

# BISHOP CANYON NORTH

EGNAR, CO | \$855,000 | 657± ACRES

*St. James*  
SPORTING PROPERTIES

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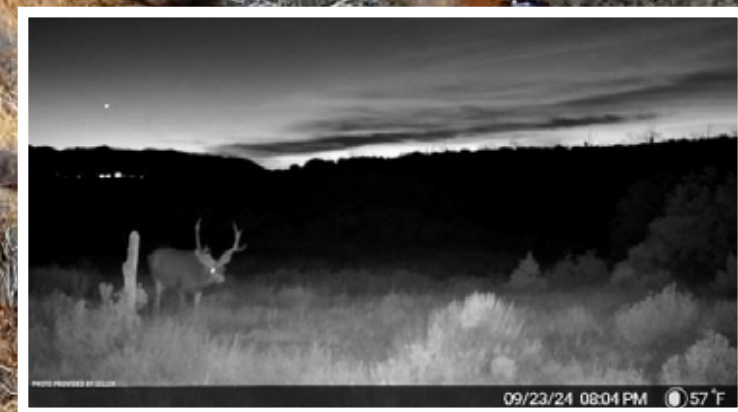
Bishop Canyon North is a 657± acre property nestled in the breathtaking landscapes of Southwestern Colorado, with the option to be combined with Bishop Canyon South (631± acres) for a total of 1,288± acres. The property delivers stunning panoramic views of Colorado and Utah and sits adjacent to thousands of acres of BLM public land. This is a secluded property with diverse terrain—cliffs, draws, pinions, junipers, sagebrush, and native grasses—plus a private trail system and year-round access via county roads with power available.

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 (seasonal dirt tanks and a year-round spring with pond), along with plenty of feed and bedding habitat, support thriving wildlife.

Bishop Canyon North elevation spans 7,300-7,600 feet, and its framed by the La Sal, San Juan, and Abajo Mountains, Uncompahgre Plateau, and Disappointment Valley. The property features a diverse terrain of cliffs and draws, and is covered with pinions, junipers, sagebrush, native grasses. There is year-round access off Highway 141 (where power is located), and 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

- 657± deeded acres
- Hunting for Elk and Mule Deer
- Qualifies for LPP Vouchers for Mule Deer
- Access from county roads
- Multiple seasonal dirt tanks
- Year-round spring with pond
- Vegetation includes cedars, pinons, sage, and native grasses
- Elevation 7,300 ft – 7,600 ft
- Private trail system
- Partially Fenced

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**MULTIPLE SEASONAL DIRT TANKS**







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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

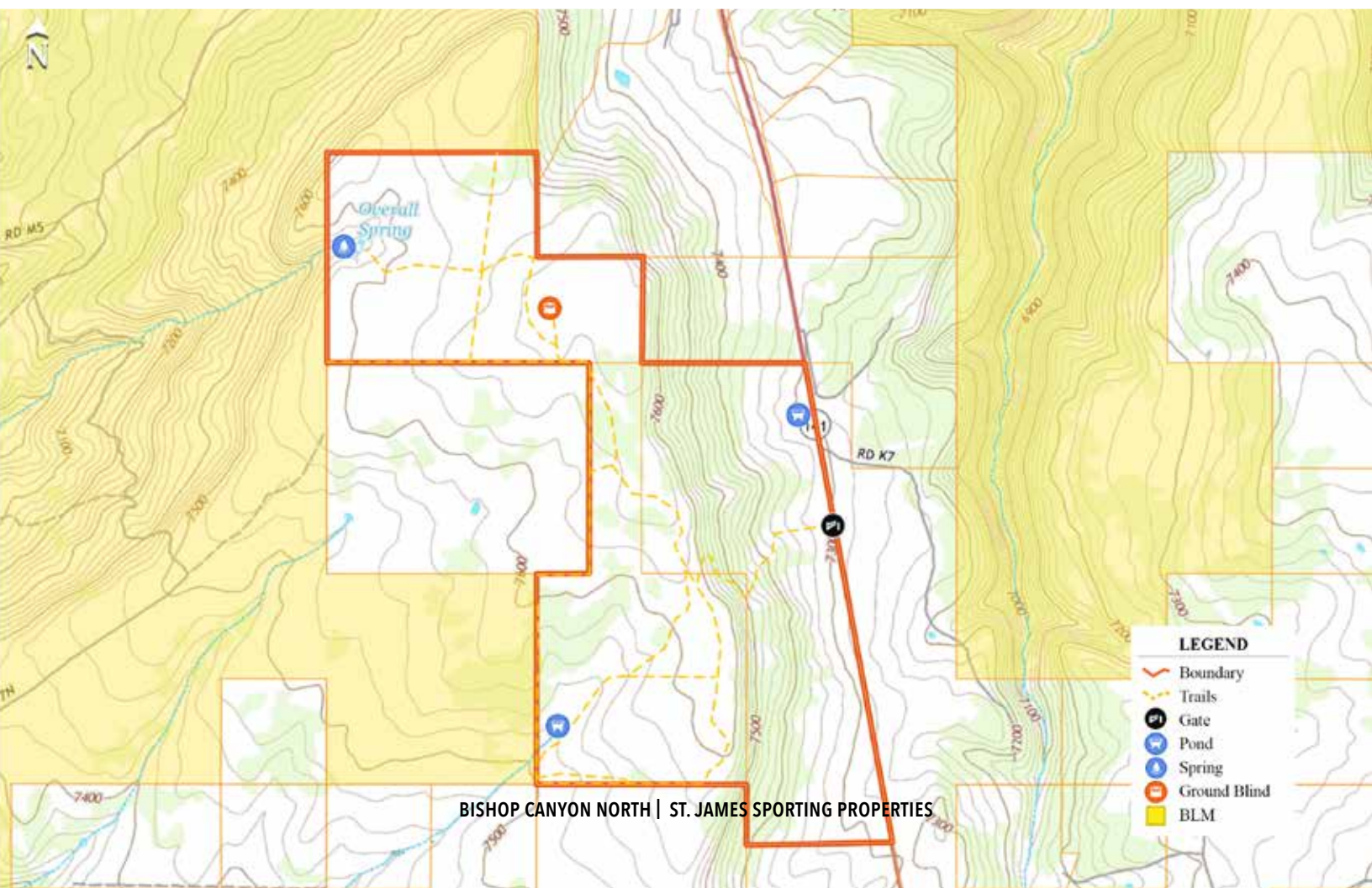
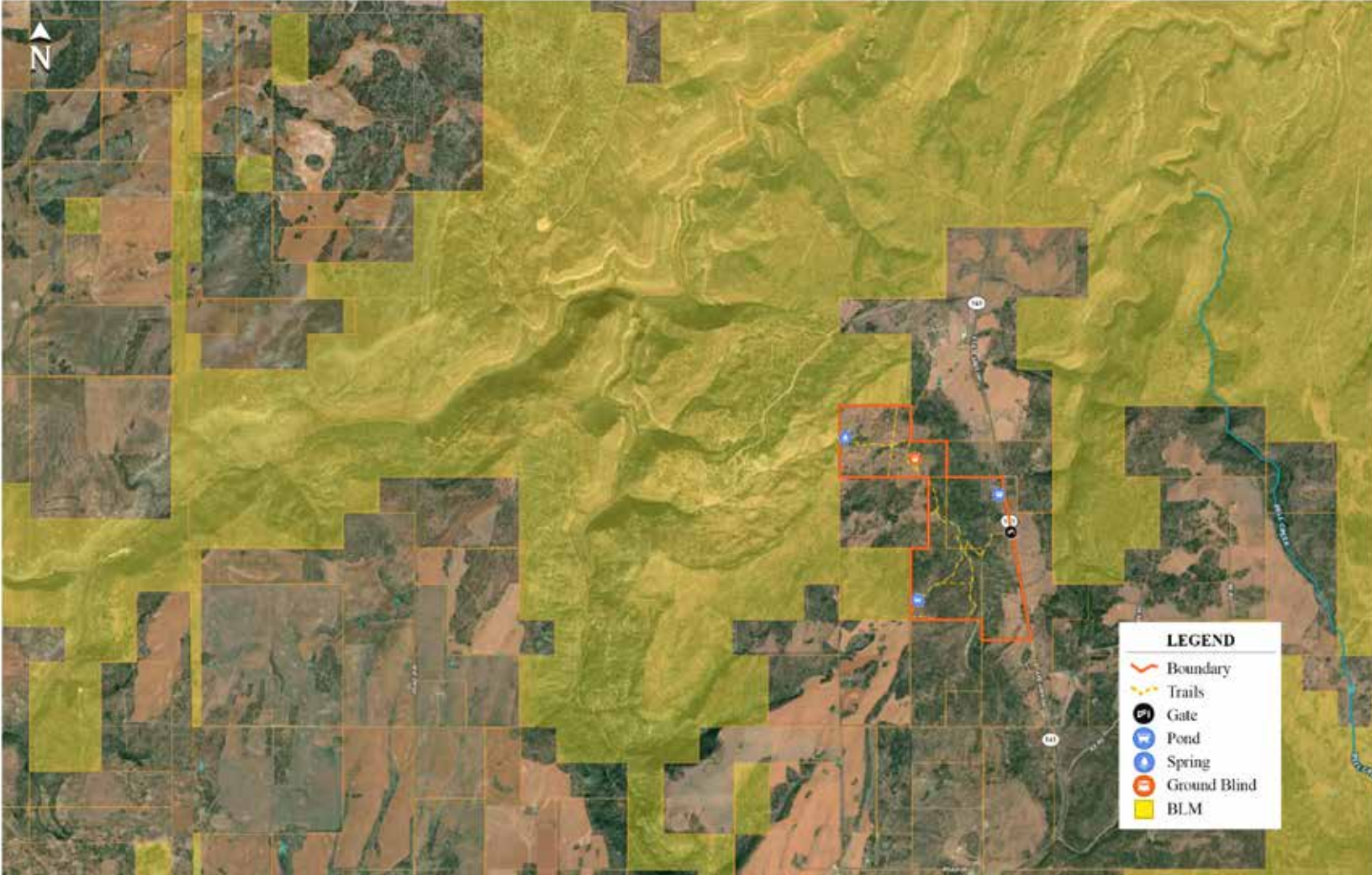


PHOTO PROVIDED BY SELLER



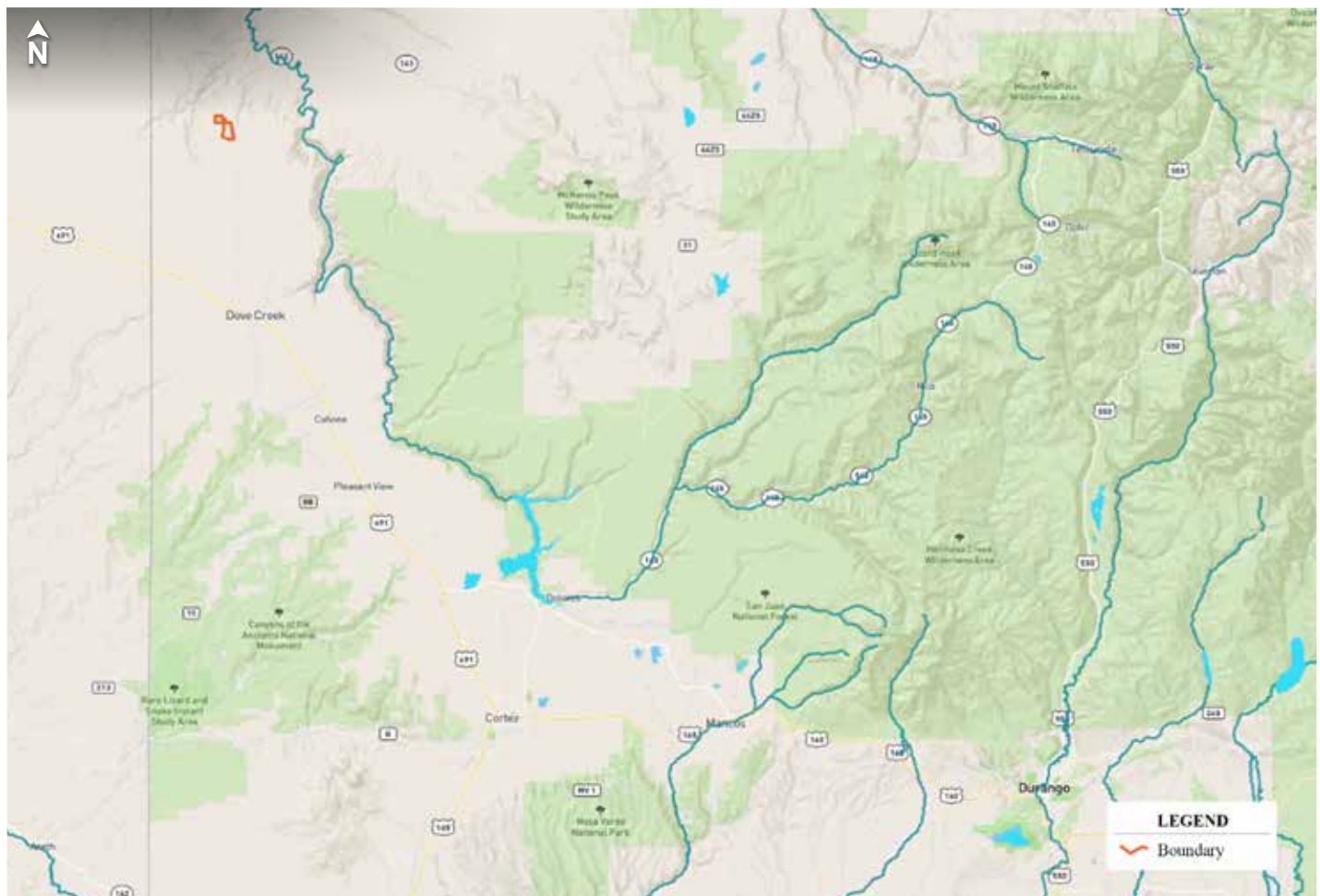
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## LOCALE

- 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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