

# Smith's Fork Fishing Property



Uinta County, Wyoming | 18 Acres | \$199,000



## INTERMOUNTAIN REALTY GROUP

4571 S Holladay Blvd., Salt Lake City, Utah, 84117 801-277-0800 [www.IntermountainRealtyGroup.com](http://www.IntermountainRealtyGroup.com)

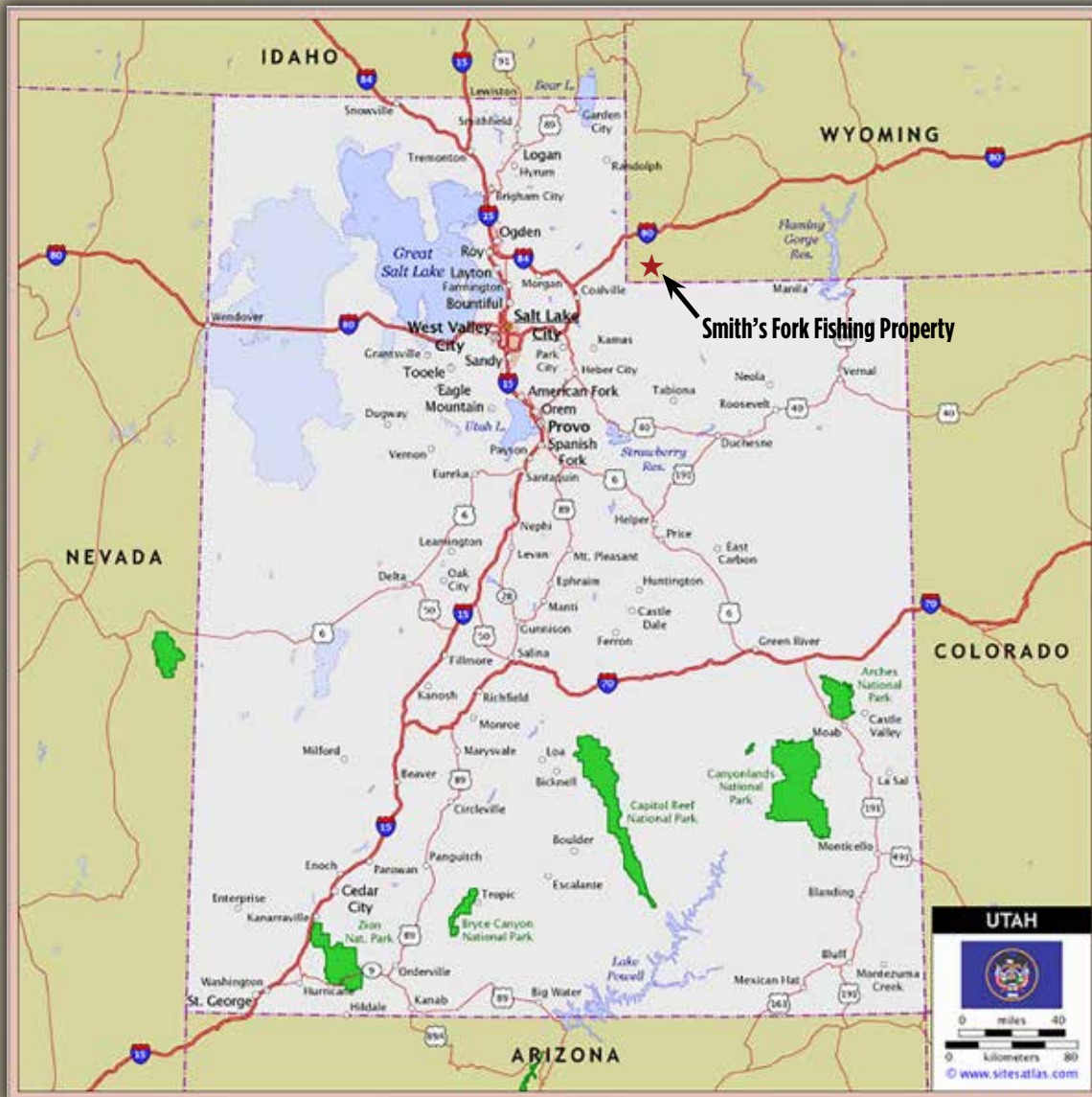


# Smith's Fork Fishing Property



The Smith's Fork Fishing property is the perfect place to park the RV or build that long-awaited cabin on land with abundant wildlife and private frontage to both sides of a scenic trout stream. Those in need of a little more land to meet their recreational objectives will be pleased to know that a short 3/4 of a mile drive down CO Road 279 provides access to thousands of acres of public land. The area is replete with fishing hunting and recreational opportunities. Come enjoy the clean air, solitude, and tax advantages of Wyoming, all within a short drive from the Wasatch Front.





**LOCATION**

- Approximately four miles SW of Roberston, WY off of Uinta Co Road 279
- Elevation: 7,500 Feet above sea level
- Google GPS coordinates: 41.152914, -110.431496

**ACCESS**

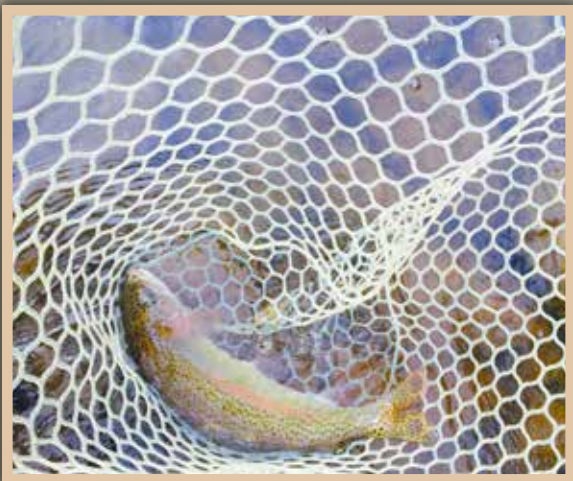
Uinta CO Road 279 is maintained all year. A 1/2 mile dirt road leading from CO Road 279 to the parcel will need to be plowed in the event of heavy snowfall.



Distance to nearby cities and attractions:

Roberston, WY.....	4 Miles
Evanston, WY.....	50 Miles
Salt Lake City, UT.....	133 Miles
Adjacent BLM and National Forest Land.....	3/4 Miles
Flaming Gorge National Recreation Area.....	65 Miles







# Smith's Fork Fishing Property

## QUICK FACTS

- Zoning - Residential
- Culinary Water - Buyer will need to purchase a water right and drill a well
- Utilities - Phone and power available off of CO Road 279
- Fenced - Yes
- Outbuildings - No existing outbuildings
- Property Taxes - \$6,737 in 2014



Smith's Fork Fishing Property  
is offered for \$199,000

To schedule a tour or for more information contact: Floyd Hatch, Broker

**Intermountain Realty Group**

[www.IntermountainRealtyGroup.com](http://www.IntermountainRealtyGroup.com) 801-277-0800 Email: [ranch@irg-idg.com](mailto:ranch@irg-idg.com)

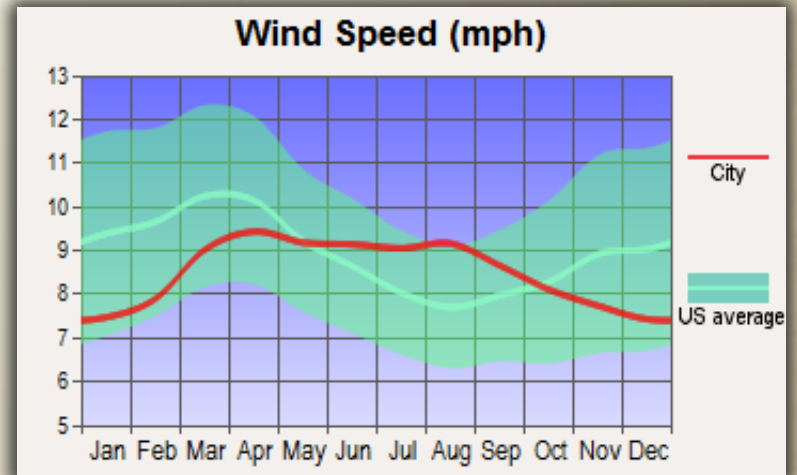
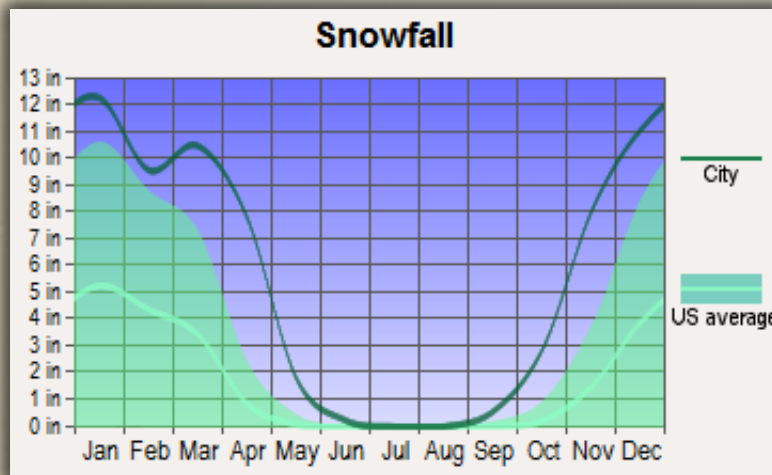
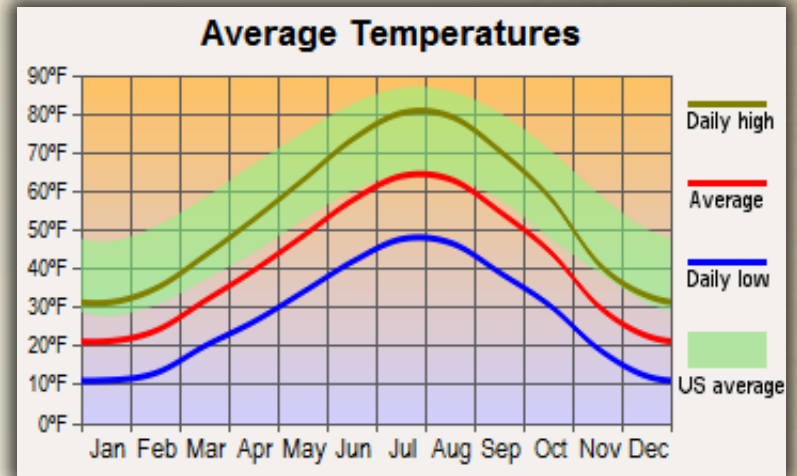
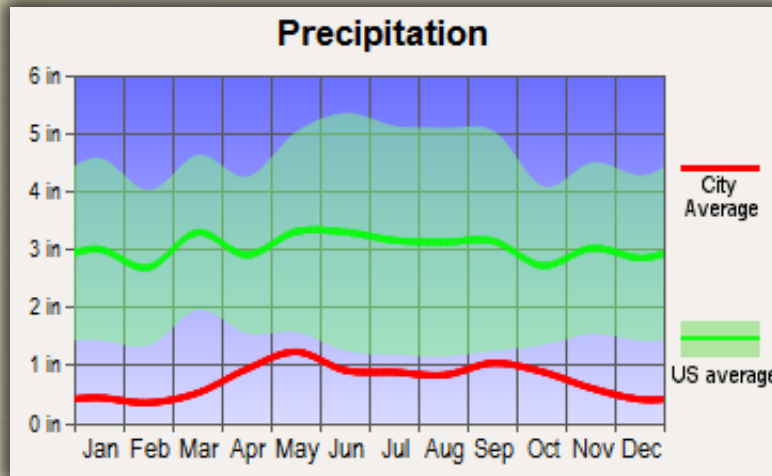
\*Any offer must be accompanied by an earnest money deposit and must include name and number of the Buyer's private banker to assist the Seller in determining financial eligibility to purchase.

\* All information provided by Intermountain Realty Group and its staff in connection with this property was acquired from sources deemed reliable and is believed to be accurate; however, we do not warrant accuracy or completeness. Intermountain Realty Group recommends every item of interest to the purchaser be independently verified.



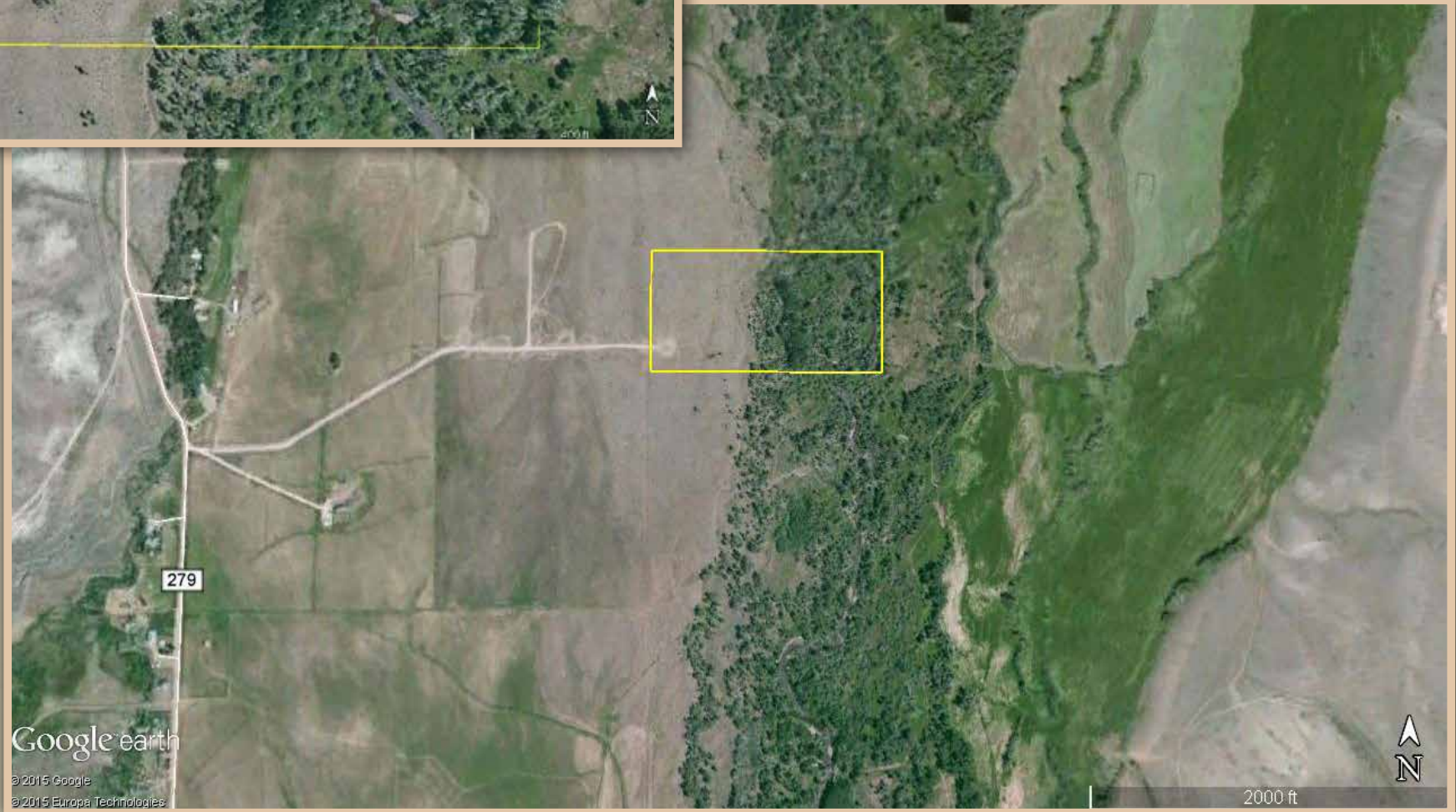


# Climate



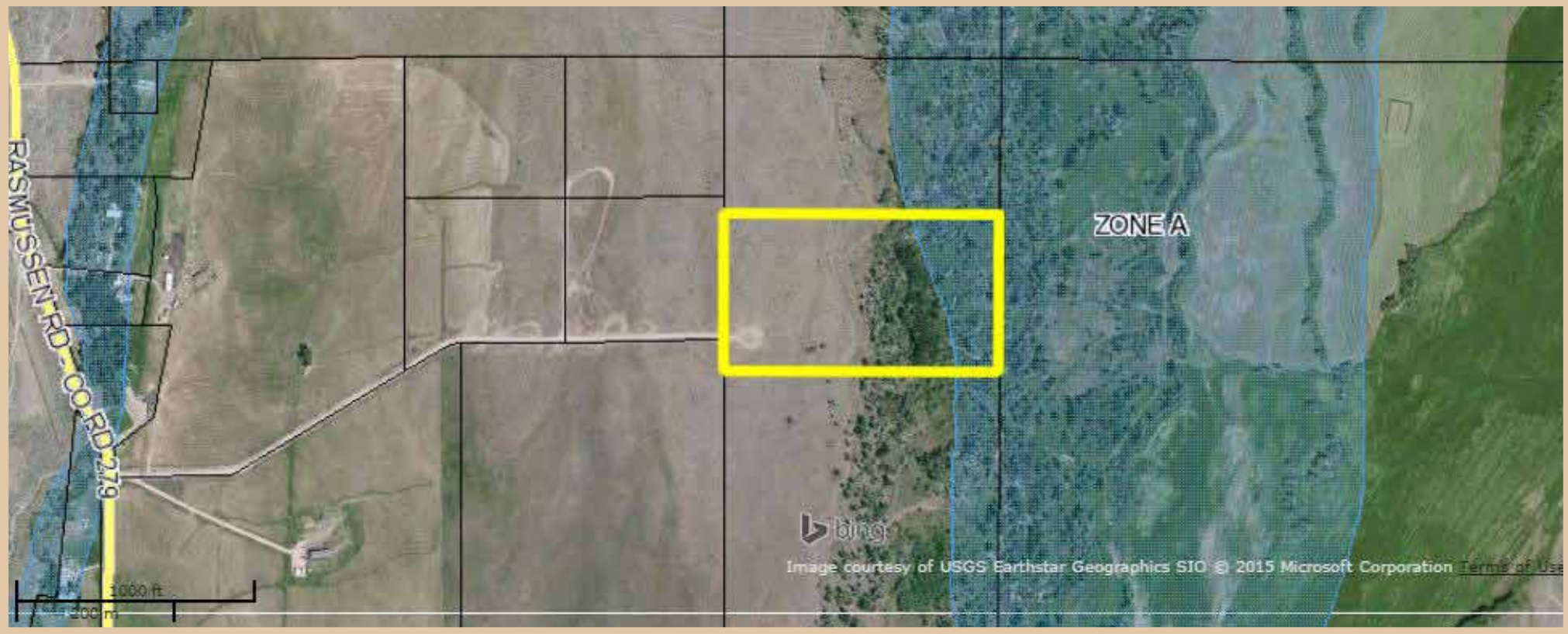


# Aerial Map





# Flood Zone Map





# Public Lands Map

