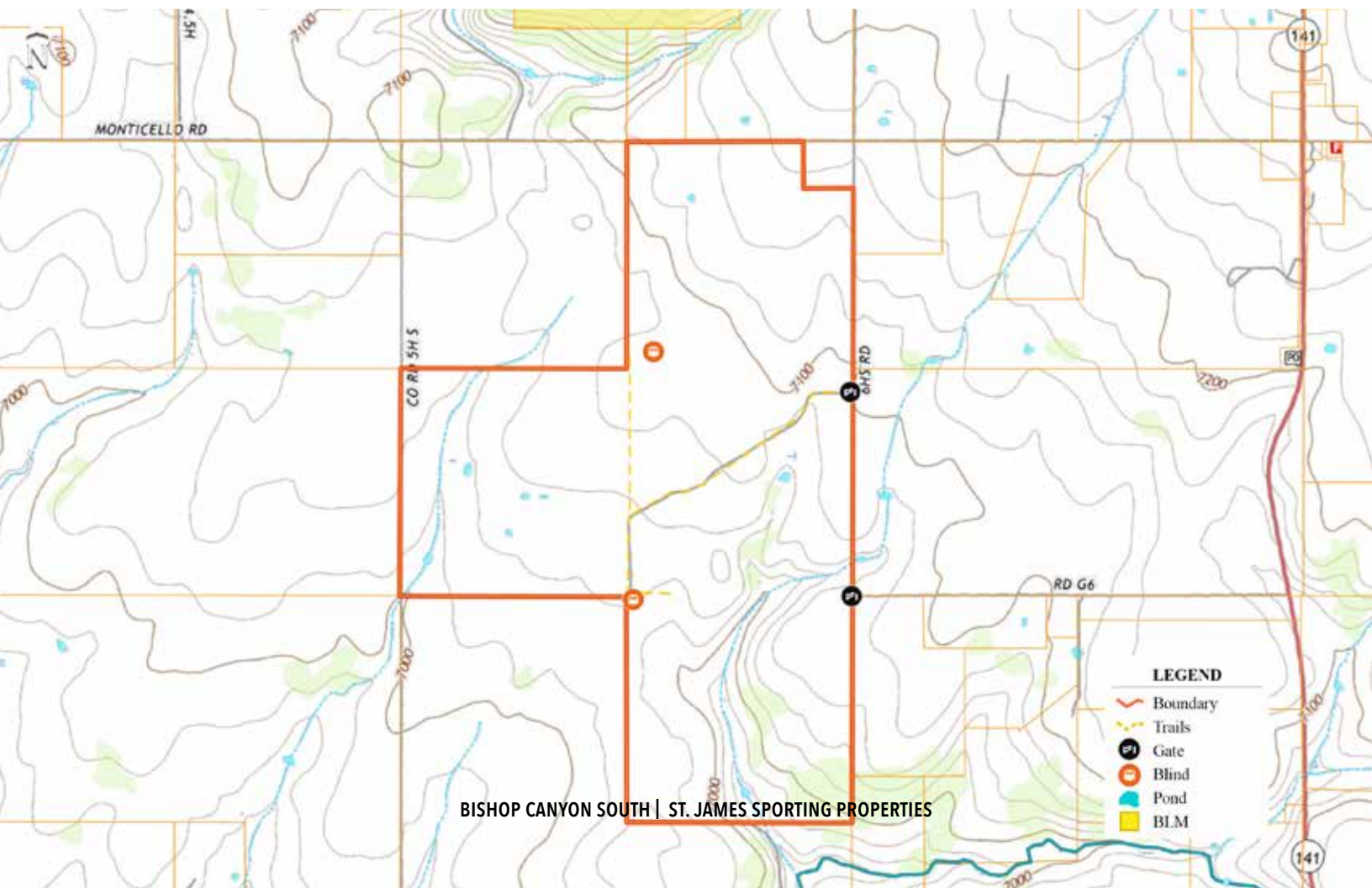
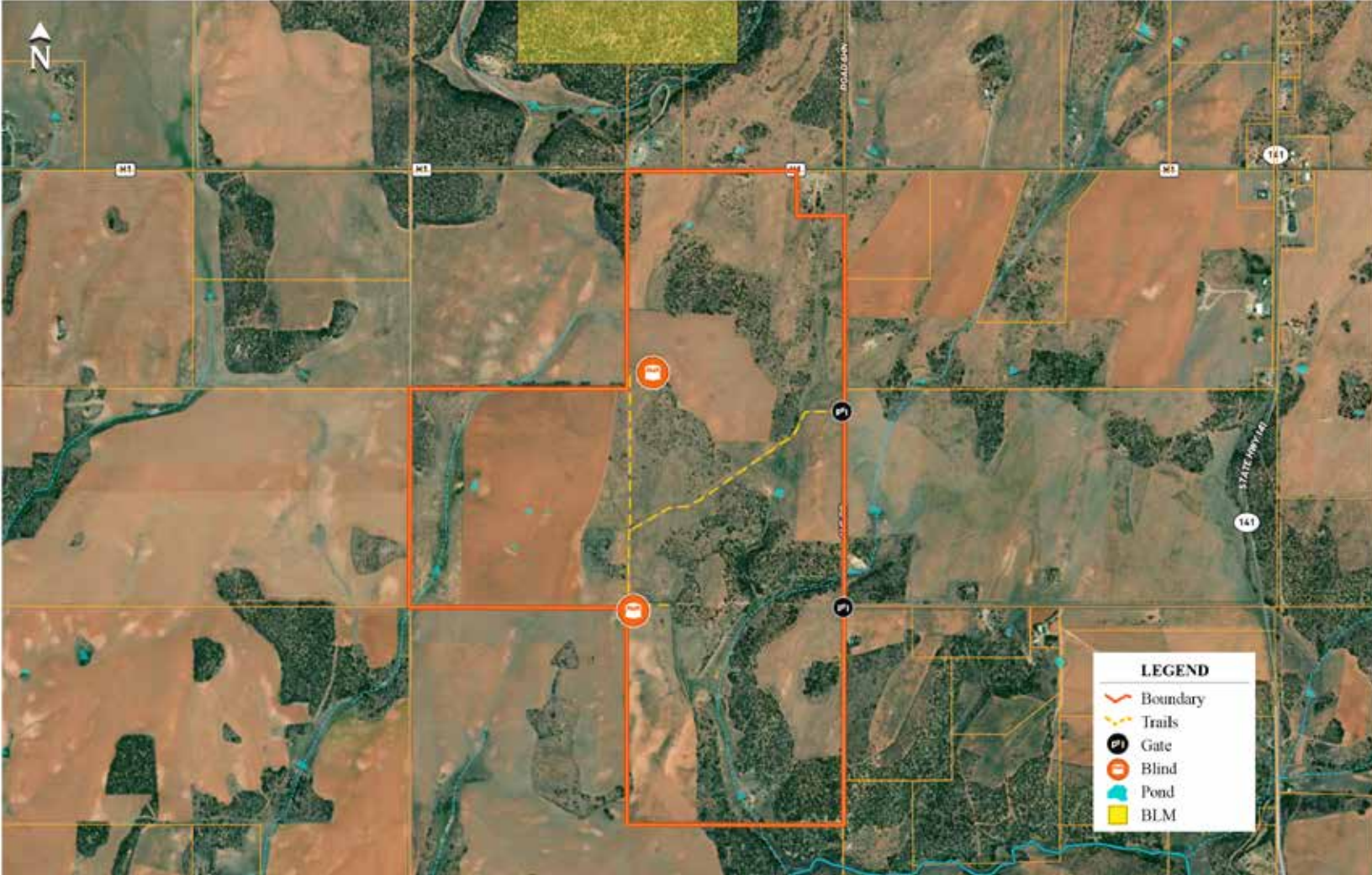
- Bucks in the 200" range have been harvested in this area
- Qualifies for Landowner Preference Program vouchers

**ADDITIONAL HUNTING**

- Black Bear, Turkey, Mountain Lion, and small game



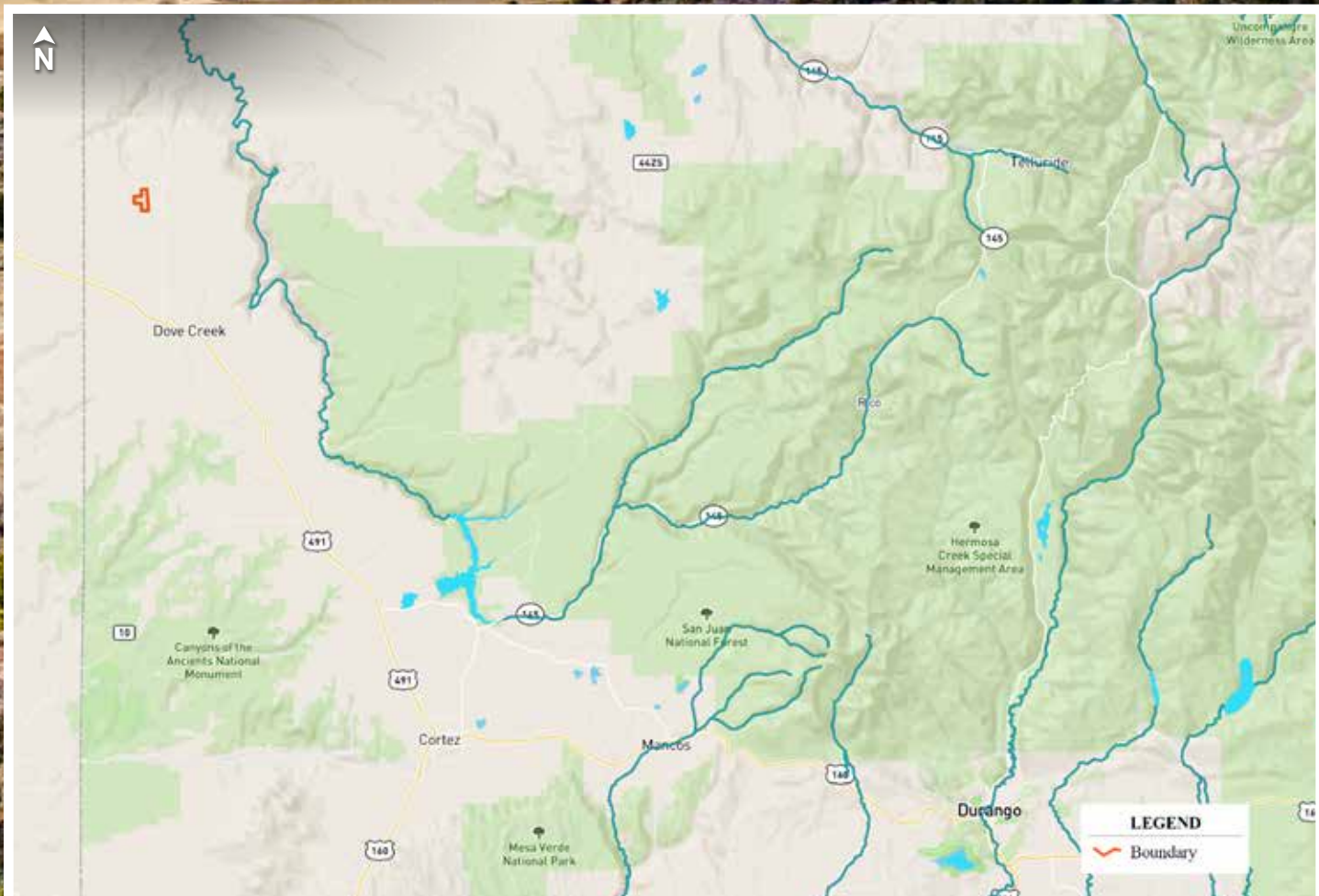




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## LOCALE

- 15-20 mins. to Cahone and Dove Creek CO. (Hotel, Groceries & Fuel)
- 30 mins. To Monticello UT (Hotels, Groceries, & Dining)
- 45 mins. to Cortez, CO (Airport, Hotels, Groceries, & Dining)
- 1 hour 25 minutes to Durango, CO (Airport Hotels, & Dining)
- 1 hr. 30 min to Moab, UT (Arches National Park & Whitewater Rafting & Off-roading)
- 2 hrs. to Telluride, CO (Airport, Groceries, Dining)
- 2 hrs. 22 min to Montrose, CO (Airport, Groceries, Dining)

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