

# Elk Haven at Soldier Summit



Soldier Summit, Utah | 2,463 Acres | \$1,989,000



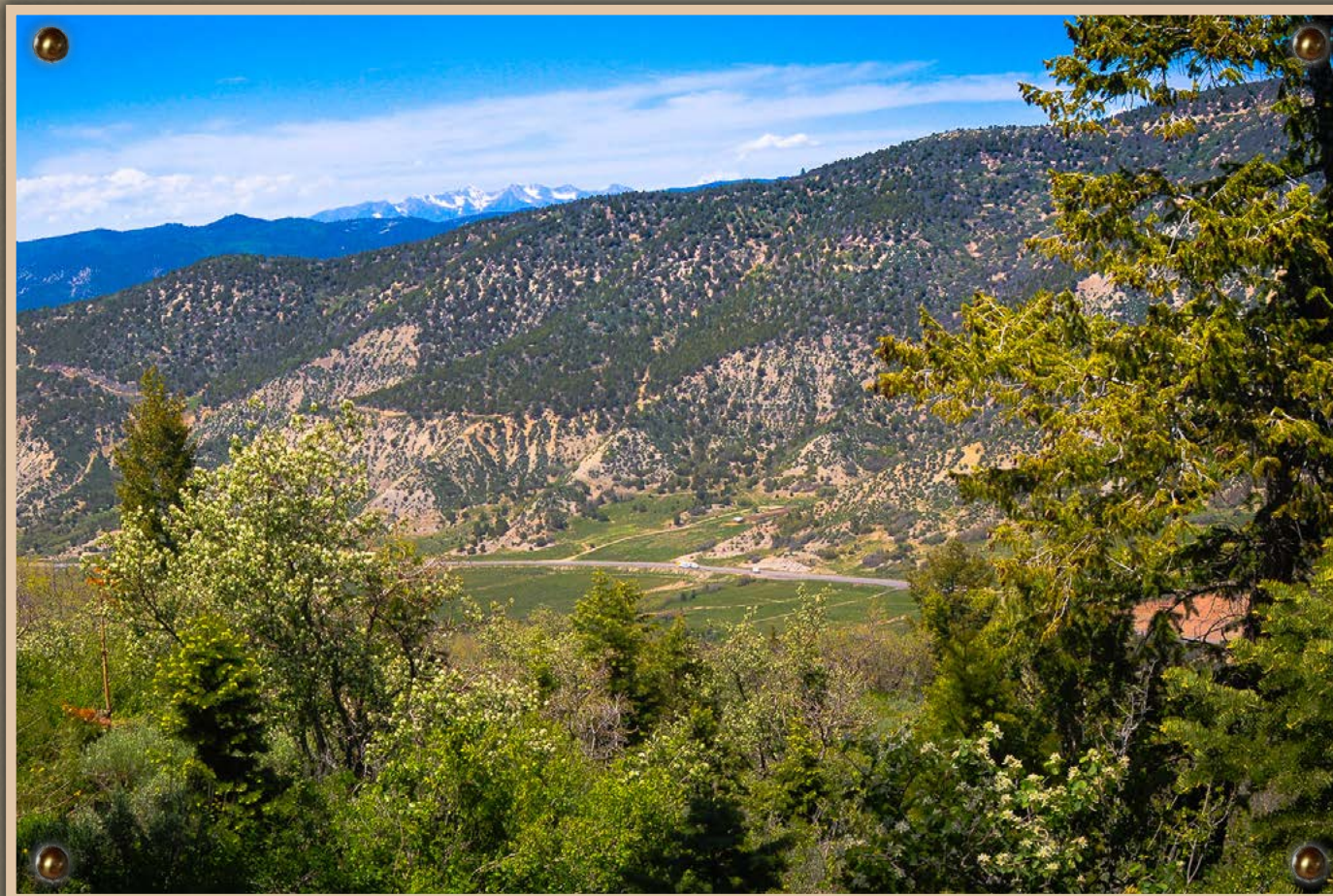
# LandRancher

3616 Elmwood Street, Salt Lake City, UT 84106 801-896-4738 [info@landrancher.com](mailto:info@landrancher.com)





# Welcome to Elk Haven at Soldier Summit



## Property Highlights:

- 2,463 acres of mountain land located at Soldier Summit in Utah and Wasatch Counties
- Substantial stock, domestic and irrigation water rights
- Abundant elk, deer, and wildlife
- Less than an hour from Provo, UT
- Springs, ponds, and Soldier Creek frontage
- Easy year-round access

Elk Haven at Soldier Summit is your opportunity to invest in and enjoy 2,463 acres of serene mountain land within an hour of Provo, Utah, and within two hours of Salt Lake City. Fabulous hunting, grazing and recreational opportunities await the next owner.







## LOCATION & ACCESS

Elk Haven is located on US Highway Route 6 in both Wasatch County and Utah County, Utah. Only 89 miles from Salt Lake City International Airport, the ranch is a 90-minute drive southbound on I-15 via the Spanish Fork exit. It is accessible year-round. It's close proximity to the Wasatch Front and rapidly growing Utah County translates into real long-term appreciation in value along with very convenient access for more frequent enjoyment.

Travel times to the nearest cities are as follows:

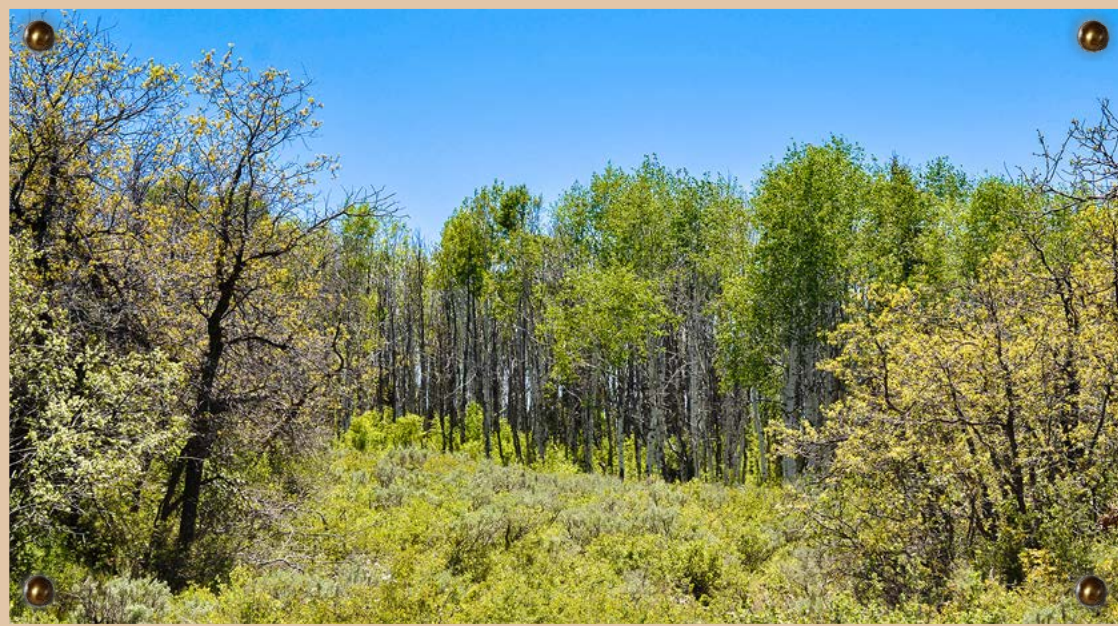
Salt Lake City, UT.....	83 miles,	84 minutes
Provo, UT.....	45 miles,	45 minutes
Duchesne, UT.....	66 miles,	80 minutes
Heber City, UT.....	76 miles,	1.5 hours
Park City, UT.....	87 miles,	1.5 hours
Price, UT.....	30 miles,	31 minutes
Spanish Fork, UT.....	37 miles,	39 minutes



## HISTORY

Soldier Summit has been an important transportation route between the Wasatch Front and Price, Utah, since its settlement by Mormon pioneers. The summit takes its name from a group of Confederate soldiers under the command of General Philip St. George at Camp Floyd. These soldiers were on their way to join the Confederate Army but were stopped dead in their tracks by an unusual snowstorm in July of 1861. A small memorial remains intact on the ranch in honor of these unnamed soldiers.





## ***TERRAIN & TOPOGRAPHY***

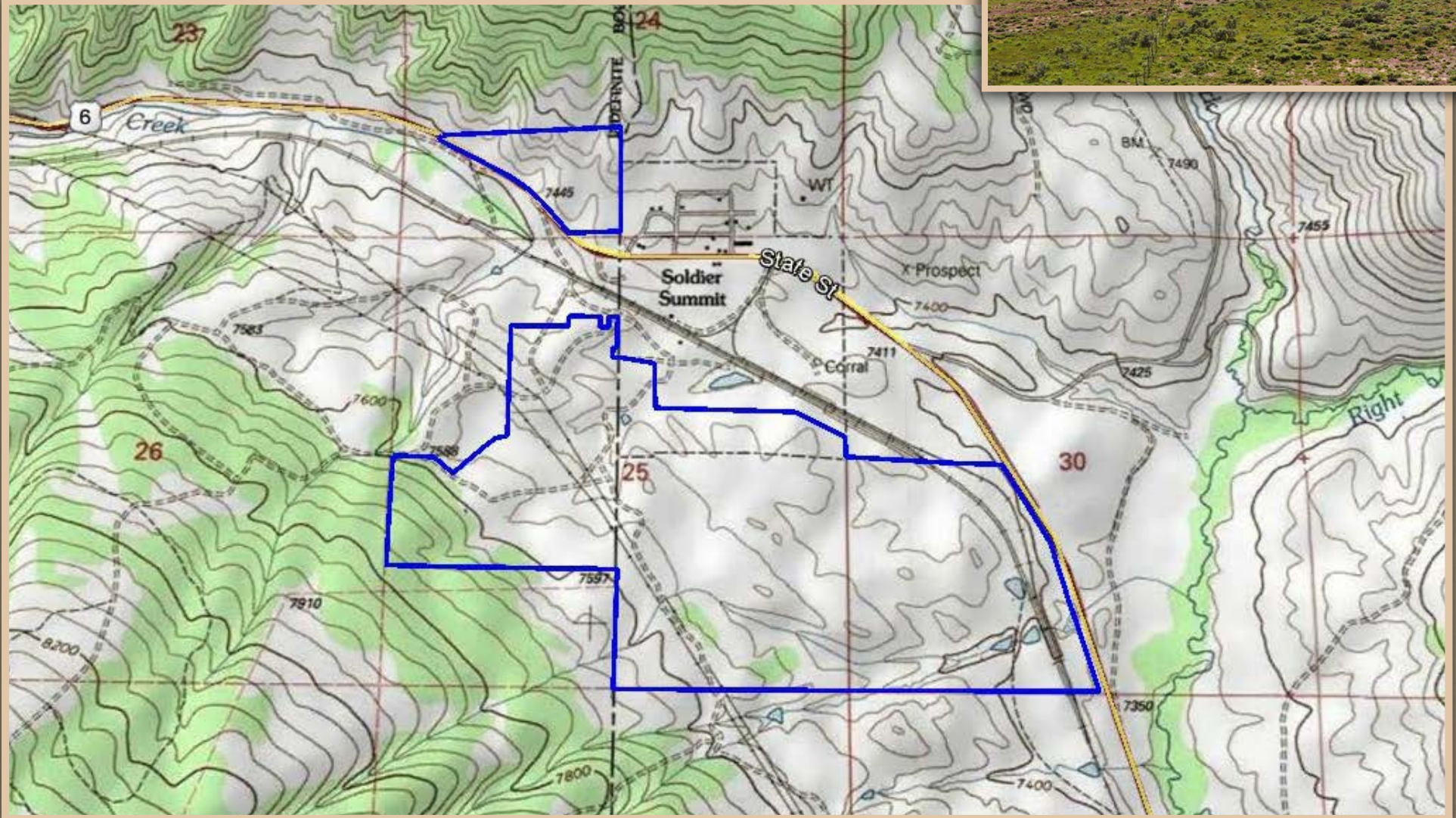
Elk Haven at Soldier Summit ranges from 7,200 to 8,200 feet above sea level and includes two non-contiguous pieces separated by the 1,450-acre Soldier Summit Estates subdivision - a high-end cabin development with 154 lots. A 467-acre block borders the development on the east and a 1,987-acre block borders the development on the west. The land is for sale in its entirety, but offers for either piece will be considered. Each of the two property blocks is described in detail in the following pages.





## THE PASTURE

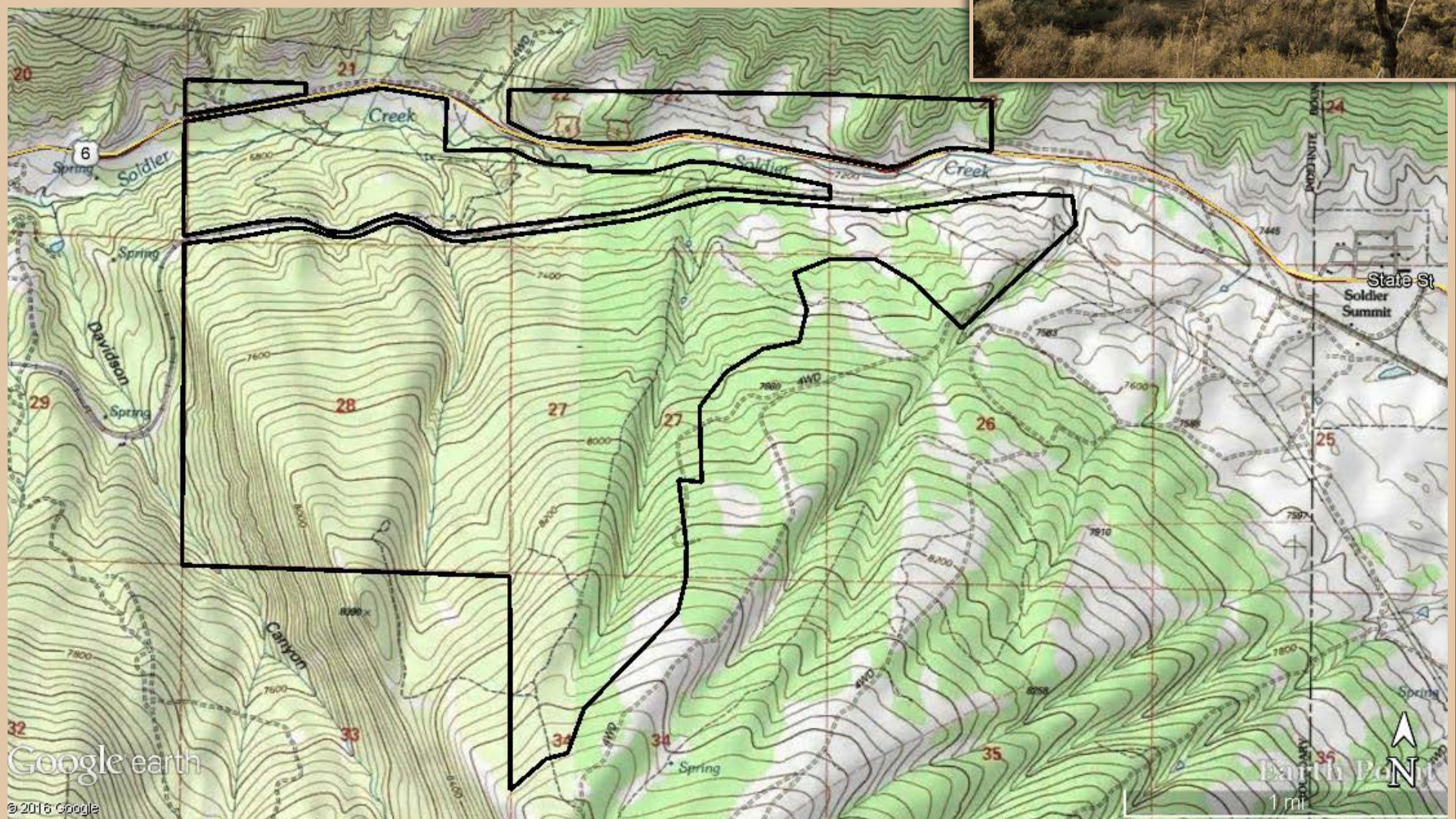
This 467-acre block features fenced pasture, complete with a small stream and pond for watering livestock. The upper quarter of this parcel would be a perfect place to build a cabin among the quaking aspens and pines. Lots in the adjacent Soldier Summit Estates start at \$10,000/ acre, reinforcing our assertion that this property (at \$800/acre) is an excellent investment opportunity.





## THE MOUNTAIN

The +/- 1,987 acres west of the subdivision are characterized by canyons, meadows and secluded parks. Dense stands of aspens and pines provide refuge for resident elk and deer. Soldier Creek and its tributaries intersect this portion of the property. A substantial spring-fed pond is a great place for spotting wildlife in the mornings and evenings. The mountain encompasses a vast mesa on top, which is surprising since the property looks extremely steep from Highway 6.





## WILDLIFE & HUNTING

Elk Haven at Soldier Summit is truly a haven for elk, deer, and a variety of other native wildlife. If you visit the property during the right time of day, you can expect to see bucks, bulls, redbell hawks, bears, and a variety of upland game. It is a big-game hunter's paradise, sporting its patrons with high-quality and completely private hunting each fall. Spike bull tags are available over the counter and trophy bull tags are available on a limited-entry drawing basis. Buck deer tags are available to the landowner with approval from the Division of Wildlife Resources.



## RECREATION

The only way to appreciate this pristine piece of real estate is through the many recreational activities it provides. Owners will enjoy exploring their private 2,463 acres on ATV, horseback or snowmobile. Miles of additional trails are only a few minutes away in the nearby national forest.

Although there are no fishable streams on the property, year-round fishing is available on the nearby Scofield Reservoir. Popular fly fishing attractions include Diamond Fork and Lower Fish Creek (Price River), both less than an hour away.





## ***LEASE INCOME***

Hunting rights are leased to the operator of the Soldier Summit Cooperative Wildlife Management Unit (CWMU). The lease provides \$6,000 in income. The hunting operator is an excellent steward of the land and has been instrumental in preventing trespassing and other issues. The grazing rights are leased to a local sheep rancher each year from June to November for \$5,500.

## ***DEVELOPMENT POTENTIAL***

Elk Haven offers an unique long-term investment opportunity. This 2,463-acre property was purchased for the eventual expansion of the adjacent Soldier Summit Estates. Due to the recession and disagreements among the principals of the development entity, the property, along with 77 of the 154 Soldier Summit Estates lots, were foreclosed on in August of 2014. Lots are now selling for \$7,500- \$10,000 per acre. The explosive growth occurring along the Wasatch Front, particularly Utah County, is increasing demand for recreational destinations close to established urban areas and is projected to continue. There simply aren't many large blocks of pristine mountain land like Elk Haven available - especially less than an hour from one of the fastest growing metropolitan areas in Utah, making Elk Haven an excellent candidate for long-term investment.

## ***AGRICULTURAL DEVELOPMENT***

Don't be fooled by the absence of an established ranching operation. Elk Haven served as homebase for a substantial sheep ranch for years before it got tied up by developers. Some fencing and basic water development is all it will take to re-create a profitable ranching operation to supplement the intangible pleasures that will be enjoyed by the next owner. Additional improvements could be made that would immediately enhance the land value. Several springs and seeps could be significantly and affordably improved to attract wildlife and water livestock. A few roads could easily be cut to access now-remote portions of the mountain. Unused appurtenant water rights could be utilized to raise hay and support a cabin or two. If you decide to build, don't forget about the underground phone, water and electricity that border the property.





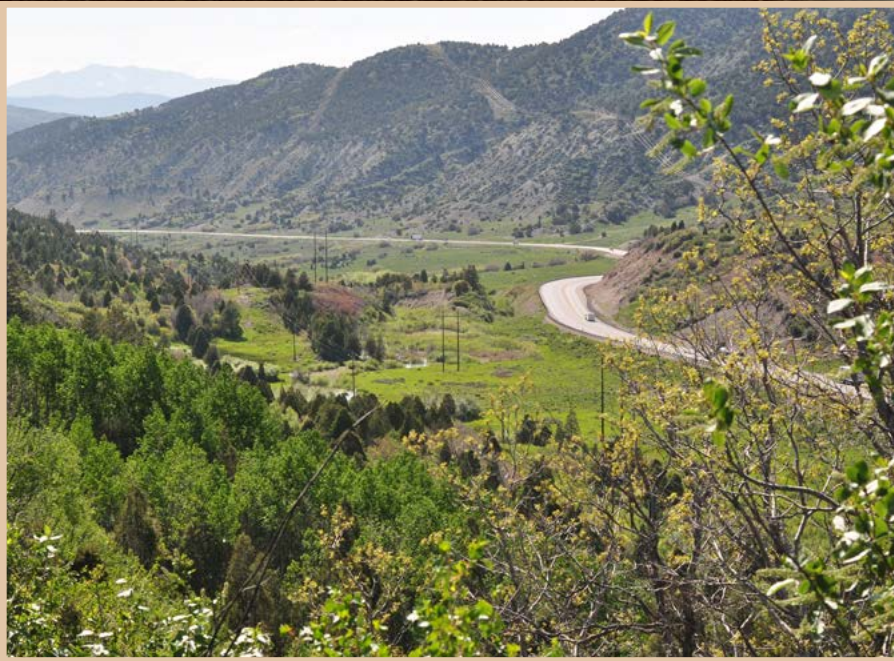
## WATER

A comprehensive review of water rights appurtenant to the property was conducted in May of 2015 by Jim Riley Engineering. A report of conveyance was filed with the Utah Division of Water Rights that updated title to reflect ownership of a 65% interest in underground water rights from the well, which provides culinary water for the adjacent subdivision. The 65% share equates to 70 acre-feet of underground well water designated for both irrigation and domestic use. All water rights will transfer to the successful Buyer. This is significant since the area is closed to new water right appropriations.

The property includes an additional 10 point-to-point water rights on various streams within the property boundary designated for watering livestock. A complete list of water rights and additional details are available upon request.







### **ZONING**

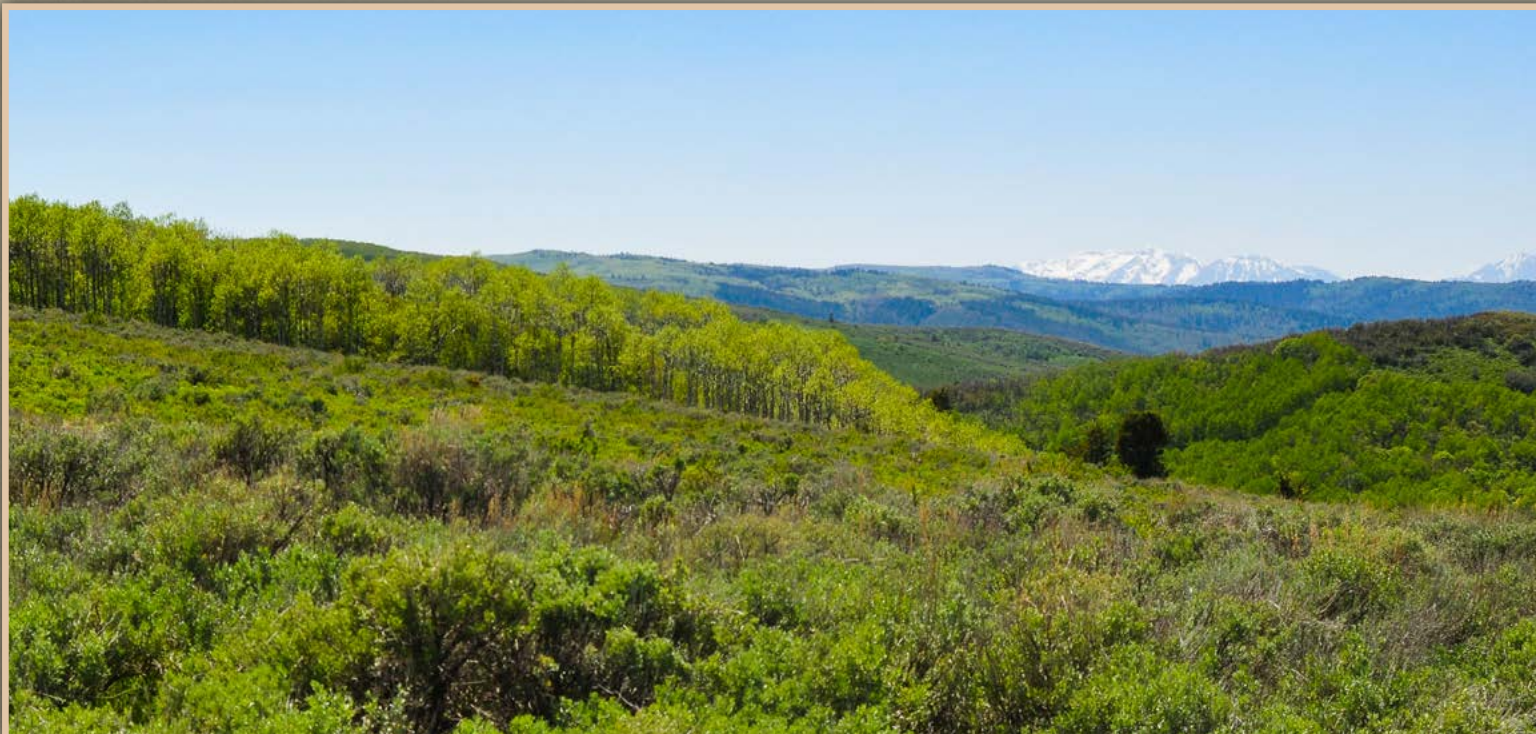
Approximately 321 acres are located in Wasatch County and are part of a P-160 Preservation Zone, which allows for one single family dwelling per 160 acres, subject to the provisions of the Wasatch County code. The remaining 2,142 acres are in Utah County and are part of a critical environment zone allowing one residential unit per fifty acres, subject to the provisions of the Utah County code.

### **ANNUAL PROPERTY TAXES**

Total taxes are currently \$577.44. All of the land is assessed under the Utah Farmland Assessment Act (Greenbelt). The Buyer will be responsible for roll-back taxes, which will be assessed if the Buyer changes the land use.

### **MINERALS**

The Seller will convey 100% of whatever mineral, oil, gas, geo-thermal, hydro-carbon and gravel rights that they own, subject to reservations by previous owners. They make no representation as to the quantity or quality of any mineral or other subsurface rights appurtenant to the property.



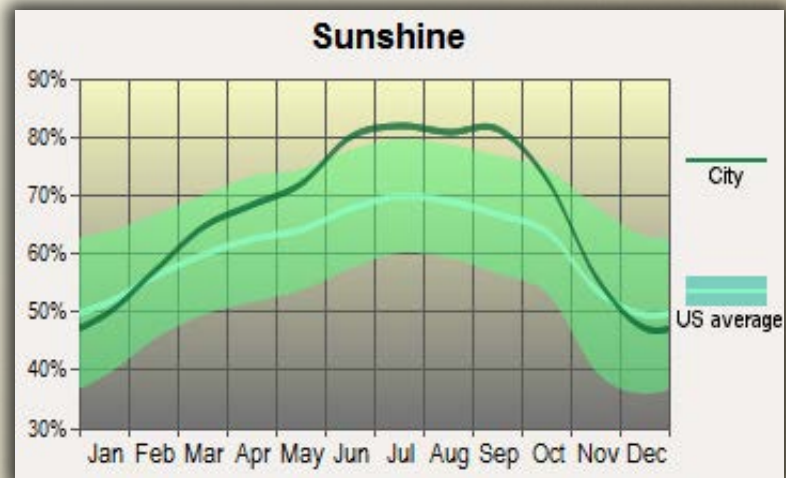
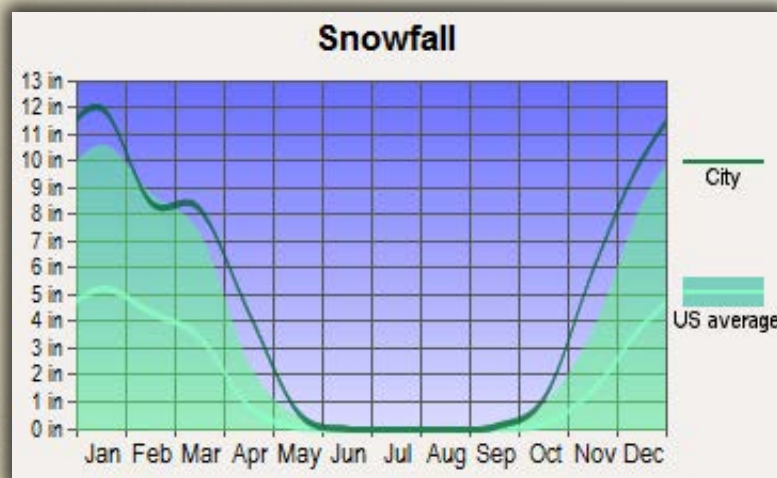
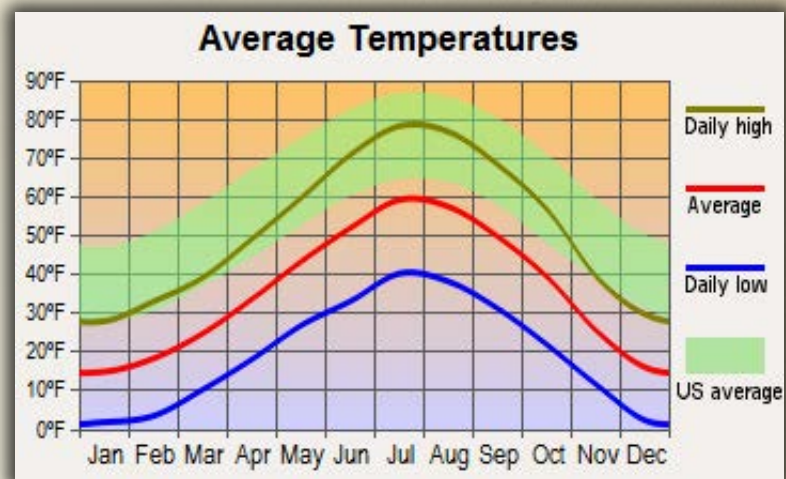
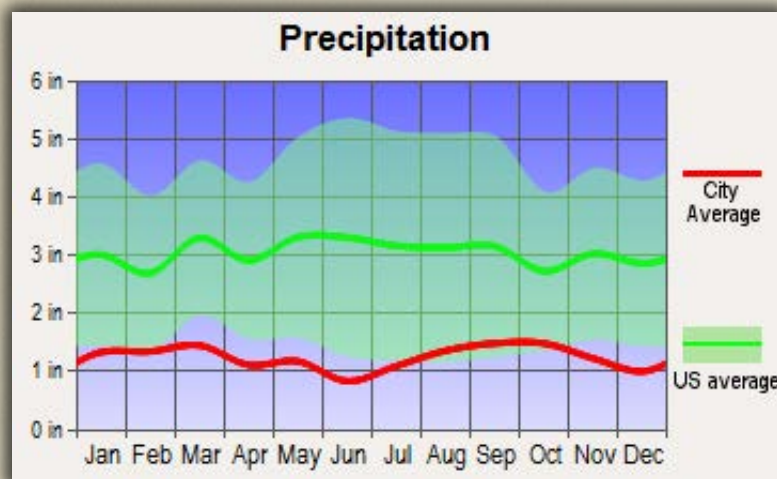
### **BOUNDARY LINES**

The Seller is selling Elk Haven at Soldier Summit in its “as-is-where-is” condition, which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for visual aid only. The accuracy of the maps and information portrayed thereon is not guaranteed nor warranted.






# Climate

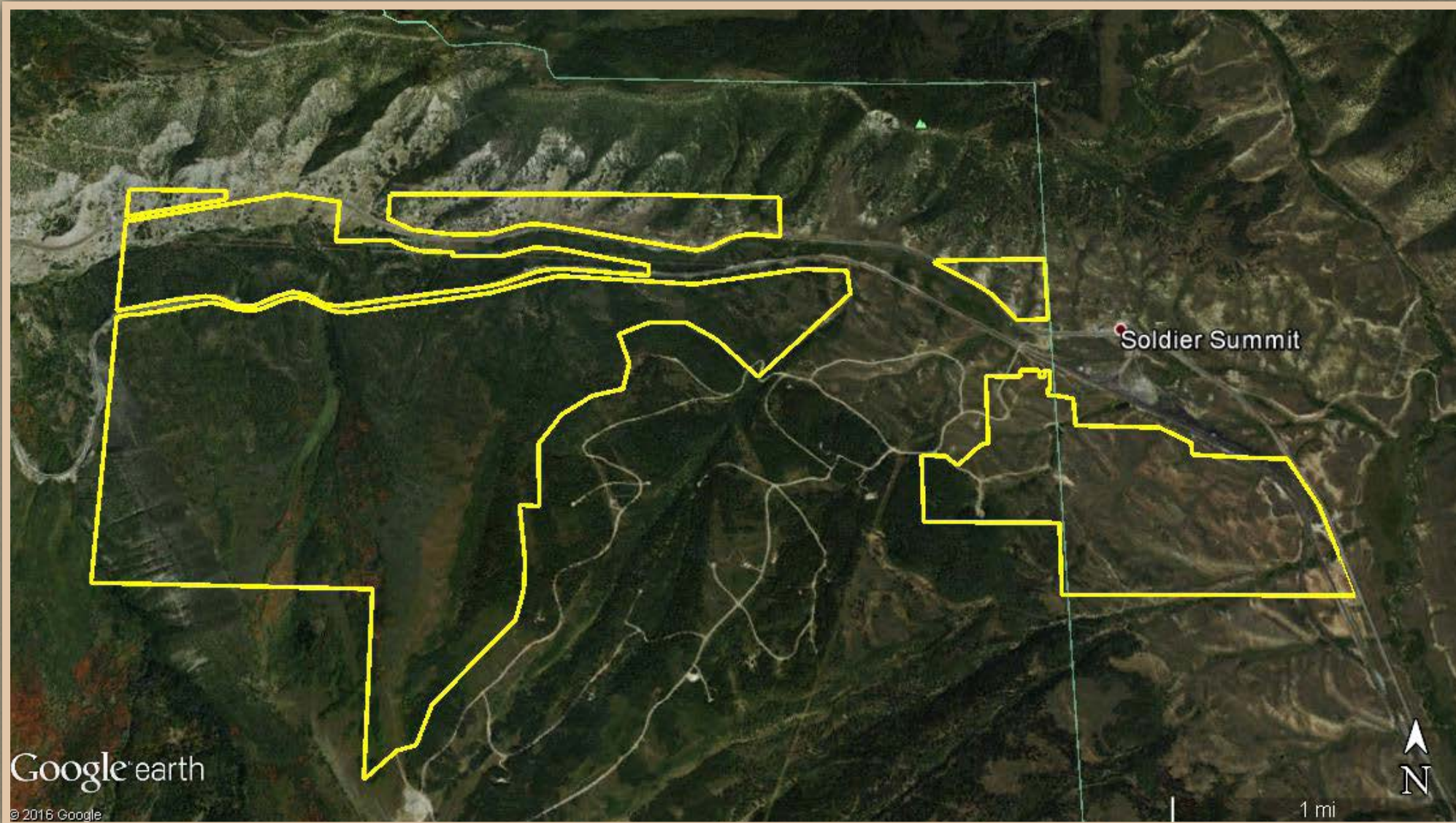




# Aerial Map

To view an interactive  
map of the property  
click [HERE](#)

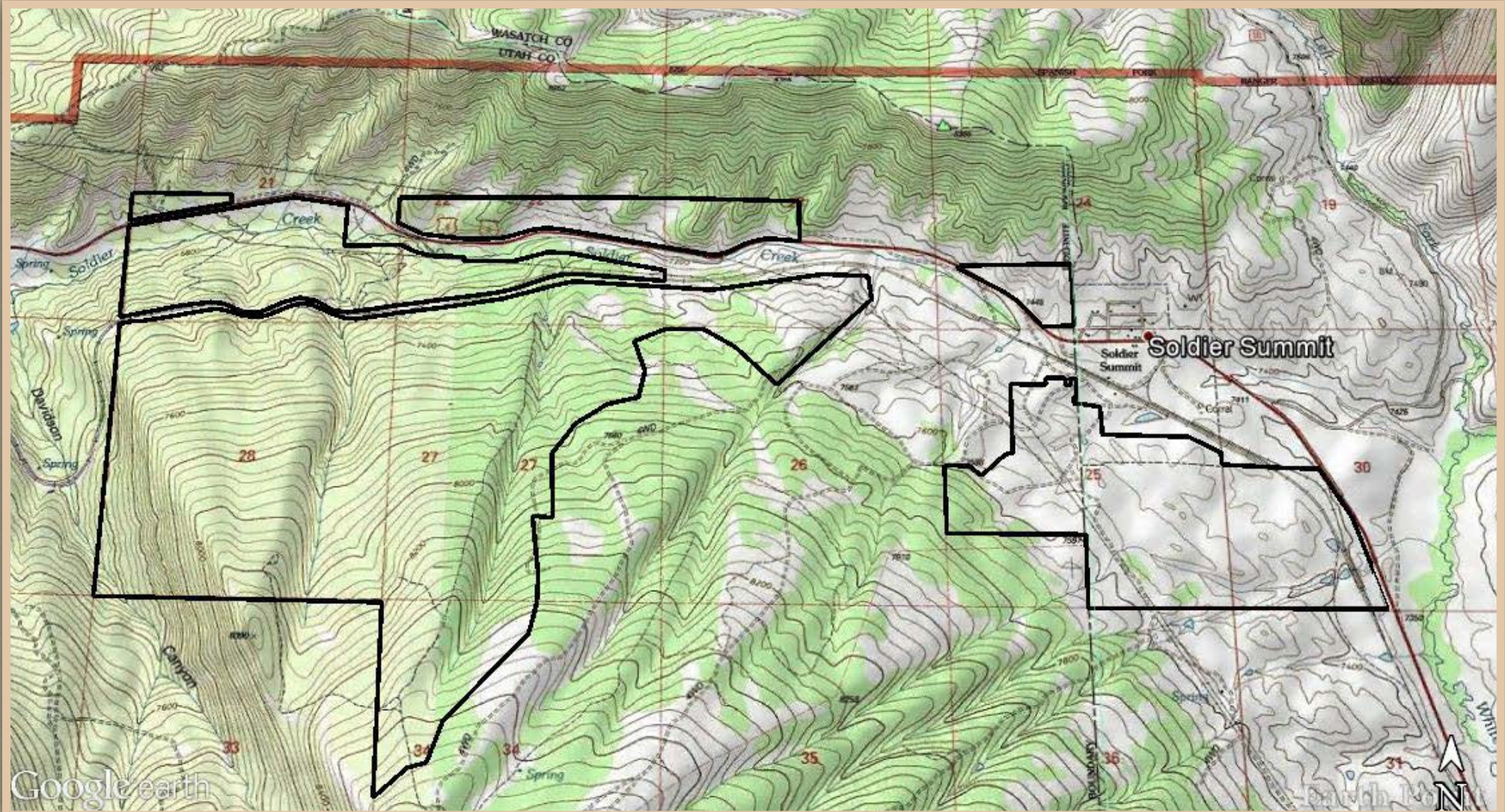
 = Utah/Wasatch County Line





# Topographical Map

To view an interactive  
map of the property  
click [HERE](#)





# Elk Haven at Soldier Summit



Elk Haven at Soldier Summit is offered for \$ 1,989,000



To schedule a tour or for more information contact

Lane Nygren, Sales Associate

**LandRancher**

lane@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.

## **LOCATION & ACCESS**

- 83 miles SW of Salt Lake City Utah in the Utah/Wasatch County line
- Google GPS coordinates: 39.927724, -111.081740
- Accessible year round Via Highway 6.

## **TERRAIN & WILDLIFE**

- Elevation ranges from 7,200-8,200 feet above sea level
- Mix of open pasture, oak, sage brush, and conifer and aspen forest
- Multiple springs, ponds and small streams
- Significant population of elk and deer

## **RECREATION**

- Excellent deer and elk hunting
- Miles of ATV, horseback, and snowmobile trails
- Great nearby lake and river fishing

## **ZONING**

- 321 acres in Wasatch County, zoned p-160
- 2,142 in Utah County, zoned CE-1
- See page 4 for zoning particulars

## **WATER RIGHTS**

- 70 acre-feet designated for domestic use and irrigation
- Multiple stock water rights

## **UTILITIES**

- Power is available throughout the property
- Intermittent cell coverage with AT&T and Verizon
- Underground phone installed along property line

## **MINERALS**

- Mineral status is unknown.
- Seller will convey 100% of whatever sub-surface rights which they own, subject to reservations by previous owners.

## **INCOME**

- \$5,000 from hunting lease
- \$5,500 from grazing lease