

High Fence Elk Ranch



1200 Acres | Piute County, Utah | \$2,000,000



INTERMOUNTAIN REALTY GROUP

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Welcome to High Fence Elk Ranch



High Fence Elk Ranch beckons with its mountain splendor, superb population of trophy elk, and breathtaking views in every direction. This is a premier hunting ranch offering the opportunity to pursue cow elk and management or trophy bulls that score in excess of 400 SCI (Safari Club International) points. A recently remodeled hunting lodge awaits each sportsman with a warm bed and a raging fire to punctuate a day of adventure. Another desirable attribute of this unique property is its proximity to some of Utah's most renowned attractions. The Grand Canyon, Lake Powell, Cedar Breaks National Monument, Zion National Park, and Bryce Canyon National Park all make easy day trips. Come visit this remarkable ranch and bring your elk bugle.

LOCATION & ACCESS

The ranch is located approximately 187 miles south of Salt Lake City, Utah on Highway 89 near the I-70/Highway 89 junction, and is accessible year-round. Drive time to the ranch from Salt Lake International Airport is approximately three hours. The smaller Richfield Municipal Airport is open to the public and is located 30 minutes north of the property.

NEARBY ATTRACTIONS AND SERVICES

The city of Marysville, Utah is five miles away and offers basic services and conveniences. It is known as the “heart of the Piate ATV Trail” since every exit from Marysville ties into the 250+ miles of that well maintained and beautiful trail system. The Big Rock Candy Mountain Resort offers white water rafting and lazy float trips on the Sevier River, zipline and ropes courses, and ATV/UTV rentals. The property is truly located in the center of some of Utah’s most scenic and famous attractions.



Nearby cities and mileage to each are as follows:

Marysville, UT.....	5 miles, 10 minutes
Richfield, UT.....	30 miles, 45 minutes
Beaver, UT.....	55 miles, 55 minutes
Cedar City, UT.....	108 miles, 1.5 hours
St. George, UT.....	157 miles, 2.5 hours
Salt Lake City, UT.....	187 miles, 3 hours
Las Vegas, NV.....	276 miles, 4 hours

Distance to nearby National Parks and attractions:

Big Rock Candy Mountain.....	5 miles, 15 minutes
Bryce Canyon National Park.....	79 miles, 1.5 hours
Cedar Breaks National Monument.....	100 miles, 2 hours
Zion's National Park.....	20 miles, 2 hours
Lake Powell.....	195 miles, 3.5 hours
Grand Canyon.....	308 miles, 5.5 hours



HUNTING

Elk are, of course, the primary feature of this unique property. Both the naturally occurring and developed geographical features of the property provide superior cover and diverse hunting areas. Approximately 640 of the 1200 acres are “high fenced.” We feel the pictures speak for themselves. Each hunter can choose his or her weapon including rifle, black powder, or bow and arrow, and can sit in tree stands or hide near wallows. Come early and enjoy fall weather while hunting bugling elk in the velvet. Hunts are also scheduled in the late winter.



ANGLING OPPORTUNITIES

There is no fishable water on the ranch. However, some of southern Utah’s finest fisheries are a very short drive from the property. Otter Creek Reservoir produces some of the state’s largest Rainbow, German Brown, and Cutthroat Trout. Boat rentals are available, and shoreline fishing is excellent. Otter Creek Reservoir is open all year and winter ice fishing is popular. Piute Lake, located north of Junction, also has excellent fishing. The East Fork of the Sevier River is a blue ribbon stream winding for 14 miles through the beautiful Kingston Canyon. In addition to the incredible scenery and solitude, this stretch of river offers distinct opportunities to catch trophy trout.

Distance to nearest fishing destinations:

Piute Reservoir.....	22 miles, 40 minutes
Otter Creek Reservoir.....	42 miles, 1 hour
East Fork of the Sevier River.....	30 miles, 45 minutes

TERRAIN

The property sits in a beautiful mountain location totaling 1,200 acres and is fully enclosed. Thick stands of Douglas fir, aspen, oak, maple, and mahogany trees shelter the game. Elevation varies from 6,000 to 8,000 feet. The property is bordered by the Fishlake National Forest on both the north and west.

WATER

Springs provide the needed water for the property. Water rights appurtenant to the property are described as #63-2894, 63-2916, and 63-2917, which combined provide seventy stock units and one domestic unit annually.

GAS, OIL, MINERAL, AND GEOTHERMAL RIGHTS

Seller has no subsurface ownership and is unaware of the existing ownership/lease status. Buyer will need to conduct an independent study to further clarify the status of gas, oil, mineral, and geothermal ownership.

ZONING

High Fence Elk Ranch is zoned agricultural. The maximum density is one unit per sixty acres.





IMPROVEMENTS

The recently remodeled 2,500 sq. ft. lodge has all the comforts of home. Four bedrooms, two baths, a kitchen/dining area, two lofts, and a great room with satellite big screen TV all enhance the hunting experience.



High Fence Elk Ranch Summary



High Fence Elk Ranch is offered for \$2,000,000

To schedule a tour or for more information contact:

Floyd Hatch, Principal Broker

Intermountain Realty Group

www.IntermountainRealtyGroup.com 801-277-0800 Email: 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.

LOCATION AND ACCESS

- The ranch is located approximately 187 miles south of Salt Lake City, Utah on Highway 89 near the I-70/Highway 89 junction and is accessible year-round.
- Richfield Municipal Airport is 30 minutes away

TERRAIN

- The ranch sits in a mountain enclosure comprising 1,200 acres.
- Vegetation consists of thick stands of Douglas fir, aspen, oak, maple, and mahogany trees
- Elevation varies from 6,000 to 8,00 feet.
- Bordered by the Fishlake National Forest on both the north and west.

WATER

- Water rights with 1903 priority will transfer to buyer
- Seven stock units
- One domestic unit

ZONING

- Agricultural
- One unit per 60 acres

SPORTING

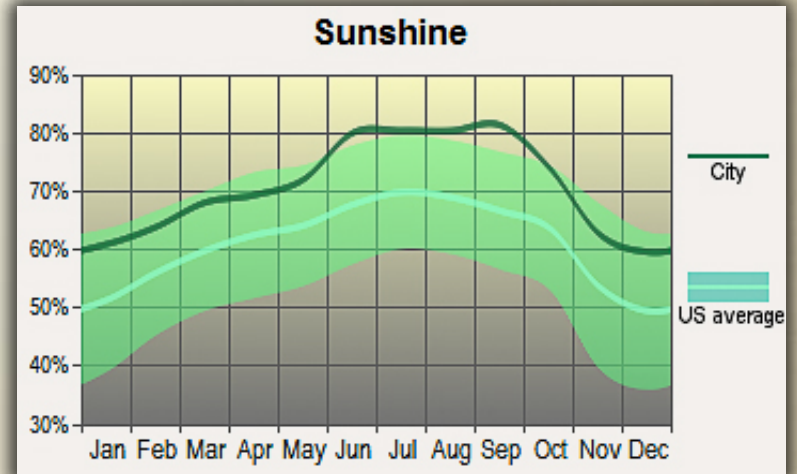
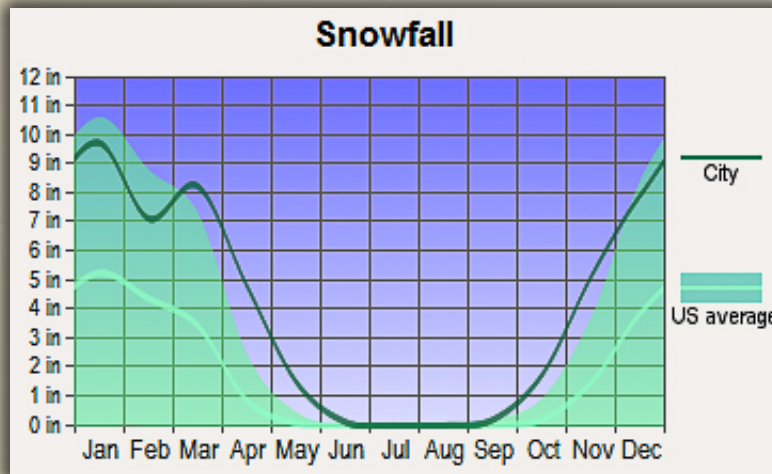
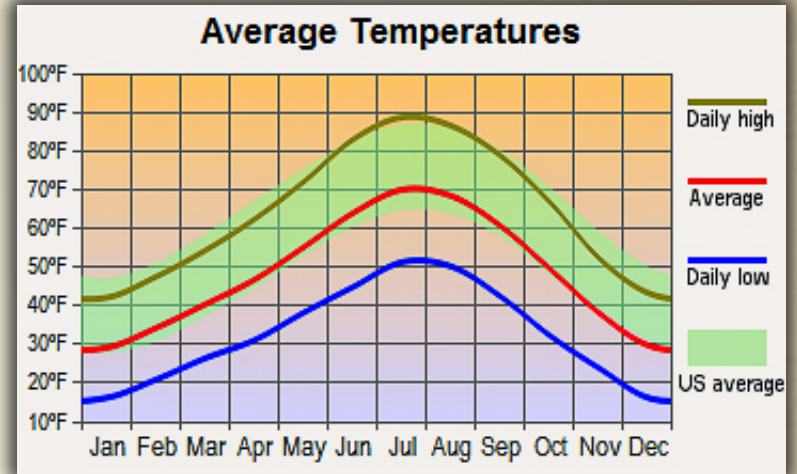
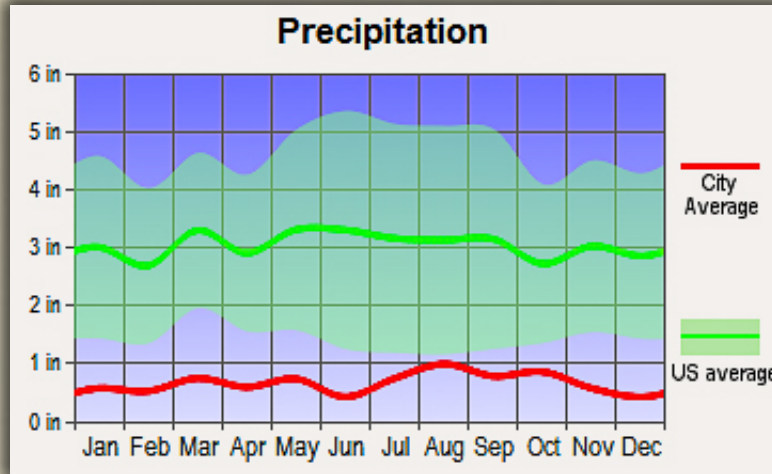
- Excellent elk hunting
- No fishable water on the ranch
- Numerous streams and lakes, including two blue ribbon fisheries, are less than 30 minutes away.

IMPROVEMENTS

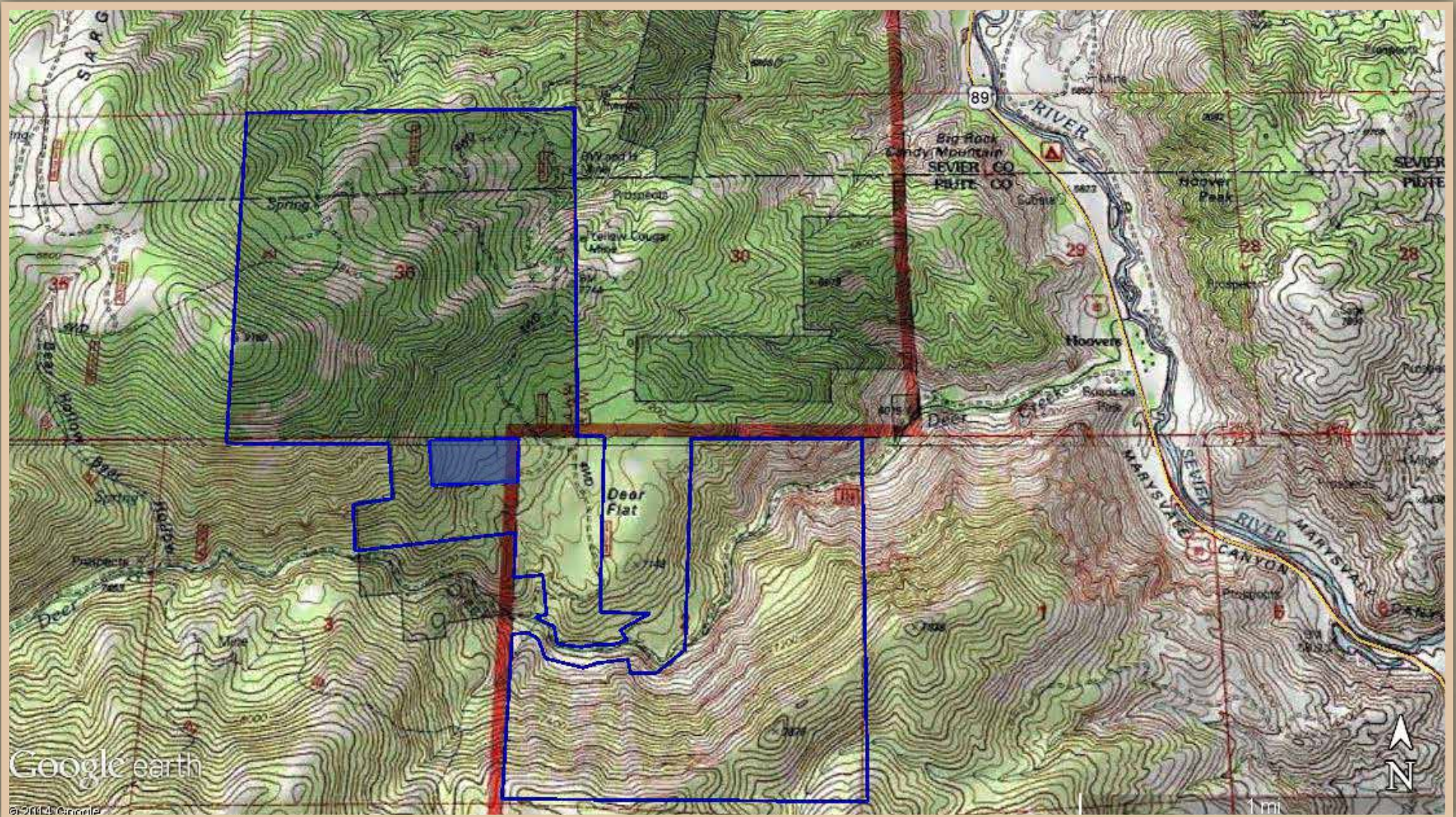
- 2,500-square-foot hunting lodge
- 640 acres of high fencing

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Climate

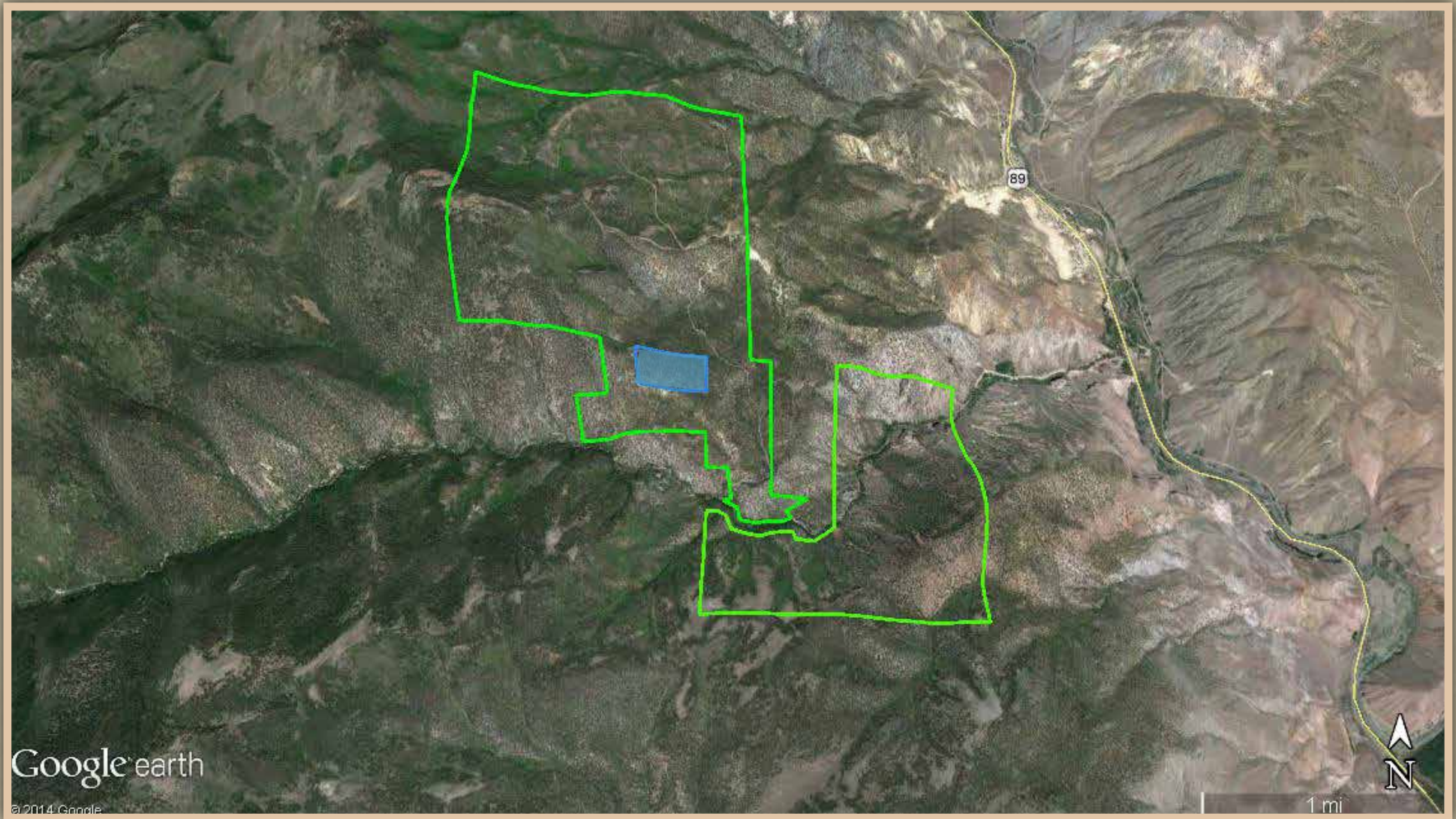



Topographical Map



Area shadowed in blue is not a part of the ranch. It is owned by someone else.

Aerial Map



 Area shadowed in blue is not a part of the ranch. It is owned by someone else.