

# The Hassayampa Ranch



Kane County, Utah | +/- 640 Acres | ~~\$2,499,000~~ **\$1,989,000**

"From the first day we saw it, Rancho del Cielo cast a spell over us. No place before or since has ever given Nancy and me the joy and serenity it does." - Ronald Reagan



## LandRancher

3616 Elmwood Street, Salt Lake City, UT 84106 | 801-870-1801 | [info@landrancher.com](mailto:info@landrancher.com)





# Welcome to The Hassayampa Ranch



## Highlights:

- +/-640 acres of remote and isolated property surrounded by BLM land
- Spring-fed ponds and 11.2 acre-feet of certificated water rights
- Two professionally designed residences suitable for intimate gatherings or large groups
- Sophisticated “off-the-grid” water and power system
- Fully-fenced fruit orchard
- Hundreds of Miles of horseback and ATV trails accessible from the property
- Panoramic views of Zion National Park and Bryce Canyon National Park
- Year-round access by 4X4

The Little Hassayampa - meaning “river that runs upside down” from the Yavapai-Apache tongue - is the manifestation of a prominent design consultant’s dream to blend an isolated desert sanctuary with rugged adventure to create the ultimate southwestern retreat destination. Little Hassayampa sits atop a private mesa in the heart of southern Utah’s internationally renowned “Color Country,” providing majestic views of Zion National Park, Bryce Canyon National Park, and the Coral Pink Sand Dunes. While the current owner has accomplished much in sensitively developing unique dwellings and proving that “it could be done” on land requiring a light footprint, the Ranch is now well positioned to be taken to another level of convenience and comfort, should these elements be desired. The Little Hassayampa is perfectly situated for both world-class recreation and elusive escape from the pressures of the world.







## LOCALE & HISTORY

The Ranch is situated approximately 24 miles outside of Kanab in Kane County, Utah. This quaint little community of 5,400 is considered the hub for visits to Zion, Bryce and Grand Canyon National Parks, Grand Staircase Escalante National Monument and Lake Powell. It is centrally located between Las Vegas, Phoenix, Albuquerque, Denver and Salt Lake City.

Named from a Paiute Indian word meaning “place of the willows,” Kanab was settled in 1864 when Fort Kanab was built by Brigham Young on the east bank of Kanab Creek for defense against the Indians and as a base for exploring the area. Kanab’s pioneer history is reflected in the architecture of its old homes and buildings.

Famed western author Zane Gray lived in Kanab while writing “Riders of the Purple Sage” in 1912. John Wesley Powell mapped the Grand Canyon from his base in Kanab.

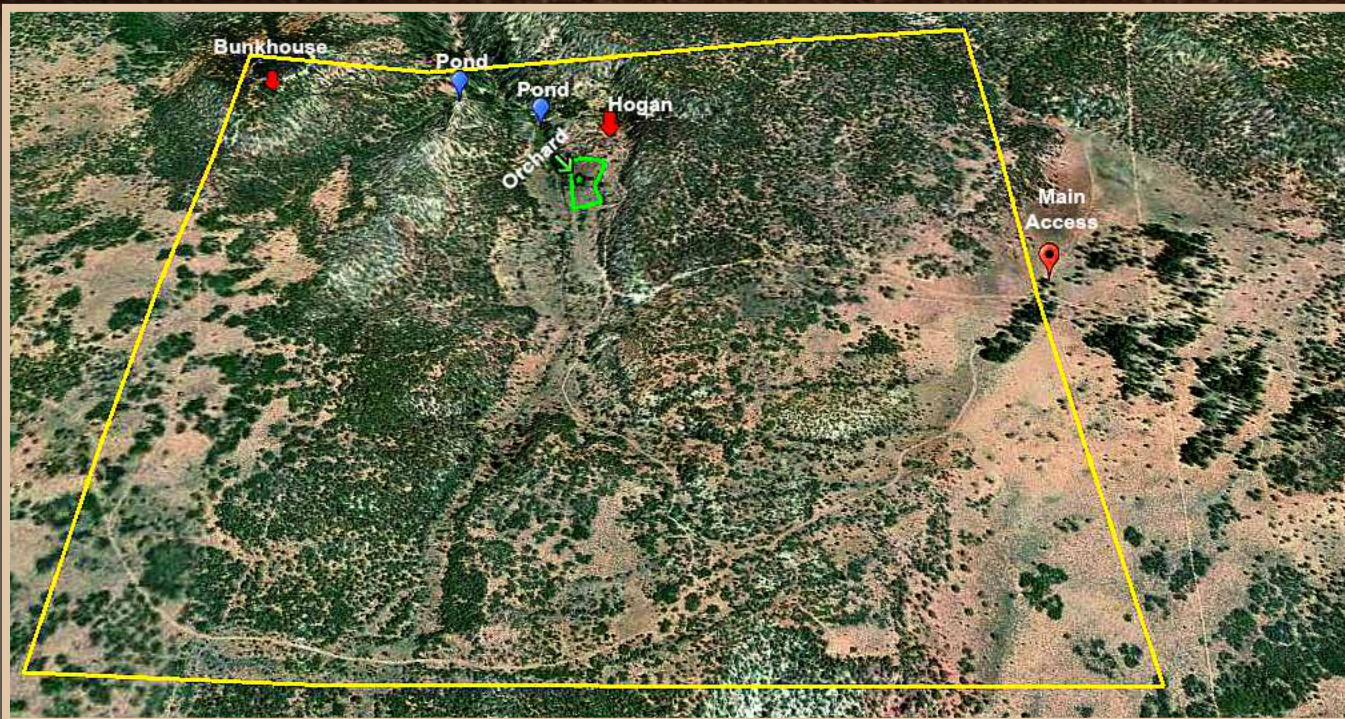
For about 50 years, Kanab was known as “Little Hollywood.” Hundreds of Western movies and television shows were filmed in the area featuring top stars from the 1930s to the 1980s. Many of the old movie sets and locations can still be visited today. Kanab’s scenic location and friendly Western spirit cause millions of tourists to stop and stay awhile to enjoy the “Old West” quality of life each year.



Kanab Main Street







## NEARBY CITIES & SERVICES

Kanab is the Little Hassayampa's "go to town" for supplies and resources and offers everything needed for enjoyable stays. St. George is only 75 minutes away and offers shopping at Home Depot, Super Walmart and other big-box retailers.

Mileage to nearby towns and cities is as follows:

Mt. Carmel Junction.....	15 miles
Orderville.....	17 miles
Kanab.....	24 miles
Springdale.....	25 miles
Panguitch.....	66 miles
St. George.....	75 miles
Cedar City.....	89 miles
Salt Lake City.....	312 miles
Las Vegas, NV .....	195 miles

## ACCESSING THE RANCH

The Ranch is accessed off of US Highway 89 between Mt. Carmel and Kanab as follows:

- Exit onto County Road K1000 to Coral Pink Sand Dunes State Park (4 miles southeast of Mt. Carmel or 13 miles northwest of Kanab);
- Drive approximately 7 miles south down Yellowjacket Canyon;
- Turn right onto County Road K1500 (unpaved and unmarked);
- Drive approximately 4 miles on County Roads 1500-1350-1356 to the green gate on Ranch's east boundary. The road into the Hassayampa Ranch from the pavement is purposefully unimproved to discourage curious uninvited visitors and to enhance the sense of isolation;
- 4WD is required to access the property.

## AIRPORTS

Kanab Municipal Airport is a jet-capable facility located 26 miles from the Ranch. The closest international airport is the McCarran International Airport in Las Vegas, Nevada.

## MEDICAL

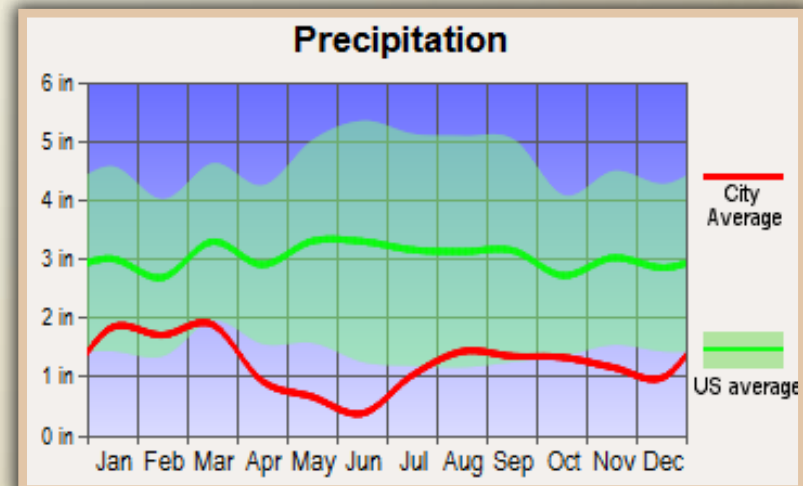
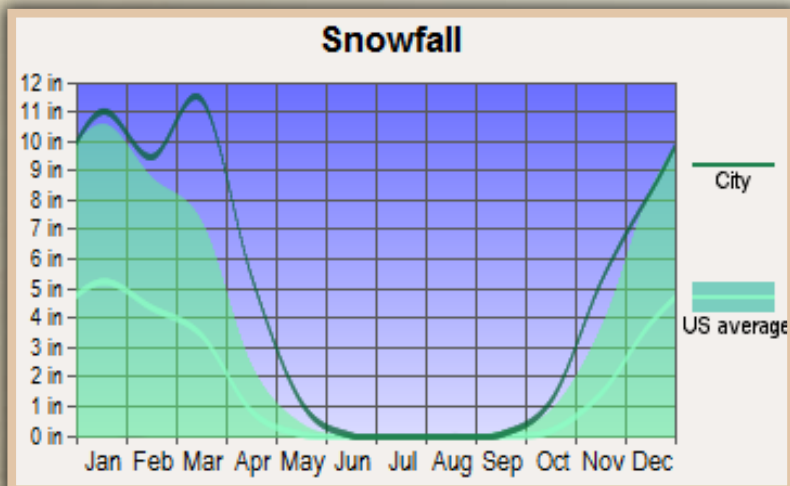
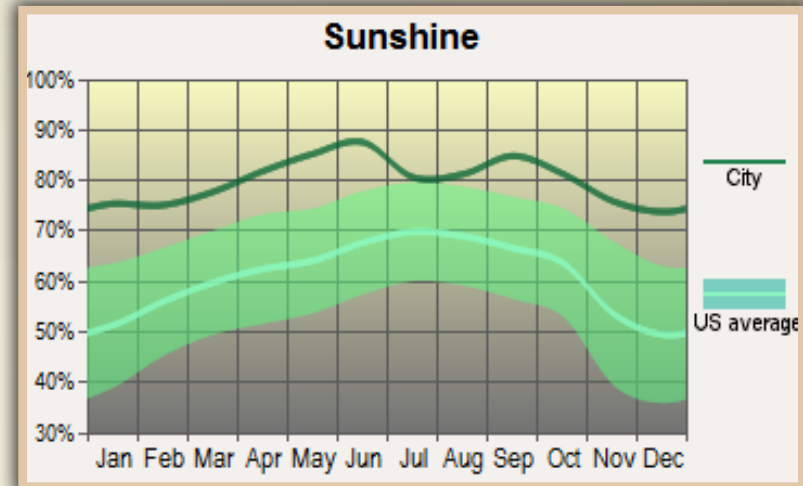
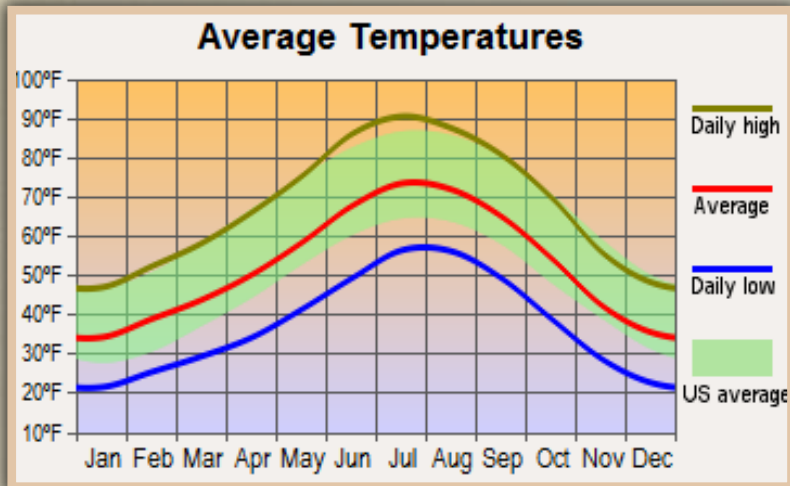
The Kane County Hospital is a modern 38-bed facility located approximately 45 minutes from the property.





## CLIMATE

Southern Utah is famous for its abundant sunshine – about 320 days annually – and wonderful light even during winter months. Hassayampa Ranch is a microclimate that averages more rainfall than the surrounding lowlands. Energetic thunderstorms and refreshing showers are not uncommon throughout the spring and summer. Winters are mild. In a wet year, snow can get up to two feet deep for a couple of weeks until it surrenders to the southern Utah sunshine. The excellent air quality provides for healthy exercise and great panoramic views of Pine Valley Mountain above St. George and Mt. Trumbull on the Arizona Strip. Annual climate averages are represented below.







### ***TERRAIN & TOPOGRAPHY***

Little Hassapyampa includes +/- 640 acres comprising a desert mesa intersected by a gentle canyon. An adjoining 103.2-acre parcel is also available for purchase. The ranch features two spring-fed ponds which remain full all year. Elevation on the Ranch ranges from 5,800 ft. to 6,646 ft. above sea level providing exclusive views of Zion National Park's Great White Throne, and the Three Patriarchs located seven air miles west of the Ranch. Topography includes a mix of grassy meadows, sandy bluffs, and steep hillsides. Attractive red and white rock faces are punctuated by a variety of foliage, including pine, aspen, Gambel oak, sage, juniper, service berry, and cacti. Most of the terrain is traversable by foot, horseback, and ATV or 4WD vehicles.

East Pond







### ***WILDLIFE***

The property has been carefully managed to ensure it is a place of refuge for people and wildlife. It is a wonderful place to photograph and observe mule deer, bobcat, mountain lion, black-tailed jackrabbit, kit fox, coyote, and a variety of birds and desert reptiles.

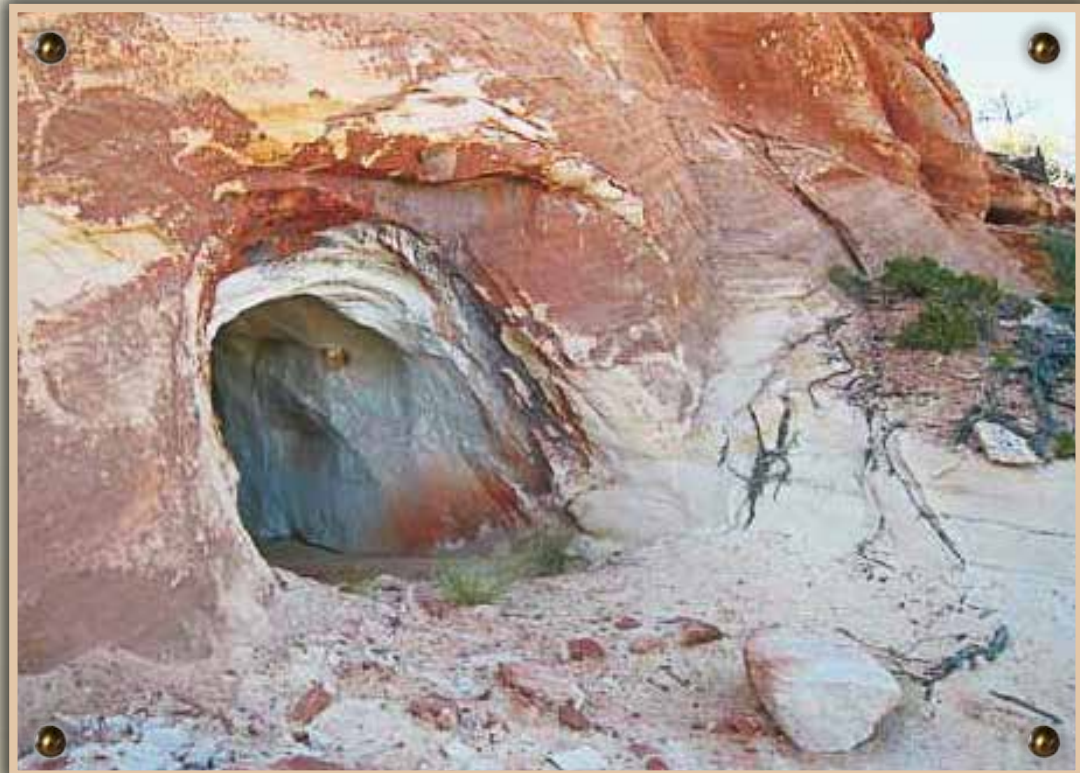




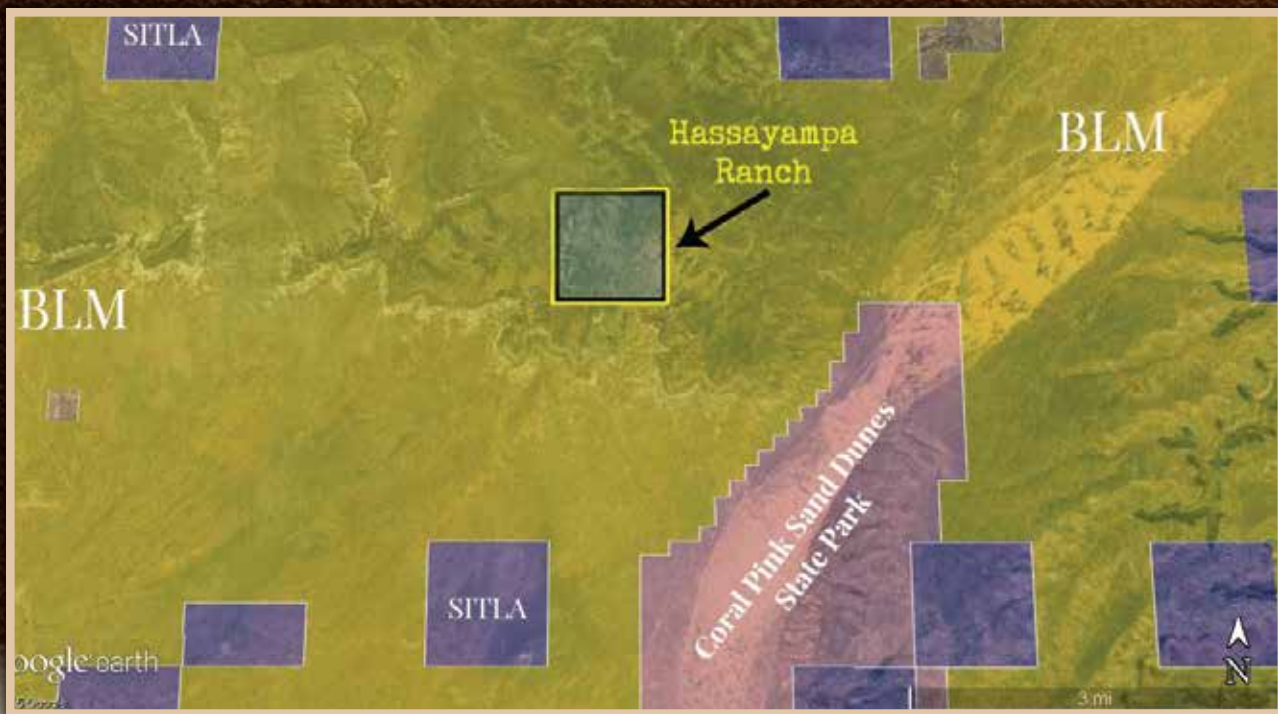


### ***RECREATIONAL PURSUITS***

Little Hassayampa Ranch offers unlimited recreational opportunities both on the property, and in the surrounding public lands. Kids will enjoy exploring Hassayampa Cave which is a short walk from the Bunk House. A network of established trails and roads on and around the property are ideal for horseback riding, hiking, mountain biking, or ATV adventure. You can literally drive off the property and into the world famous Pink Coral Sand Dunes that encompasses 3,730 acres of stunning coral-colored dunes. There are too many other recreational and cultural sites within easy reach of the Ranch to name, including reservoirs and natural lakes for watersports and fishing. The region boasts a surprising number of trout-laden creeks and rivers offering excellent fly-fishing. The area is also known for having some of the best deer hunting in the world.





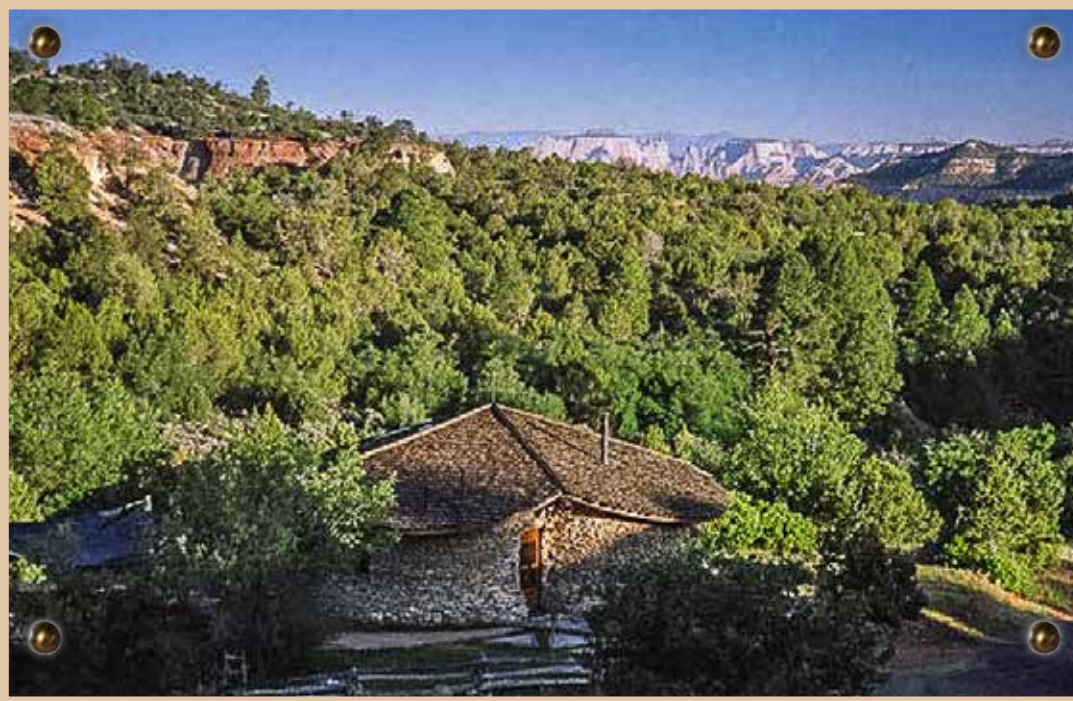


Recreational destinations and mileage from Little Hassayampa Ranch are as follows:

Coral Pink Sand Dunes State Park.....	2 Miles
Zion National Park.....	26 Miles
Blue ribbon fly-fishing on Asay Creek.....	44 Miles
Blue ribbon fishing on Sand Hollow Reservoir.....	53 Miles
Cedar Breaks National Monument.....	65 Miles
Skiing at Brian Head Resort.....	71 Miles
Bryce Canyon National Park.....	72 Miles
Vermillion Cliffs National Monument.....	78 Miles
Lake Powell and Glen Canyon National Recreation Area.....	90 Miles
Grand Canyon National Park – North Rim.....	97 Miles
Toroweap Overlook, Grand Canyon.....	70 miles
Grand Staircase-Escalante National Monument.....	40 Miles
Paunsaugunt Plateau Hunting Area.....	15 Miles
Arizona Strip.....	10 Miles





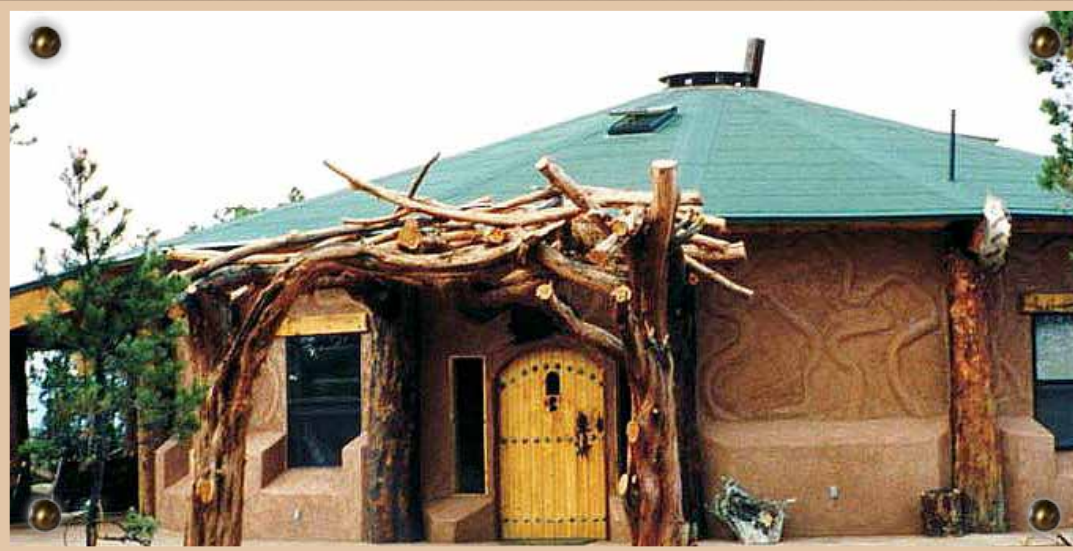


## IMPROVEMENTS

The design of the Ranch's two living structures has been best described as "organic architecture" reminiscent of early Southwest American Indian dwellings. The construction quality is high with great attention to finishing details – creativity is observable at every turn. Development in such a fragile, remote environment presents a unique set of challenges. The Little Hassayampa is the culmination of a significant investment of research, energy, talent, and capital. It is one of a very few places where one can enjoy serenity and solitude without sacrificing modern comforts and convenience.

### *The Hogan*

Located under a beautifully-colored rock ledge, the 1,400 SF hogan features a hyperbolic paraboloid design – inspired by a five-petal flower. This attractive building was created in 1997 with well-engineered weight-bearing components. The stacked native stone exterior walls start from a base width of about 24 inches and taper to about 10 inches at the top, creating a most interesting facade which fits attractively and quietly into the Hogan's surroundings. A woodshake-shingle roof and large windows surround 3/4 of the building. The interior is capacious and attractively finished with a colored concrete floor and wood walls, beams and ceiling. The kitchen and dining area feature a large bar capable of comfortably seating up to 18 people. A small living/reading area is complimented by a stacked sandstone fireplace, a storage area, and an enclosed bathroom. The Hogan is heated by propane and, because of the refreshing summer nights, there is no need for air conditioning. A large outdoor kitchen replete with a large curvilinear concrete counter top, wood cabinets, a built-in barbeque grill, and a sink all combine to encourage living and cooking outside. A canopy suspended from permanently attached poles provides nice shade.

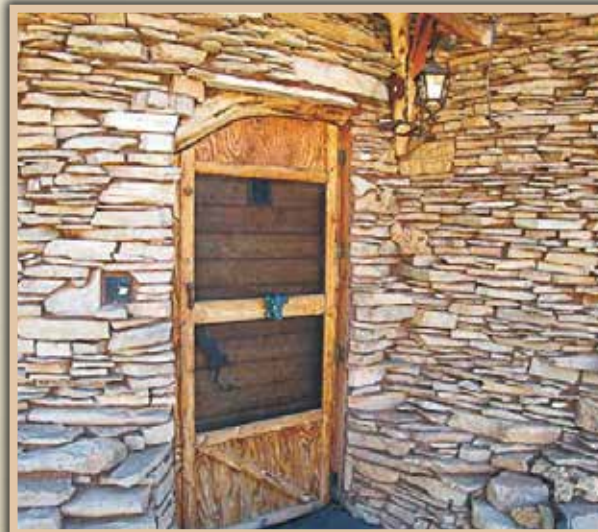
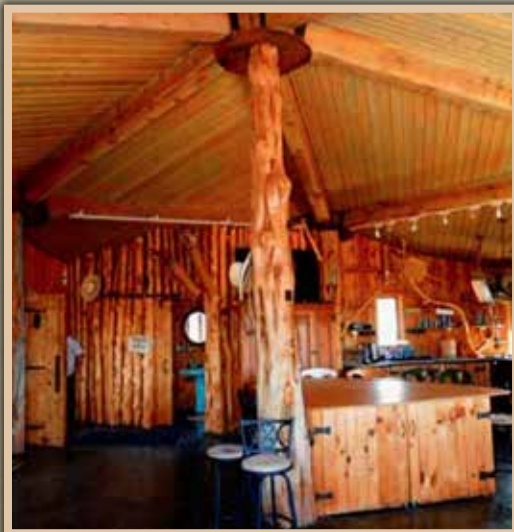
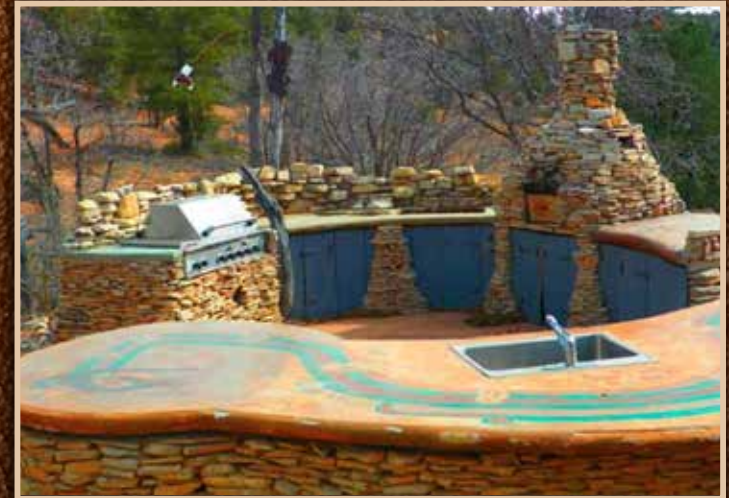
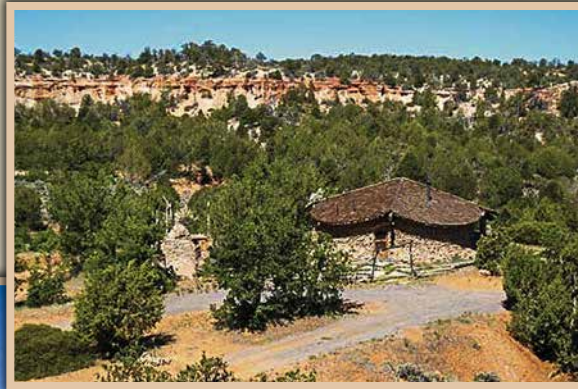


### *The Bunk House*

This remarkable structure is located near the Ranch's NW boundary and enjoys magnificent views of Zion National Park. Carefully cut and fitted cedar posts create a unique entrance to the Bunk House grounds and also offers an aesthetically pleasing curtain to hide the Bunk House generator and storage facility. There is a parking area behind the entrance for several vehicles. Round in design, this structure boasts 1,960 SF of living space. It was engineered as a Class D wood frame structure using massive pines harvested in the area. The stucco exterior is capped by a cone-shaped roof – all topped off by a "sky nest" for watching the magic of morning and evening light color changes, meteor showers, and the Aurora borealis. The interior contains eight curtained, double-bunk rooms. Each room features a large window, inviting in the natural beauty of the surrounding landscapes. An attractive kitchen, two full bathrooms, and a spacious loft all encircle a fireplace with an artfully sculpted iron tree trunk. The "tree and root" motif in this massive centerpiece flows throughout the Bunk House's interior and exterior – it is a "must see" feature not fully describable here. The Bunk House can comfortably accommodate 16 people in the double-bunks and about 24 by utilizing the large loft.

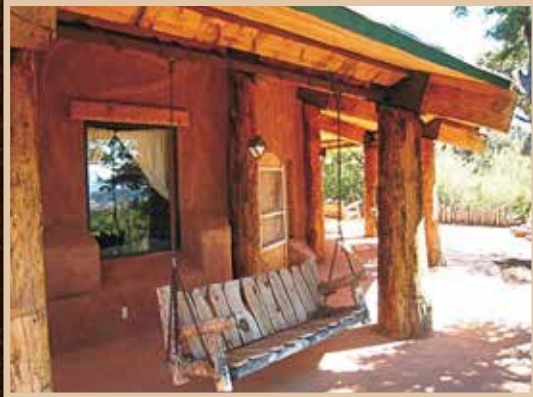


# The Hogan

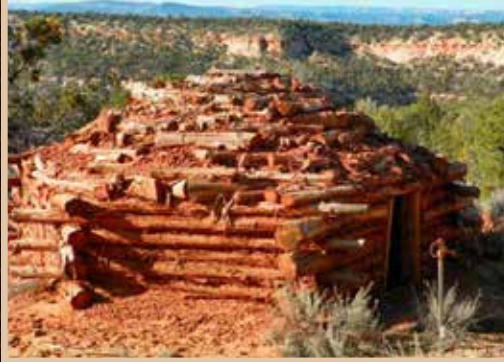




# The Bunk House



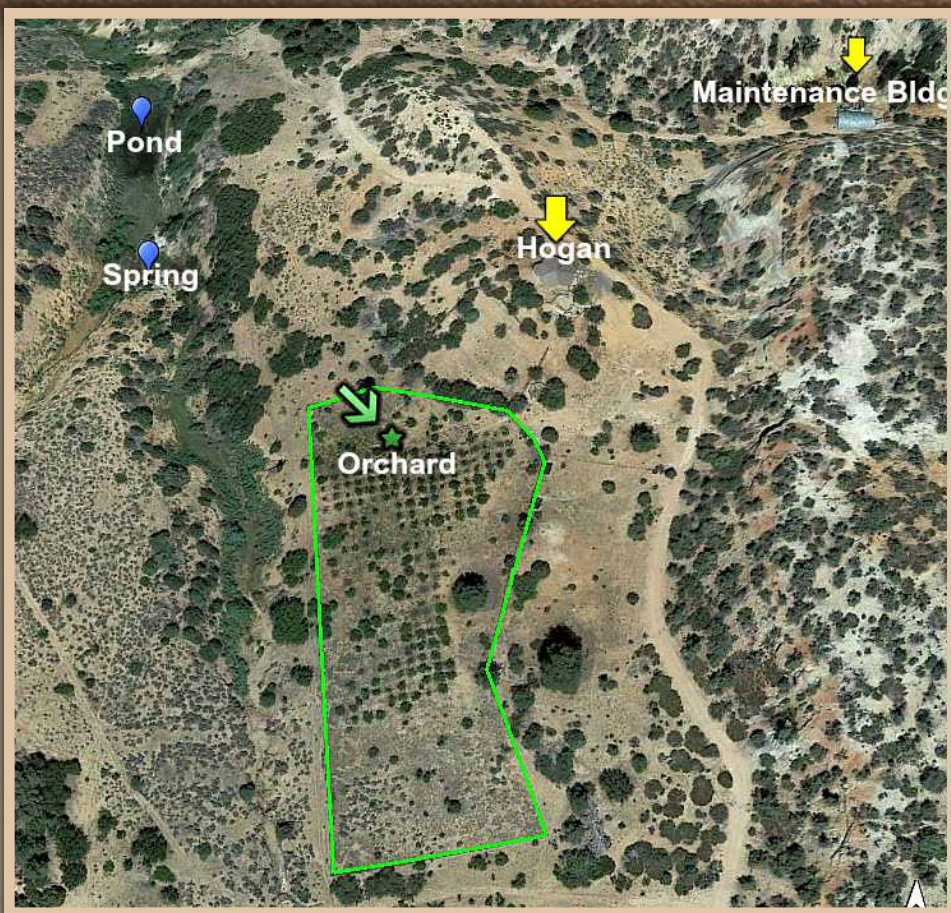
Bunk House sweatlodge



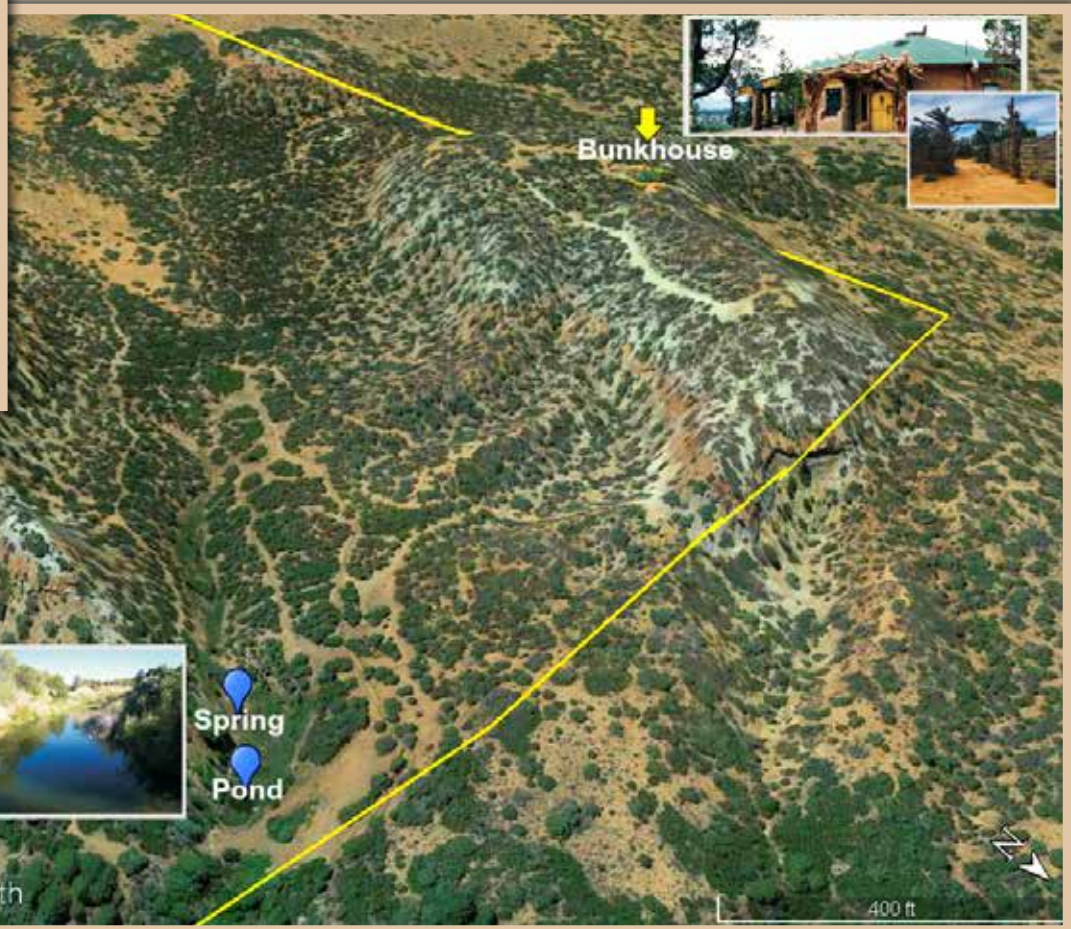
Entrance to Bunk House







## Aerial Maps - Dwelling Locations



Looking west over the Hogan











Fresh Water Spring



Propane Tank



35 KW Generator

### ***WATER***

The ranch comes with 11.2 acre feet of certificated water rights described by Utah Division of Water Right #81-680. Two active springs provide year-round culinary water which is pumped into two buried 500-gallon storage tanks. Water is distributed through miles of buried one-inch polypropylene pipe. Irrigation water for the orchard, garden, and front lawn is pumped from one of the two ponds into an above ground 8,000-gallon tank.

### ***ELECTRICITY***

The Hogan is powered by a 25 KW diesel-fueled generator. The Bunk House is powered by a 10 KW propane-fueled generator. Seven miles of buried utility lines carry power throughout the property and allow the generators to run far enough away from the dwellings to ensure there is no noise disturbance for guests. Propane tanks are pulled to Yellow Jacket Road (Kane County Road K100) for refilling three to four times per year.

### ***SEWER***

Both dwellings are served by separate septic tank and leach field systems. The Bunk House septic system has the capacity to accommodate future buildings.

### ***TELEPHONE***

There is a cellular phone system with solar and electrical charging units to charge two 12-volt batteries in place. This system is fax capable.



Equipment Storage



## ZONING

Currently the ranch is zoned Agricultural Zone A, which allows development of 10-acre sites with construction of appropriate infrastructure.

## FUTURE DEVELOPMENT

A good number of sites on the Ranch can accommodate improvements to take advantage of views while minimizing the visual impact of ridgeline development. The setting and existing improvements make the Ranch an ideal candidate for a corporate retreat, wilderness rehabilitation/therapeutic center, or off-grid living community.

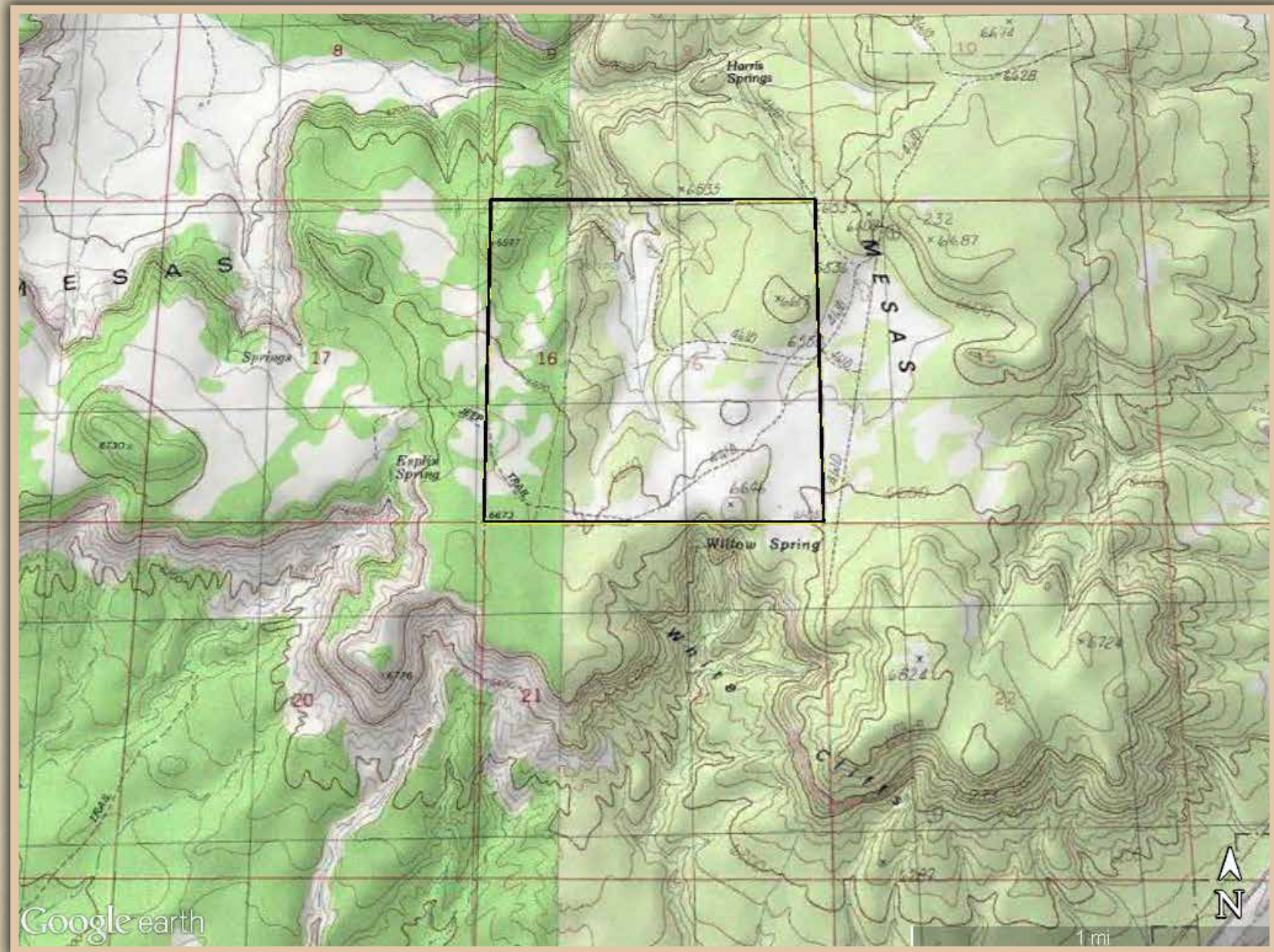
Future development will require purchase of additional Virgin River Basin rights and expansion of the domestic water system by drilling a well(s) and installing additional storage tank(s) and distribution lines. Because the Hassayampa could be reasonably developed into approximately 24 exclusive homesites, it becomes a remarkable candidate for placement of a conservation easement should doing so hold appeal for the next owner.

A concrete pad, complete with underground septic, electrical, gas, and waterlines, is already in place as the foundation for a conference center.





# Topographical Map





# Little Hassayampa Ranch Summary

View of Pink Coral Sand Dunes State Park from the SW corner of the property.



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



**LandRancher**

info@landrancher.com 801-870-1801

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**

- All of SEC 16 T43S R8W in Kane County, Utah

## **PARCEL INFORMATION**

- Kane County Parcel Tax ID: 3-8-16-1
- Annual property taxes for 2014 were \$2,922.08
- Acreage: +/- 640
- Adjoining 103.2-acre parcel available for purchase

## **IMPROVEMENTS**

- 1,400 SF Hogan
- 1,940 SF Bunk House
- 30x35' quonset storage building
- 6 miles of buried infrastructure (water & irrigation, power, septic, gas)

## **WATER**

- Water Right #81-680 provides 11.2 acre-feet for domestic, stock, and irrigation use.

## **UTILITIES**

- A 35 KW diesel-fueled generator and a 10 KW propane-fueled generator provide electricity.
- Cellular phone system with solar/electrical charging units is in place and is fax capable.
- Two septic and leach field systems are installed with capacity to support additional dwellings.