

Searle Ranch



Fillmore, Utah | 240 Acres | \$495,000



LandRancher

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Welcome to Searle Ranch



Featuring:

- 240 acres completely surrounded by BLM and National Forest
- Full ownership of 3 natural springs
- Hydro electric system which provides off-the-grid water and electricity
- Private fishing pond full of rainbow trout
- Charming 4 bedroom 2 bathroom home
- 4 acres of fenced and irrigated pasture with horse corral
- Exclusive access to Dixie National Forest and miles of ATV trails, including the famous Piute Trail
- Landowner Turkey Permit
- Thriving population of elk and mule deer

Surrounded by public land, including BLM/Wildlife Management, Fishlake National Forest, and Dixie National Forest, the Searle Ranch epitomizes serenity and outdoor adventure. For most of us, it's reminiscent of a scene from an old Western movie, to be able to saddle up a horse and ride for days without seeing another person. For the Searle Family, it is a part of everyday life on their 240 acre ranch in the heart of scenic Central Utah. Enjoy unlimited ATV and horseback exploration, fishing for rainbow trout, or hunting for mule deer, elk, coyote, rabbit, wild turkeys and mountain lion. Ask Karl Malone, who proudly displays in his Salt Lake home, an eight foot mountain lion shot on this very ranch. The property also boasts a rustic home built by the Searles, which is sustained by a hydro-electric system, completely off the grid.





LOCATION

Searle Ranch is located at 2956 South 50 West in Fillmore, Utah 84631. The ranch is accessible year-round via a gravel road maintained by Millard County. The property is extremely private due to the fact it is surrounded by state and federal land. The town of Fillmore, Utah is just seven miles away offering most services along with ample lodging and eating facilities. Fillmore is known for it's ATV trails, and the world famous Paiute Trail is only five miles from Searle Ranch.

Key destinations and mileage from Searle Ranch are as follows:

Paiute Trail.....	5 miles, 10 minute travel time.
Beaver, UT (Municipal Airport).....	59 miles, 1 hr. travel time.
Cedar City, UT (Regional Airport).....	112 miles, 1 hr. 45 minute travel time.
Salt Lake City, UT (International Airport).....	156 miles, 2.5 hr. travel time.
St. George, UT (Municipal Airport).....	175 miles, 2.5 hr. travel time.
Las Vegas, NV (International Airport)	281 miles, 4 hr. travel time.

TERRAIN AND WILDLIFE

Searle Ranch sits between 5,000 and 6,000 feet. The 240 acres feature rolling hills dotted with sage, juniper, cedar, pinion pine, scrub oak and cottonwoods. Four of the 240 acres are fenced pastureland near the home. Wildlife includes mule deer, elk, rabbits, hawks, coyotes, turkey and mountain lions.



HUNTING & FISHING

The Searle Ranch is a great hunting location. The DWR provides a yearly landowner turkey permit. There are abundant elk and deer on the property which is in the southern region for Mule Deer and in the Pahvant Limited Entry for Elk. Hunting for coyote, rabbit and mountain lion is also possible. A gorgeous fishing pond, known as Ruth's Pond, is visible from the back deck of the home and is a favorite destination for grandchildren. The pond is fed by natural springs and is stocked with rainbow trout. In addition to Ruth's Pond, there are lakes and streams in the surrounding mountains and National Forests. Few private properties remain that allow such "out the back door" access to endless trails and remote wilderness.





WATER

As a result of extensive effort by the family, three natural springs have been channeled to provide water and electricity for the home. The springs also irrigate four acres of pasture which feeds six horses through the non-winter months. The irrigation is an in-ground system with seven lines. All rights to spring water belong to the land owner in accordance with Utah state law.





IMPROVEMENTS

The ranch is well improved with a charming home, advanced hydro-electric system, backup solar/generator system, corral, fishing pond, and several roads and trails. The two level home has four bedrooms, and two baths, with a partial basement and a large deck. The entire property is fenced and has additional fencing to keep animals on the pasture and away from the house. Additional outbuildings include a storage shed and a workshop.



Searle Ranch Summary



Searle Ranch is offered for \$495,000

To schedule a tour or for more information contact Dave Ludlow, Agent



LandRancher

info@landrancher.com 801-896-4738

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*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 LandRancher 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.

LandRancher recommends every item of interest to the purchaser be independently verified.

LOCATION

The ranch is located at 2956 South 50 West in Fillmore, Utah 84631. The ranch is accessible year-round via a gravel road maintained by Millard County. The property is extremely private due to the fact it is surrounded by state and federal land.

ZONING AND ACREAGE

- 240 total deeded acres
- 4 acres of irrigated pasture
- 233 acres of rolling hills and forest
- 3 acres surrounding the home and Ruth's Pond

TERRAIN

The ranch ranges from 5,000 - 6,000 feet and features rolling hills dotted with sage, juniper, cedar, pinion pine, scrub oak and cottonwoods.

HUNTING & FISHING

The DWR provides a yearly landowner turkey permit. There are abundant elk and deer on the property which is in the southern region for Mule Deer and in the Pahvant Limited Entry for Elk. Other hunting opportunities include coyote, rabbit and mountain lion. A spring-fed pond stocked with rainbow trout offers fast fishing.

WATER

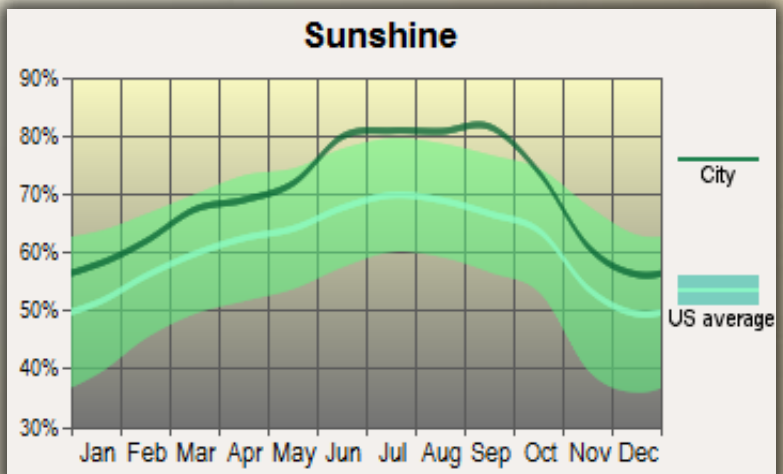
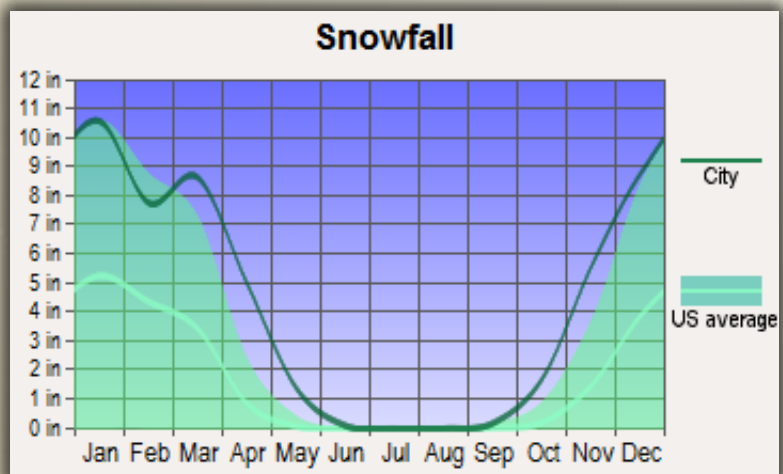
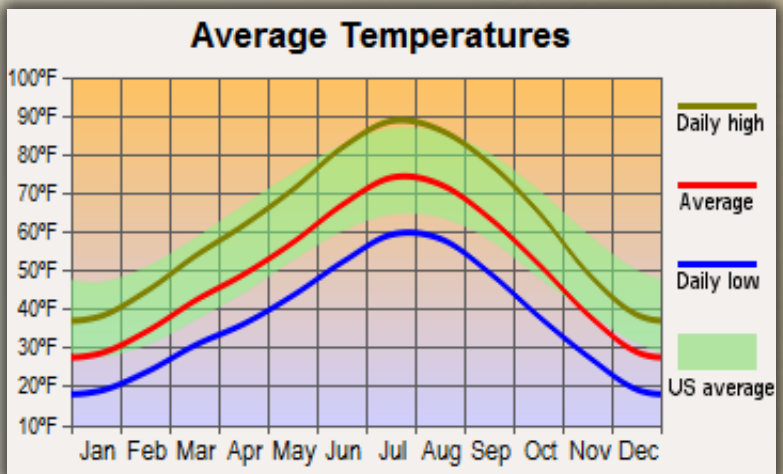
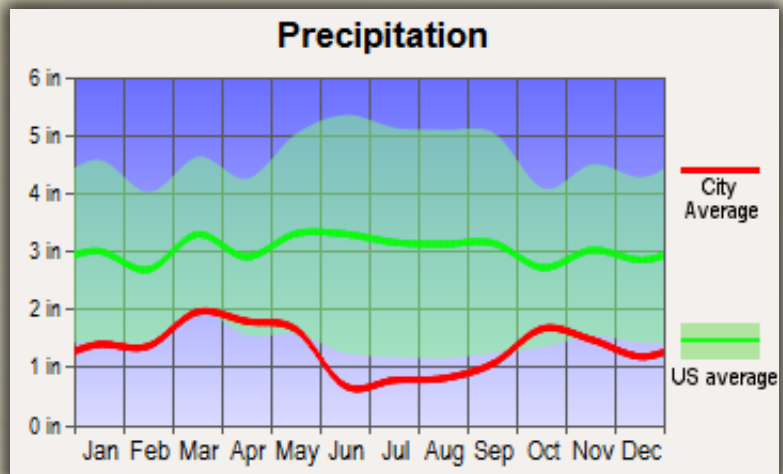
Three natural springs provide ample water for drinking, watering livestock and irrigating the pasture. The springs feed the fishing pond and sustain the hydro-electric system. The owner retains full ownership of the springs and claim on the spring water.

IMPROVEMENTS

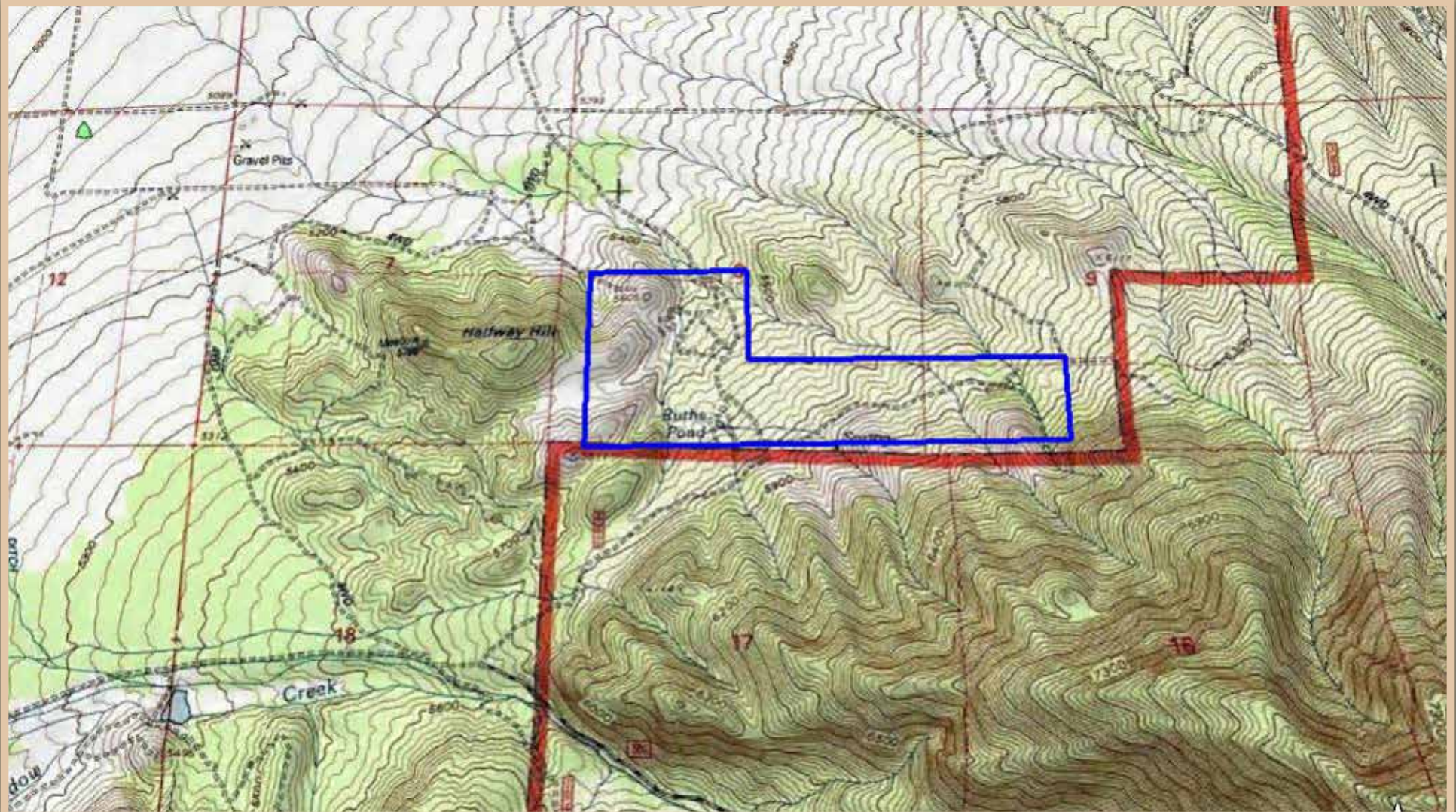
- 4 bedroom 2 bathroom home
- Advanced hydro-electric system and backup solar powered/generator
- Corral
- Fishing pond
- In-ground irrigation system
- Several roads and trails
- Fencing which surrounds the entire perimeter of the property
- Storage shed
- Workshop



Climate



Topographical Map



Aerial Map

