

SKYLINE RANCH

2,982 Acres

Skyline Drive, Sanpete County, Utah



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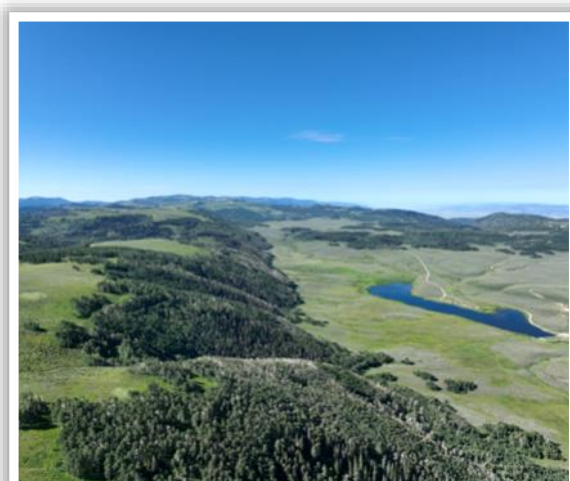
PROPERTY FACTS

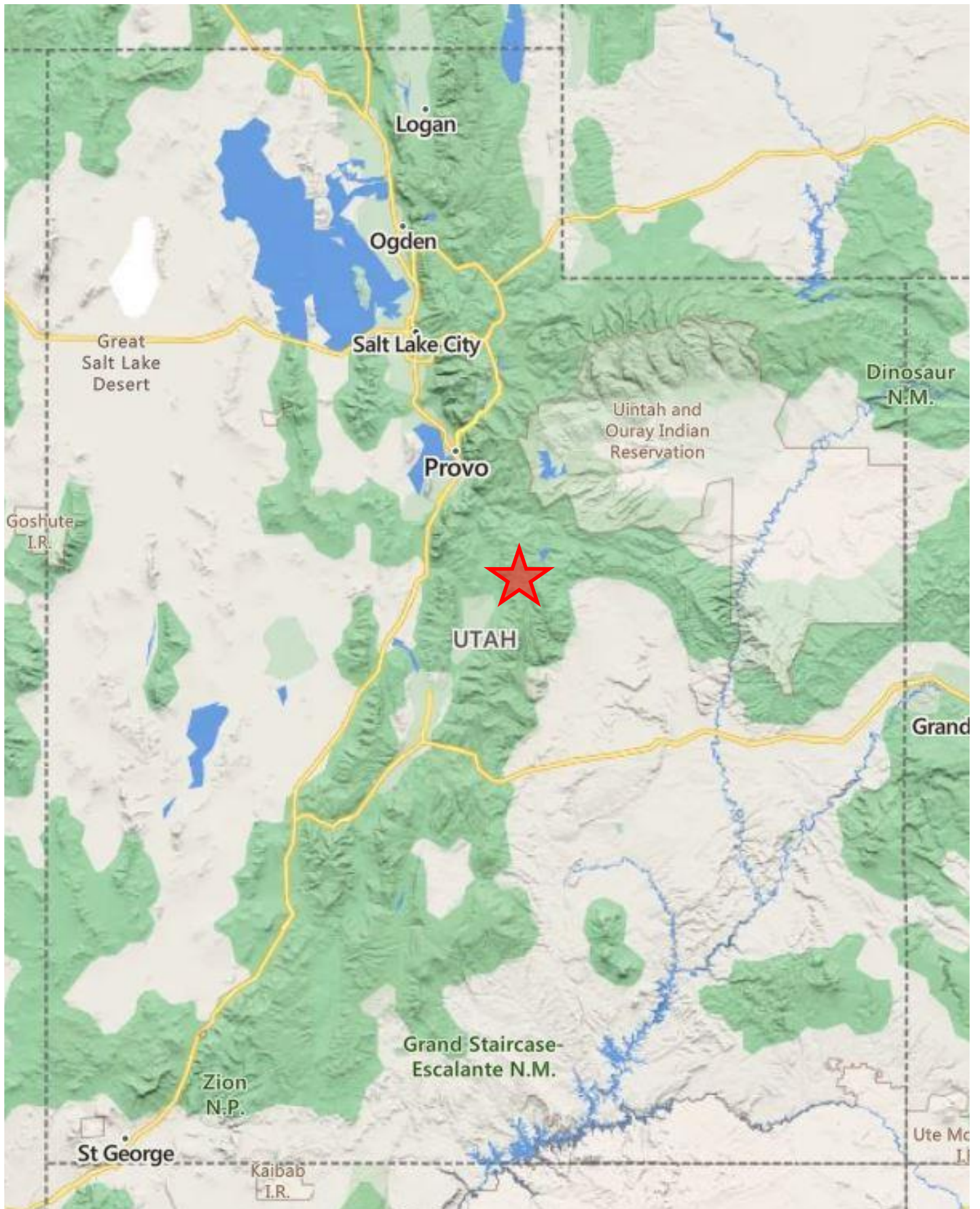
OFFERING PRICE AND TERMS

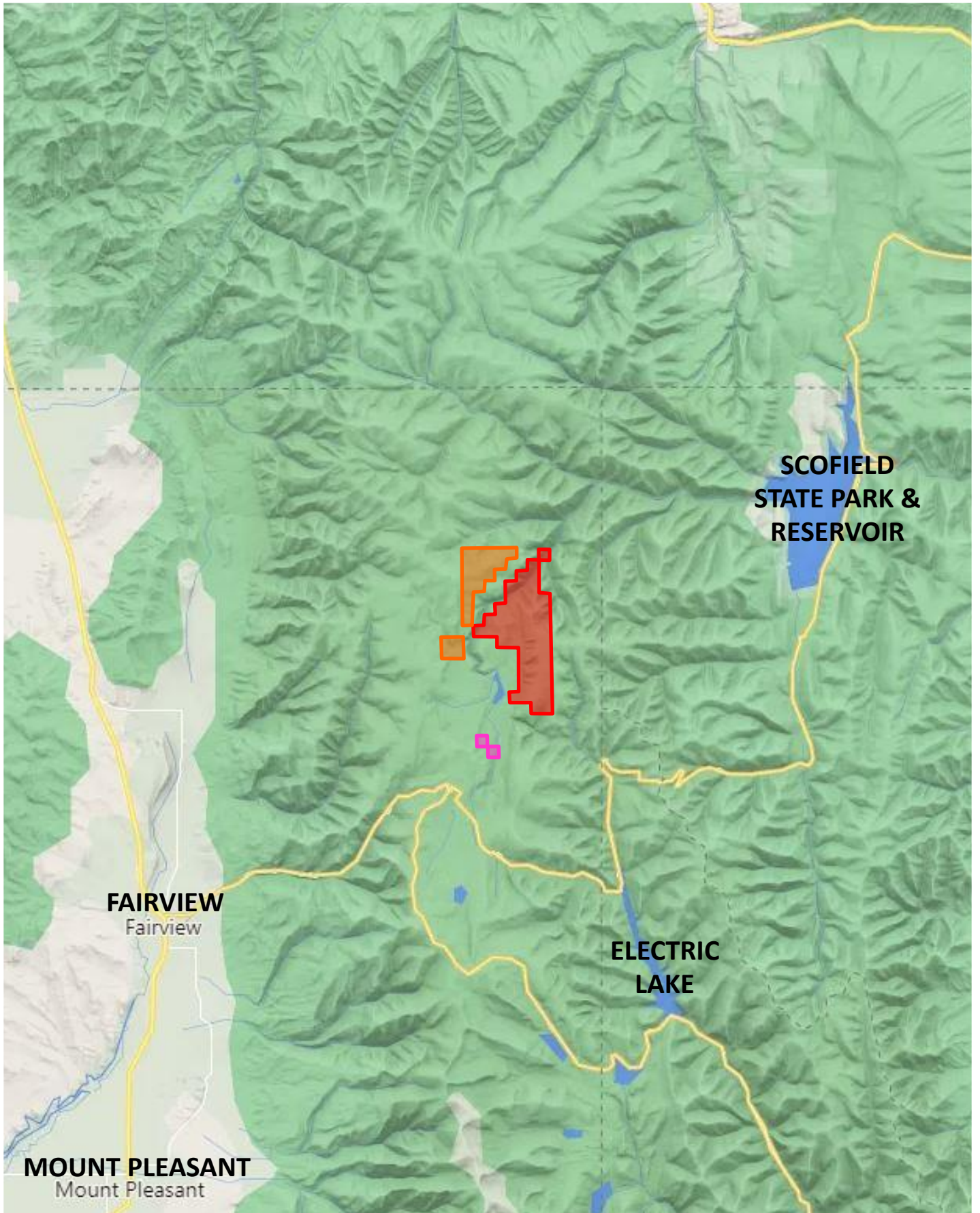
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|--|---------------------------|----------------------------|
| • Gooseberry Creek 80 Acres (Pink Outline): | 80 Acres | \$ 700,000 |
| • Cabin Hollow Portion (Orange Outline): | 820 Acres | \$ 3,250,000 |
| • <u>Skyline Ridge Portion (Red Outline):</u> | <u>2,082 Acres</u> | <u>\$ 5,950,000</u> |
| • Entire Skyline Ranch (All Outlines): | 2,982 Acres | \$ 9,900,000 |
- Terms: Cash due at Closing
 - Showings: Buyer qualification is required prior to showings
 - Offers: All offers need to include proof of Buyer's funds

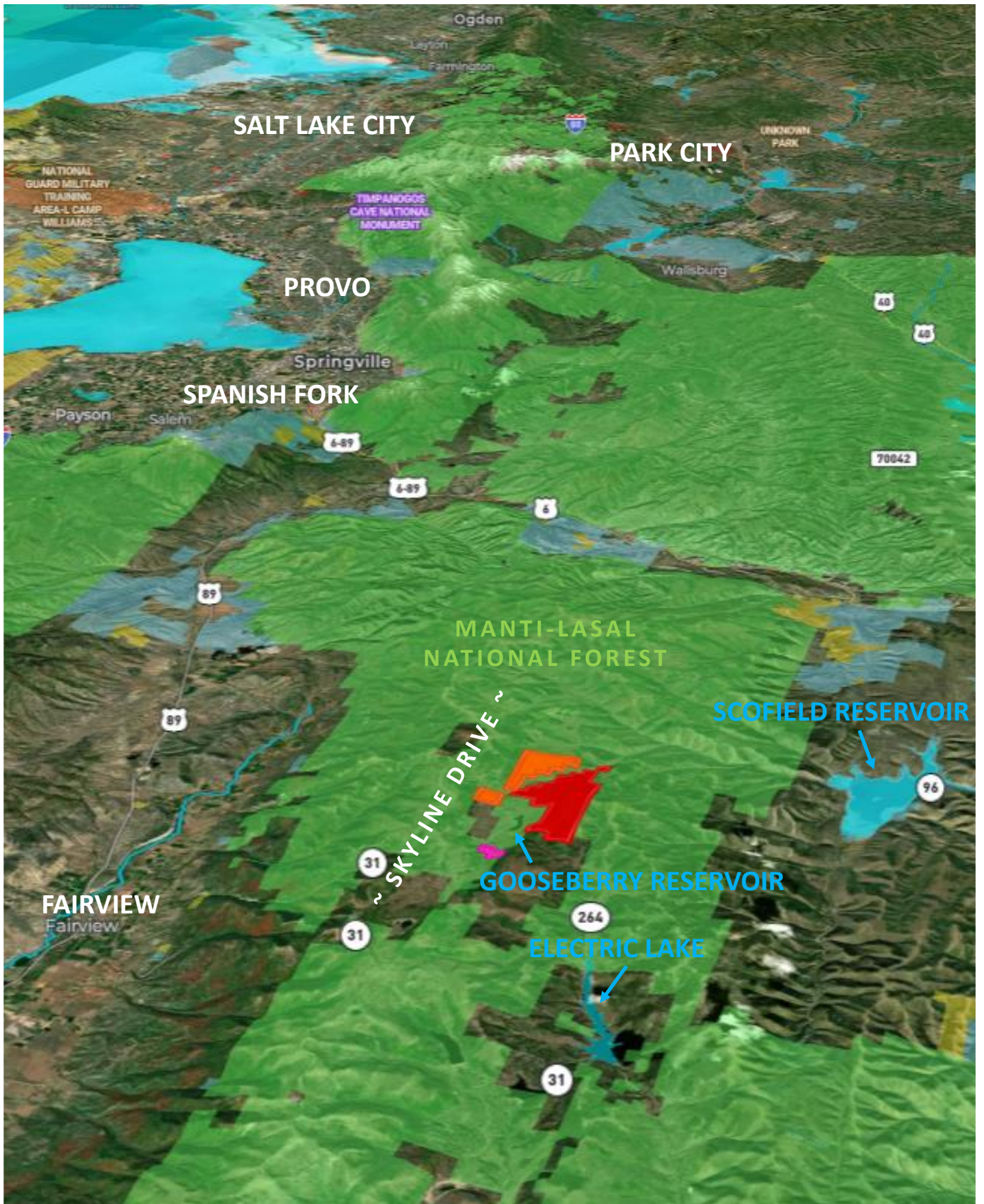
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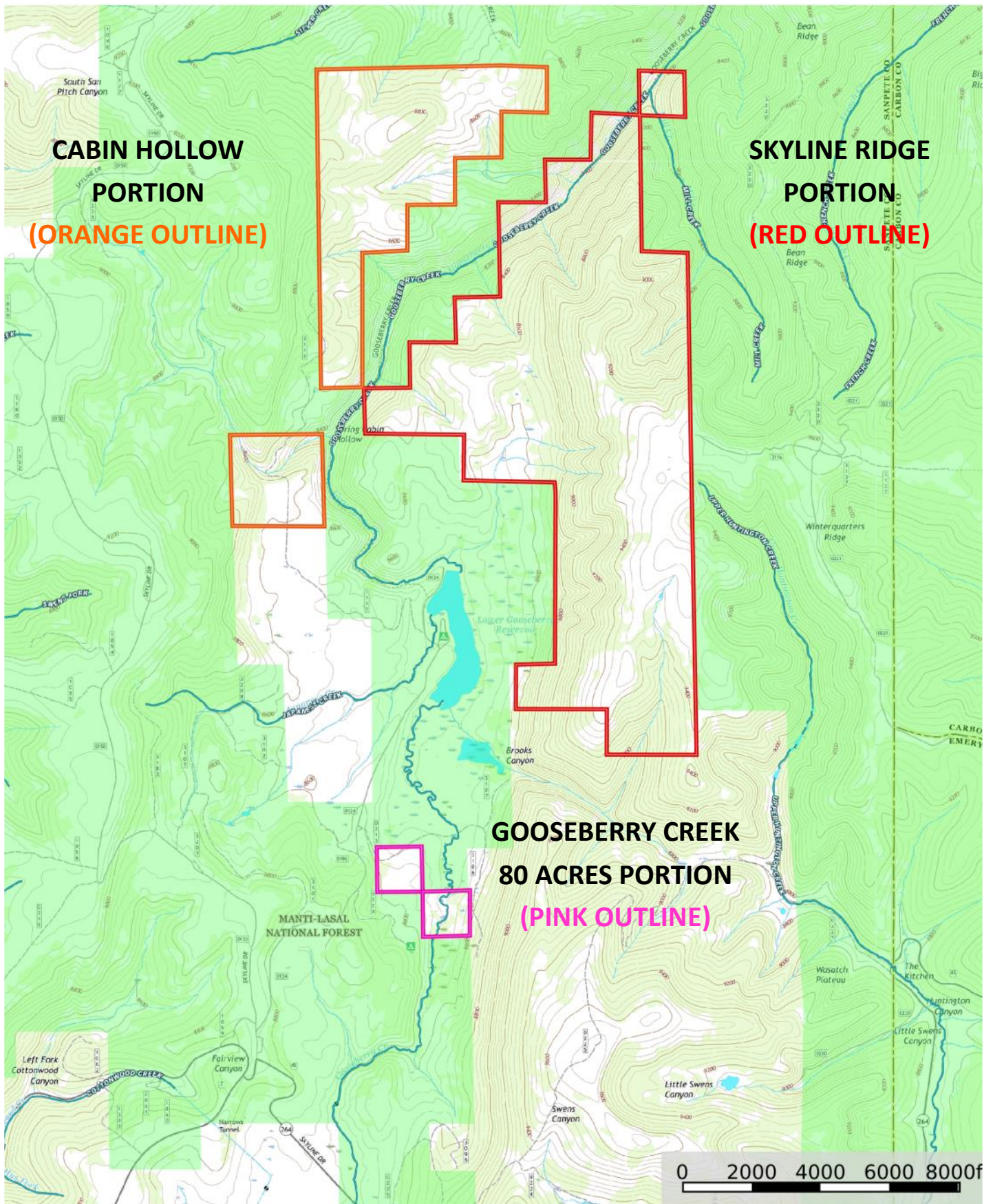
- Gooseberry Creek 80 Acres (Pink Outline): 80 acres in 1 tax parcel
- Cabin Hollow Portion (Orange Outline): 820 acres in 2 tax parcels
- Skyline Ridge Portion (Red Outline): 2,082 acres in 2 tax parcels
- Entire Skyline Ranch (All Outlines): 2,982 acres in 5 tax parcels
- Elevations range from 8,000 to 9,500 feet, high alpine land with mix of pine, aspen, and lush meadows
- Located approximately 9 miles east of Fairview near Skyline Drive in the Manti-LaSal National Forest
- Topography ranges from steep wooded canyons to large flat benches and plateau-like ridgelines
- Roughly 2 miles of Gooseberry Creek runs through the ranch, providing premium fly fishing for trout
- Gooseberry Reservoir is within walking distance (1,000 feet), with premium lake fishing for larger trout
- Dozens of springs and small creeks are scattered across the ranch
- Includes over 30 separate Water Rights for 506 ELUs and 6.18 acres of irrigation
- 8 Shares of PRWUA included with entire ranch, which can be used to drill numerous culinary wells
- Good access from the Junction of UT-31, UT-264, and Skyline Drive, only a few miles from ranch
- Gentle alpine terrain allows for good access to all parts of the ranch from its interior private roads
- Has over 16 miles of direct border with the 1.4 million acre Manti-LaSal National Forest complex
- This area is revered by many as the state's single best summer 4-wheeling and winter snowmobiling
- Historically grazed by sheep to maintain favorable greenbelt tax status, 2021 taxes were \$556.49
- Zoned SL (Sensitive Lands Zone, 1 residential unit per 40 acres)
- Excellent habitat and premium hunting for elk:
 - ⇒ Central Mtns Manti Unit - Limited Entry tag for trophy bulls, General Season tag for spike elk
- Excellent habitat and premium hunting for mule deer:
 - ⇒ Central Mtns Manti/San Rafael Unit - General Season tag for buck deer

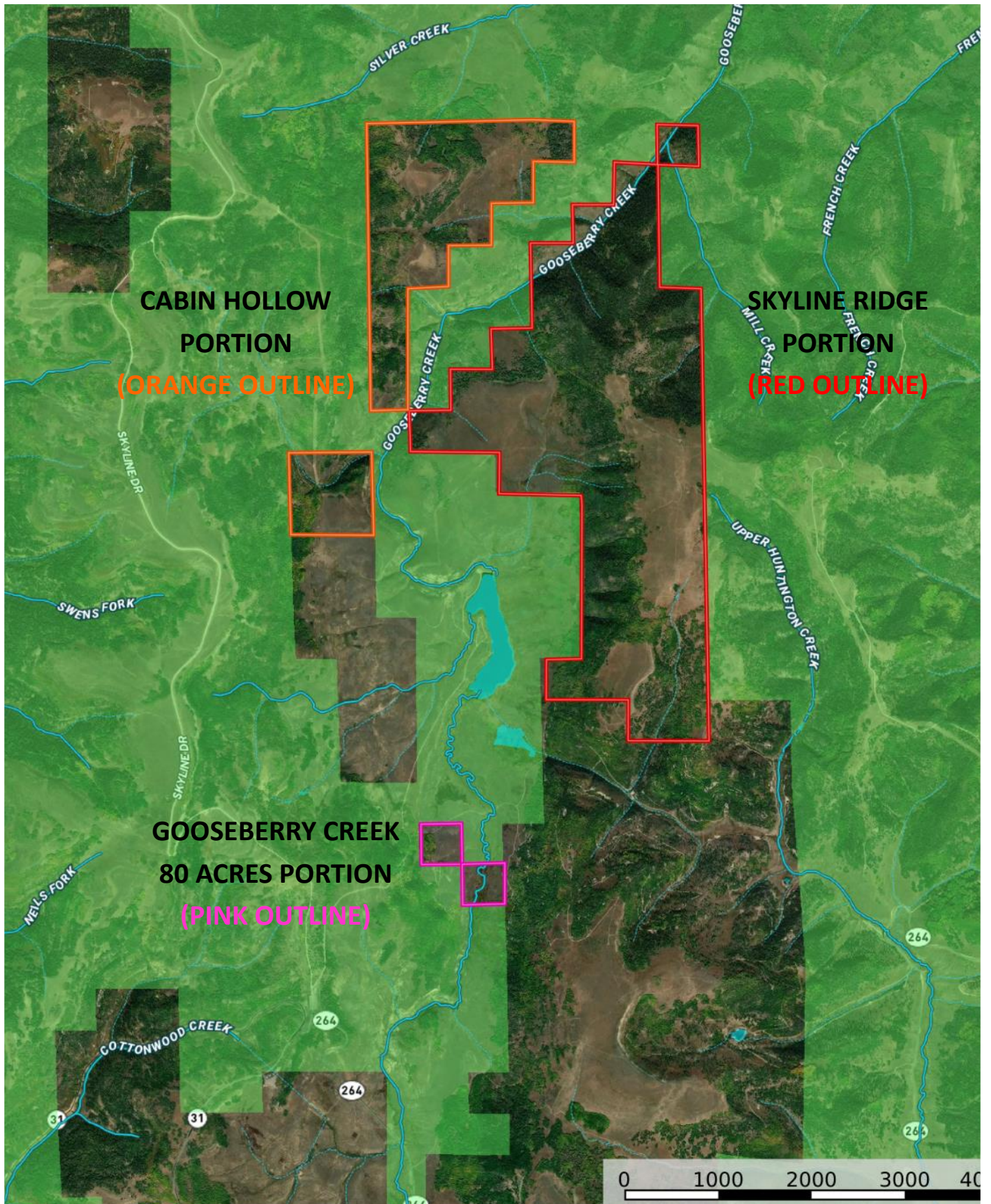




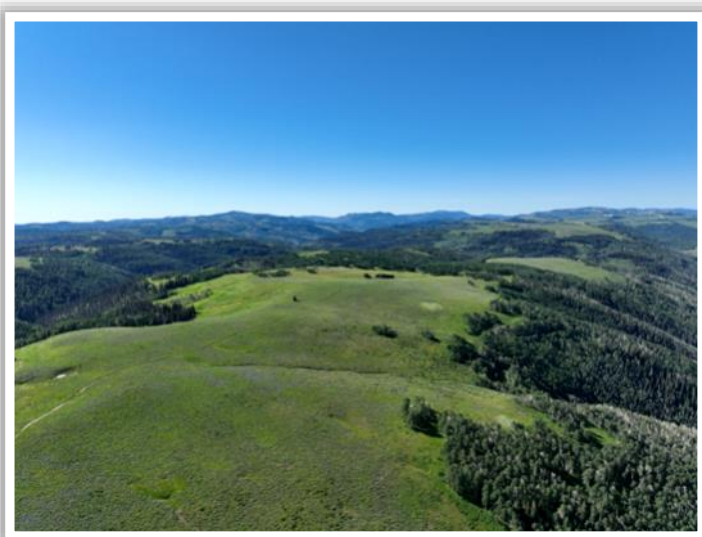














THANK YOU FOR CONSIDERING THE

SKYLINE RANCH

2,982 Acres

Sanpete County, Utah



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy, and a legal due diligence review and confirmation is recommended.