

Starlite Ranch



Millard County, Utah | 960 Acres | ~~\$875,000~~ **\$769,000**



LandRancher

3616 Elmwood Street, Salt Lake City, UT 84106 | 801-896-4738 | info@landrancher.com

Welcome to Starlite Ranch



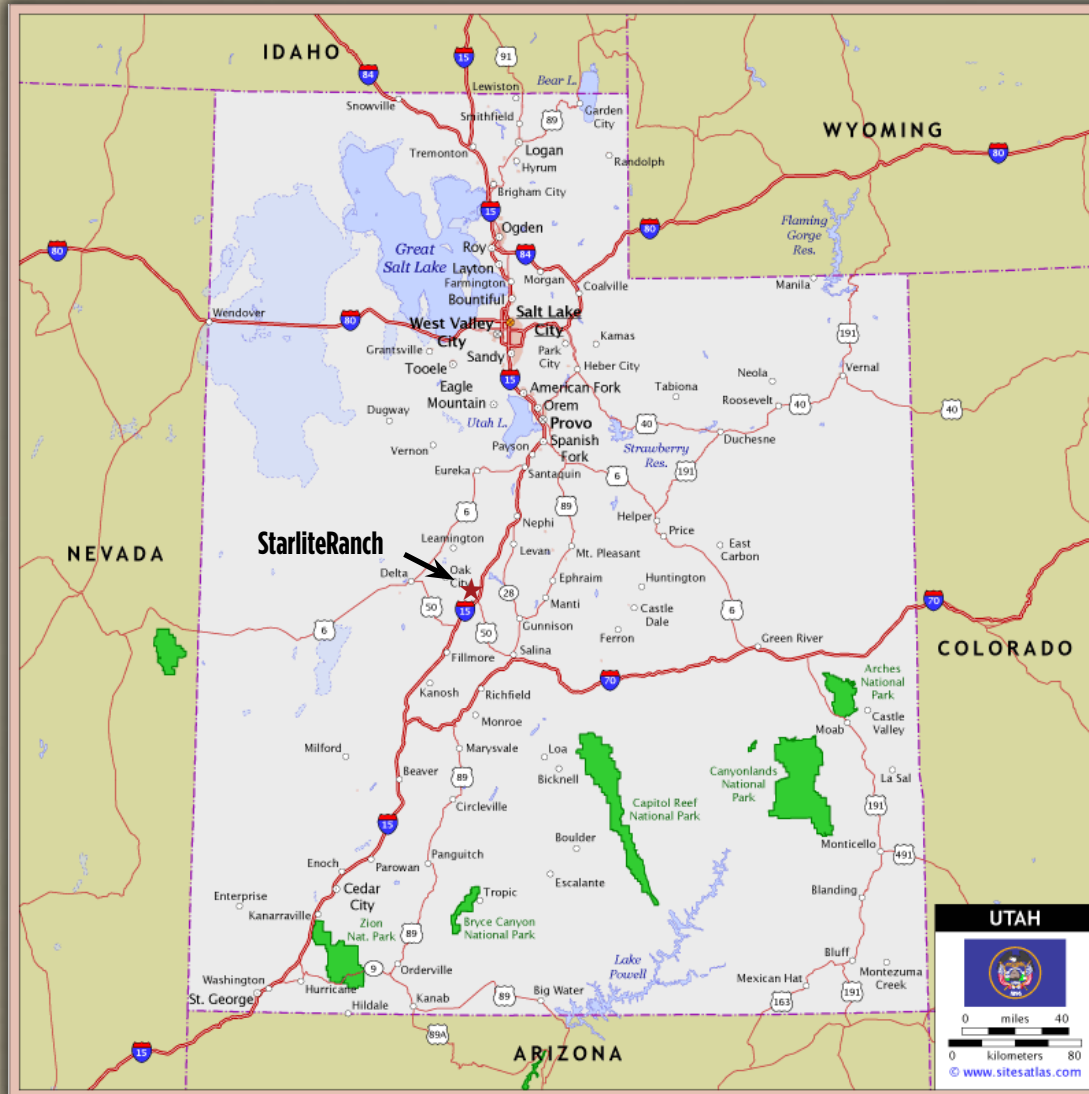
Highlights:

- High mountain canyons and low mountain pasture
- Abundant wildlife
- Private hunting
- Bordered by BLM and Fishlake National Forest
- City water & additional water rights
- Year-round spring
- Fenced and cross-fenced grazing land
- Furnished 3,500 SF ranch house
- Excellent building sites away from the highway
- Conveniently located with year-round access

The Starlite Gentleman's Ranch offers a desirable balance of affordable livestock land and a well situated recreational retreat. Offering open grazing land, development potential, and excellent recreation and hunting opportunities.

LOCATION & ACCESS

The property is conveniently located between St. George, Utah and Salt Lake City, Utah directly off of I-15 on the West Scipio frontage road in Millard County. Once inside the gate, a dirt road leads from the lower reaches of the property into the higher canyon that is partially inheld by BLM and National Forest. The property is accessible year-round.



Cities and Mileage from Starlight Ranch are as follows:

Fillmore, Utah.....27 miles, 25 minutes

Richfield, Utah.....40 miles, 45 minutes

Salt Lake City, Utah122 miles, 1hr. 45 minutes

St. George, Utah.....183 miles, 2.5 hours

Las Vegas, Nevada.....302 miles, 4 hours

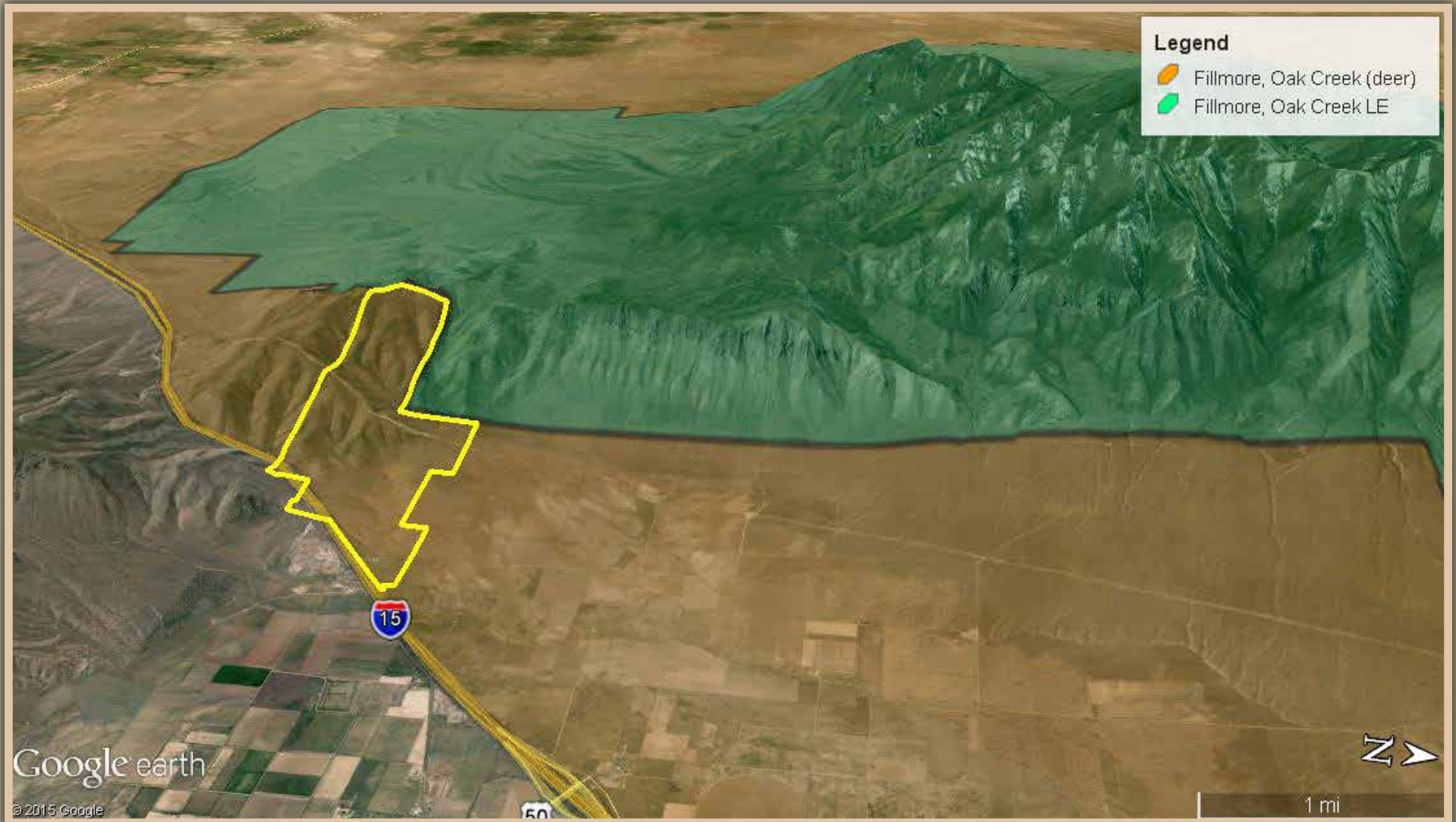
TERRAIN AND WILDLIFE:

405 acres of level pasture sit 5,330 feet above sea level rising to the base of the Canyon Mountains. An additional 555 mountainous acres extend west to 6,800 feet in elevation and surround Murray's Canyon. Vegetation consists of sagebrush and grassy ridges with pinyon pines, junipers, bitterbrush, and serviceberry. Wildlife includes mule deer, elk, rabbits, hawks, coyotes, turkey and mountain lions.



HUNTING

Starlite Ranch sits in the Fillmore Oak Creek Deer Unit (21 A). It touches the Oak Creek Limited Entry Deer Unit (21C). Bucks in the area have great genetics, and limited hunting pressure has allowed some of them to reach their potential. In the past ten years, hunters in this unit have taken a buck scoring about 220 and another scoring about 235 in the Boone and Crockett Club nontypical category. Several other extraordinary deer, such as a 203 net typical and a 218 nontypical have also been harvested. Most hunters will find four-point bucks that measure 150-180" or so. Large, mature bucks are often taken during the rifle season in the low elevation foothills like those found on Starlite Ranch.





AGRICULTURE

The parcel is fenced and cross-fenced. City water runs to the property line and is currently used to fill a trough near the property's eastern boundary. A year-round spring located up the canyon provides an additional stockwater source. Roughly 30 head of cattle graze the property for six months out of the year.



WATER

City water is stubbed to the property line. Water right # 66-274 provides two acre-feet of irrigation water and 72 ELU's. A 160' well pumps 40/GPM of tested potable water to a 2,550-gallon holding tank and an 800 gallon pressurized demand tank to supply the home and the surrounding 50 acres.

MINERALS

The Seller will convey 100% of whatever mineral, oil, gas, geo-thermal, hydro-carbon and gravel rights which they own. Seller makes no representation as to the quantity or quality of any mineral or other subsurface rights but believes most, if not all, of the minerals are appurtenant to the Ranch.

ZONING

The ranch is currently zoned Agricultural with a minimum lot size of 20 acres. A small portion of the property is zoned highway commercial. For zoning particulars and building requirements visit:
http://www.sterlingcodifiers.com/codebook/index.php?book_id=471

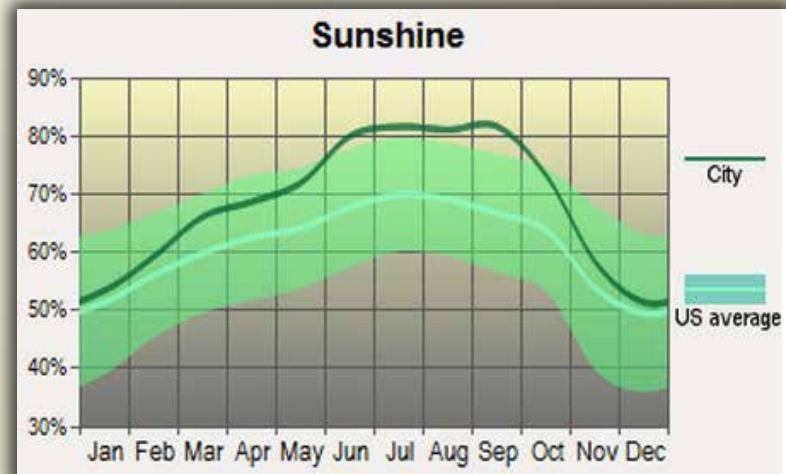
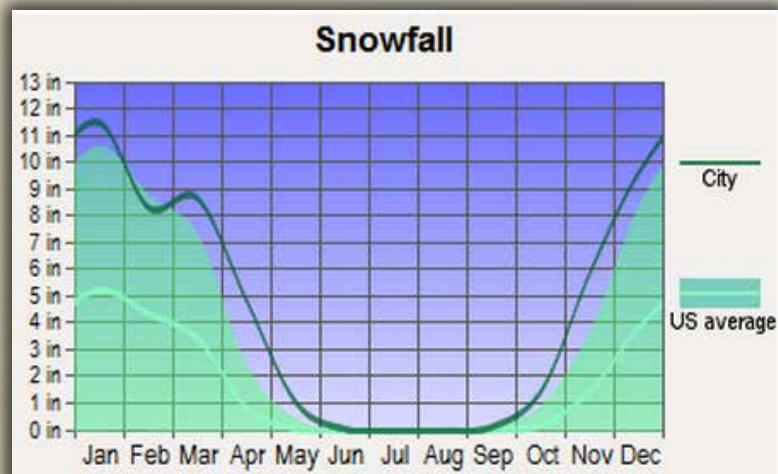
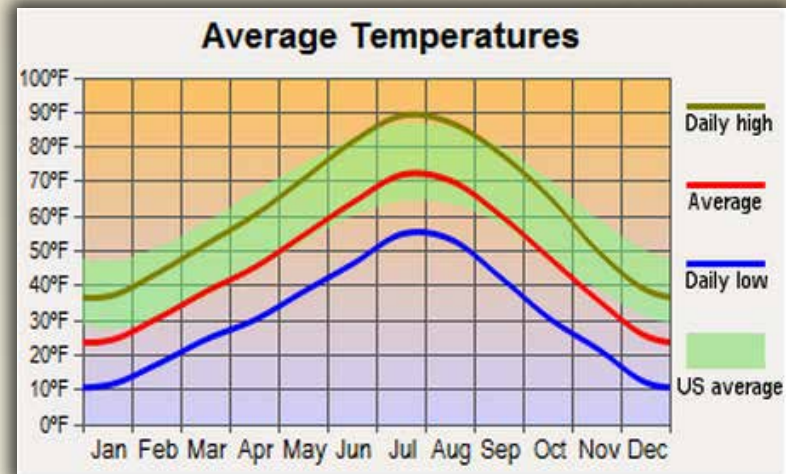
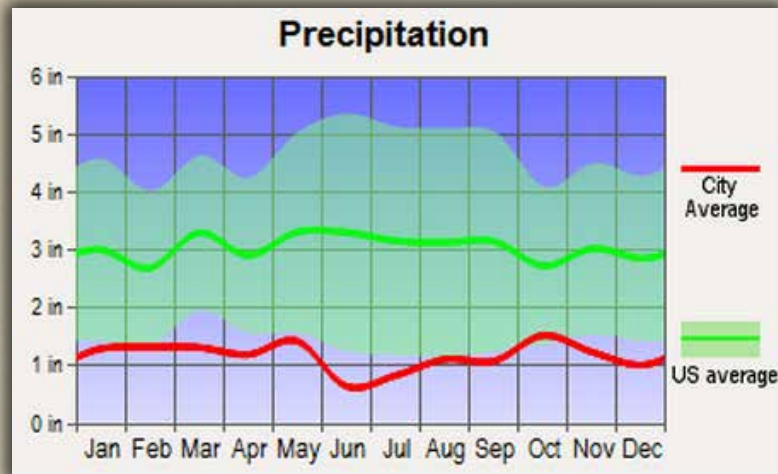


IMPROVEMENTS

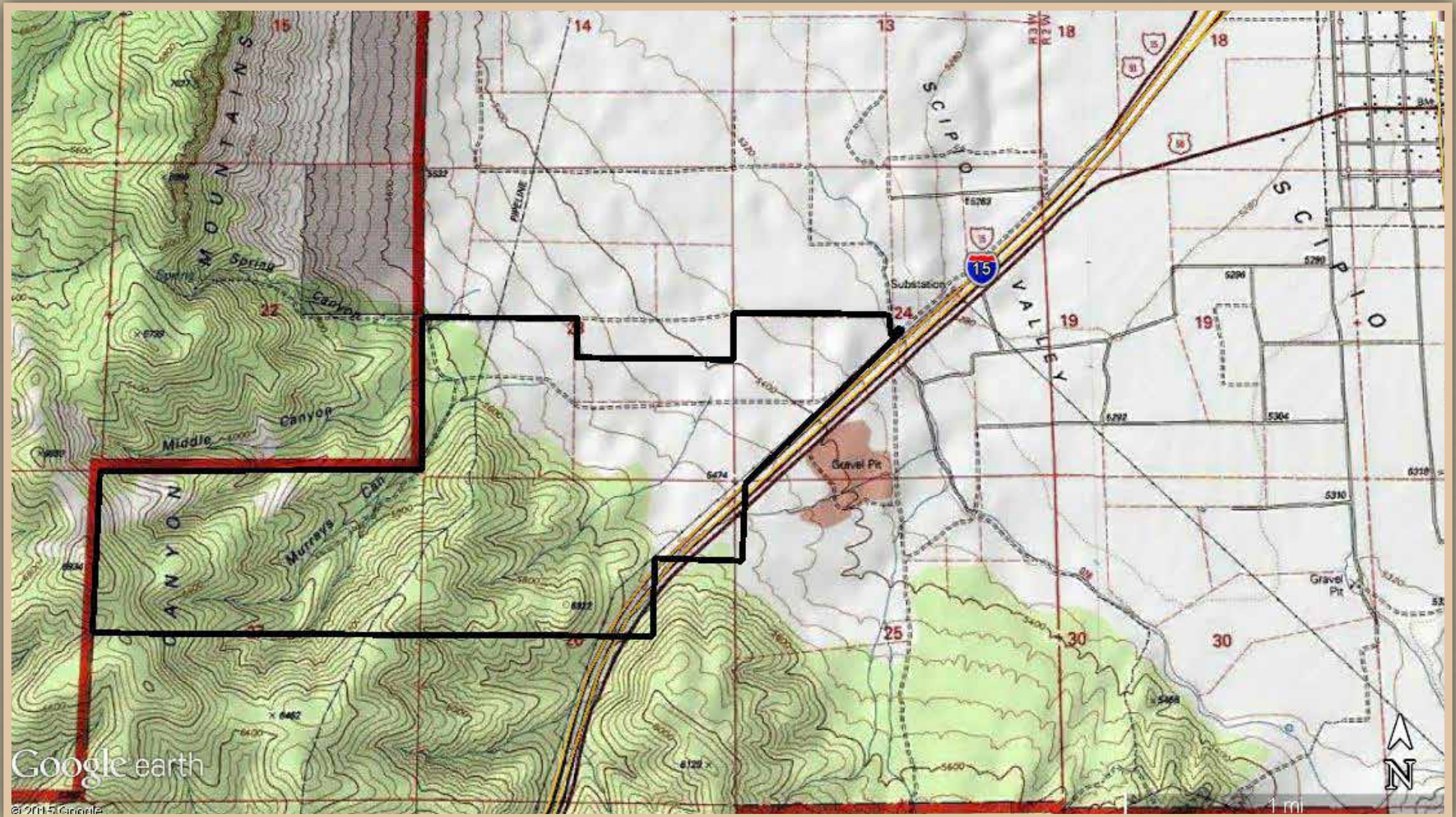
- 3,500 SF ranch house including two bedrooms, two bathrooms, loft, sitting room, country kitchen & eating area with seating for 20.
- 40' x 80' quonset building
- 100' x 40' four-bay storage shed with three-phase power
- 30' covered pavilion
- 500 SF pump house and workshop



Climate

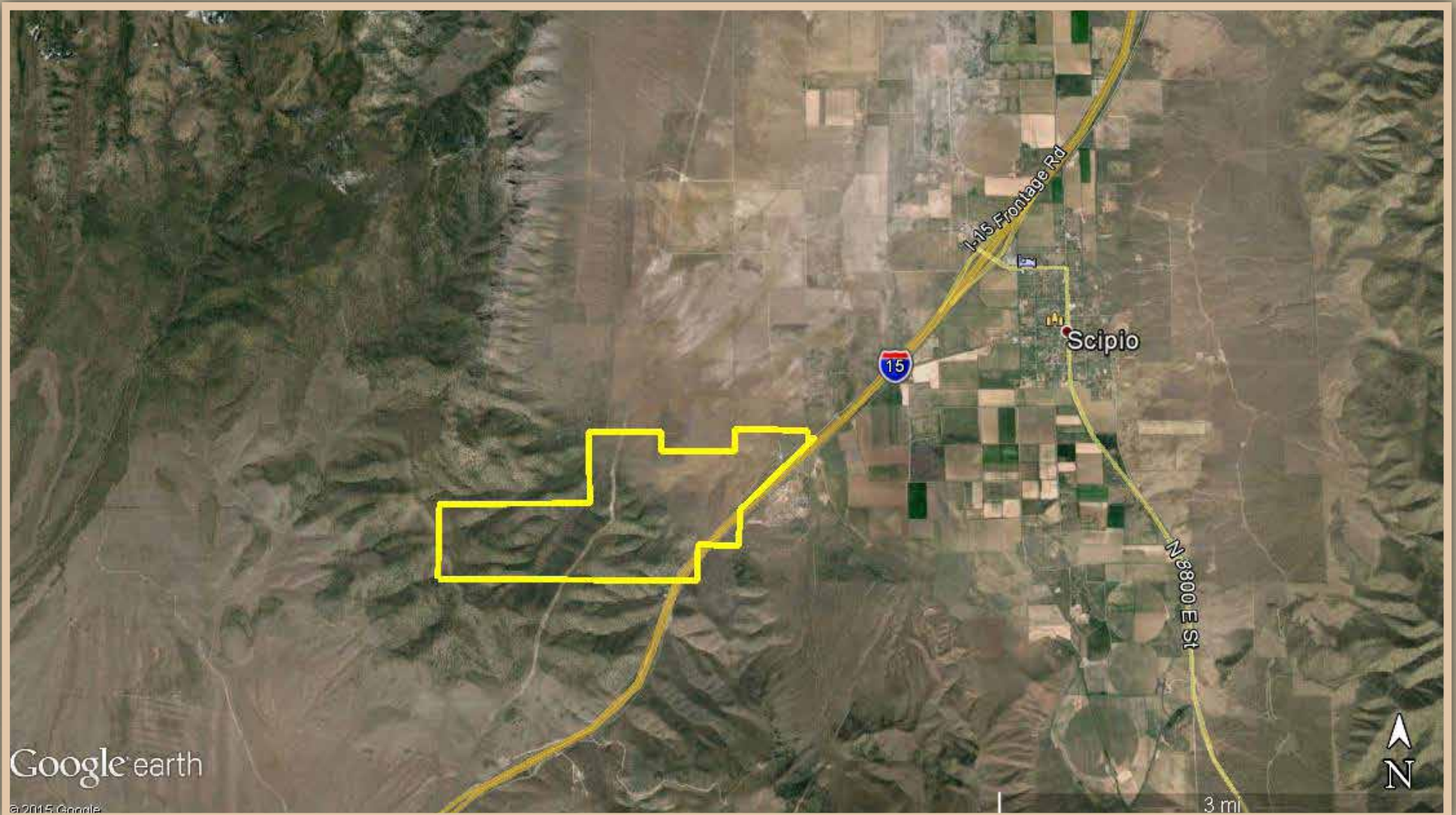


Topographical Map



Aerial Map

To view an interactive version of this map visit: <https://app.terrastridepro.com/property/14882/map?referer=iframe#mqhyb,39.228406,-112.165613,14z>



Starlite Ranch



Starlite Ranch is offered for \$769,000

To schedule a tour or for more information contact Lane Nygren, Agent



LandRancher

lane@landrancher.com 801-230-0639

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.