

79 Acres at Flaming Gorge



Adventure Awaits

Daggett County, Utah | 79 Acres | \$688,000



LandRancher

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79 Acres at Flaming Gorge



Prepare yourself for a little well-earned slice of paradise! Known as Flaming Gorge Country, this terrain is home to a remarkable 79-acre ranch residing in one of the most scenic splendors of Utah. Located just one mile east of Manila, Utah, the ranch neighbors the famous Flaming Gorge Reservoir as well as the iconic Green River which provides 25 scenic miles of world-class fly fishing, rafting, backcountry camping and boating. The entire area surrounding the ranch stirs the tranquility of the soul.

Featuring:

- Panoramic views of spectacular mountain ranges and countryside that neighbor the Flaming Gorge Reservoir as well as the Green River.
- World-class fishing on the Green River, Flaming Gorge reservoir and a host of high mountain lakes and streams surrounding the ranch.
- Excellent hunting opportunities for large buck deer that cross the parcel as they migrate south from Wyoming.
- 79 acres of land to raise hay and graze horses with year-round access.
- Located seven miles from the boat ramp of Flaming Gorge, which offers 350 miles of undeveloped shorelines and side canyons for boat-only campgrounds.
- Electricity, water shares and completed subdivision perk testing and zoning create development potential and the possibility to sell off individual parcels as desired.
- Close proximity to modern amenities without compromising solitude and privacy.

Gorgeous backcountry, never-ending blue skies, and majestic mountain ranges are only a few of the ways tranquil Lucerne Valley has been described. The land is rich and abundant in its historical claims, one of which states that the infamous Butch Cassidy and the Sundance Kid used the landscape as a hideout in the late 1800's. Cassidy himself carved his name into a rock wall just two miles from the property. In 1869, Major John Wesley Powell began his epic mapping voyages down the Green and Colorado Rivers.

Set within the Lucerne Valley, the 79-acre ranch is currently used to raise hay and graze horses, but it possesses many of the qualities inherent to some of the best hunting and award-winning fishing opportunities available in the United States.

Wildlife viewers will stand and marvel at the abundant wildlife that can be seen at the ranch on a daily basis, ranging from mule deer to red foxes to bald eagles.

The ranch is an outdoor wonderland that has been and will be enjoyed for generations. The magical surroundings paint the perfect picture for an unforgettable family legacy!





LOCATION

The 79-acre ranch is located 172.5 miles east of Salt Lake City at an elevation of 6,300 feet. The property address is 875 East State Line Road, Manila, Utah 84046 in Daggett County. Travel time from the Salt Lake International Airport is 2 hours 36 minutes via Interstate 80 through Evanston, Wyoming and merging onto Highway 414.

Nearby services include: post office, banks, grocery/hardware store, convenience store, three restaurants, two gas stations and several motels.

Some attractions near the property include: Flaming Gorge, with a boat ramp only seven miles from the ranch, and Dinosaur National Monument in Vernal, UT. The Uinta Mountain Wilderness Area is just 35 miles from the property and offers over 400 miles of state supported mountain bike and backpacking trails; and endless snowmobiling, hunting, and fishing opportunities.

The closest regional airports are in Vernal, Utah, 62.8 miles from Manila, and Rock Springs, Wyoming, 60.2 miles from Manila. The Manila airport in Daggett County is just two miles east of the small city, which is a public airport for small aircraft.

Manila Clinic, an outreach of Uintah Basin Medical, treats urgent, non-life-threatening conditions for patients of all ages and is located at 96 North 100 West in Manila.

Memorial Hospital of Sweetwater is located in Rock Springs, Wyoming, 60 miles away. Services include: intensive care, emergency, obstetrics, medical/surgical and same-day surgery.

Cities and Mileage from Eagles Landing Ranch are as follows:

Dutch John, UT.....37.1 miles, 51 minute travel time.

Evanston, WY.....86.3 miles, 1hr 35 minute travel time.

Green River, WY.....46.9 miles, 46 minute travel time.

Rock Springs, WY60.2 miles, 1hr 5 minute travel time.

Salt Lake City, UT.....169 miles, 2.5hrs travel time.

Vernal, UT.....62.8 miles, 1hr 17 minute travel time.

TERRAIN AND WILDLIFE

Cedar, Russian olive and cottonwood trees decorate the terrain as well as a various assortment of wild grasses and scrub brush. Countless wildflowers dot the ground like drops from a paintbrush, creating a stunning and picturesque landscape. Wildlife watching is a passion year-round with fox, coyote, turkey, grouse, eagles, moose, pronghorn antelope, and bighorn sheep having all been spotted in the rugged Uinta Mountains and valleys.

AGRICULTURE

Approximately 63 of the 79 acres are pressure-irrigated pasture, complete with wheel lines. Two natural springs provide year-round drinking water for livestock. The remaining 17 acres consist of gently sloping hillsides.

HUNTING

Buck deer migrate frequently through the property from Wyoming, providing fantastic hunting opportunities. Three point bucks are common, but 30" four points have been harvested on many occasions. The property is an excellent place to help new hunters shoot their first buck.

FISHING

Although there is no fishing within the property boundaries, anglers will be delighted with the world-class fishing of the nearby Green River and Flaming George Reservoir. The boat ramp to the reservoir is seven miles away and access to the Green River is just 30 minutes from the ranch. The water flowing out of the dam is regulated to maintain an optimum temperature that creates one of the most stable and productive river fisheries in the world. Rainbow and brown trout are the predominant species in the Green River; while Flaming Gorge Reservoir contains rainbow, brown, and lake trout, as well as small mouth bass and kokanee salmon.

The surrounding high Uinta Mountain lakes, streams and tributaries offer back country and still water conditions rounding out the full spectrum of fishing environments that surround the property. Popular and accessible lakes in the area include: East and West Green Lakes, Brownie Lake, Sheep Creek Lake, Lone Park Reservoir, Hoop and Spirit Lakes, with some holding legendary big fish territory records!

Four months of the year, the northern end of the reservoir is covered in ice. The larger lake trout are found in deeper waters, whereas the Kokanee Salmon can be targeted in the more shallow ends of the lake. During ice fishing season at night, the lake looks like a small town lit by the soft glow of lanterns and headlamps.







RECREATIONAL PURSUITS

Because of the ranch’s close proximity to the Uinta Mountains, Flaming Gorge, and the Green River, the recreational possibilities are virtually endless. The Uintas are full of trails for hiking, snowmobiling, horseback riding and backpacking. The mountain range is home to virtually every kind of rocky mountain game, making it a popular hunting destination.

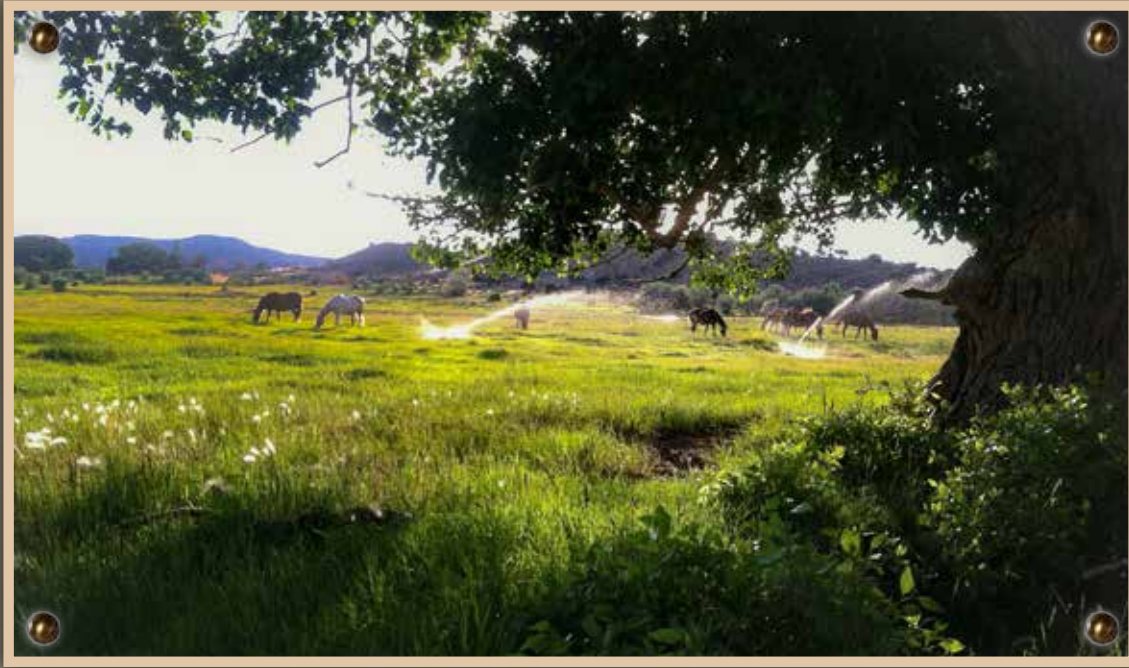
The reservoir offers miles and miles of undeveloped shorelines and side canyons for boat-only campgrounds. Finding a quiet, secluded camping experience is simple because of another perk Flaming Gorge offers - low congestion. Surprisingly small amounts of boat traffic allow one to find smooth, glassy waters ideal for waterskiing and wakeboarding.

Floating the nearby Green River is fast becoming a great adventure for people of all ages. The river winds through inspiring multi-colored canyons with towering cliff walls a thousand feet high. The upper section of the river spans seven miles in length with only the occasional mild whitewater waves. Several businesses in the vicinity rent a variety of rafts, inflatable kayaks, and dory boats. Water enthusiasts craving a little more of an adrenaline rush will discover several whitewater rafting opportunities. These trips range from one-day to multi-day excursions spanning the remote areas of the river. The explorer John Wesley Powell named one of the rapids Disaster Falls, giving the rafter a sense of how well he fared on that particular stretch.





79 Acres at Flaming Gorge - Summary



LOCATION

The ranch is located 172.5 miles east of Salt Lake City in Lucerne Valley, known as Flaming Gorge Country.

ZONING, ACREAGE, and DEVELOPMENT POTENTIAL

Agriculturally zoned and subdivided into two 3- acre lots, two 5- acre lots, one 20-acre lot and one 46-acre parcel. All the work with the county assessor has been done and plats are complete. Perk testing has been completed on all the lots.

AGRICULTURE

63 acres of pressure-irrigated pasture complete with wheel lines. Two springs provide year-round drinking water for livestock.

HUNTING

Excellent hunting for large buck deer within property boundaries.

FISHING

High Uinta Mountain lakes, streams and tributaries flow into the Green River and Flaming Gorge Reservoir, offering easily accessible world-class fishing.

FINANCIAL

Listing price \$688,000 with 35% down, 10 years, 5% (O.A.C). Seller is interested in all offers, including parcel trade, and will consider carrying contract on the balance.

GENERAL SPECS

- A culinary water line runs the length of the property
- 40 shares from the Sheep Creek Irrigation company transfer to buyer at closing
- A functioning well is located on the southern end of the property
- Electricity and telephone available
- All lots approved for septic systems

79 Acres at Flaming Gorge is offered for \$688,000

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



LandRancher

info@landrancher.com 801-896-4738

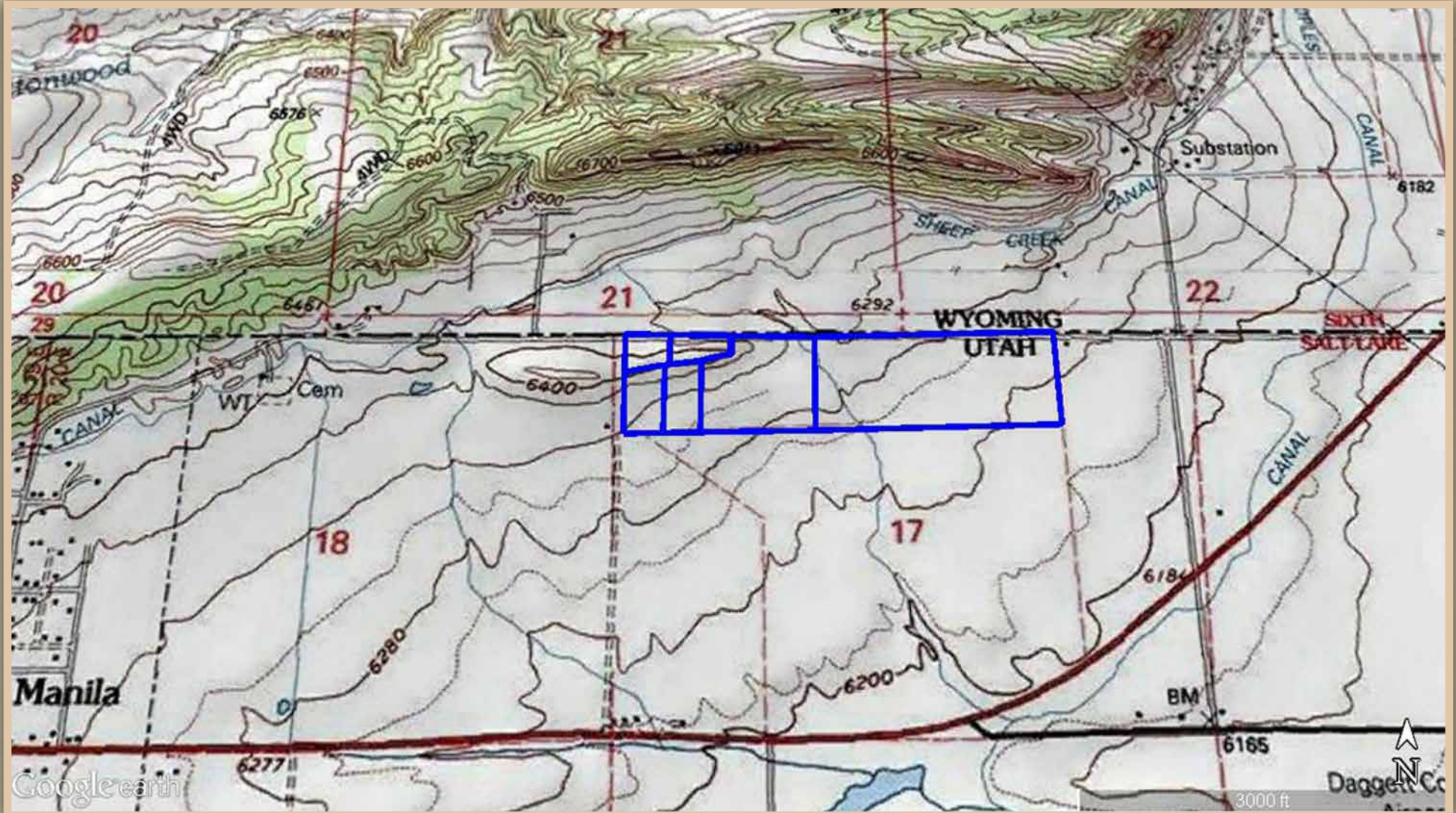
3616 Elmwood Street, Salt Lake City, UT 84106

*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.

Topographical Map



Road Map

