

Camelot at Strawberry Pinnacles



Your Well-Earned Slice of Paradise

Duchesne County, Utah | 10 Acres | \$829,000



LandRancher

3616 Elmwood Street, Salt Lake City, UT 84106 801-896-4738 www.Landrancher.com



Welcome to Camelot at Strawberry Pinnacles



Featuring:

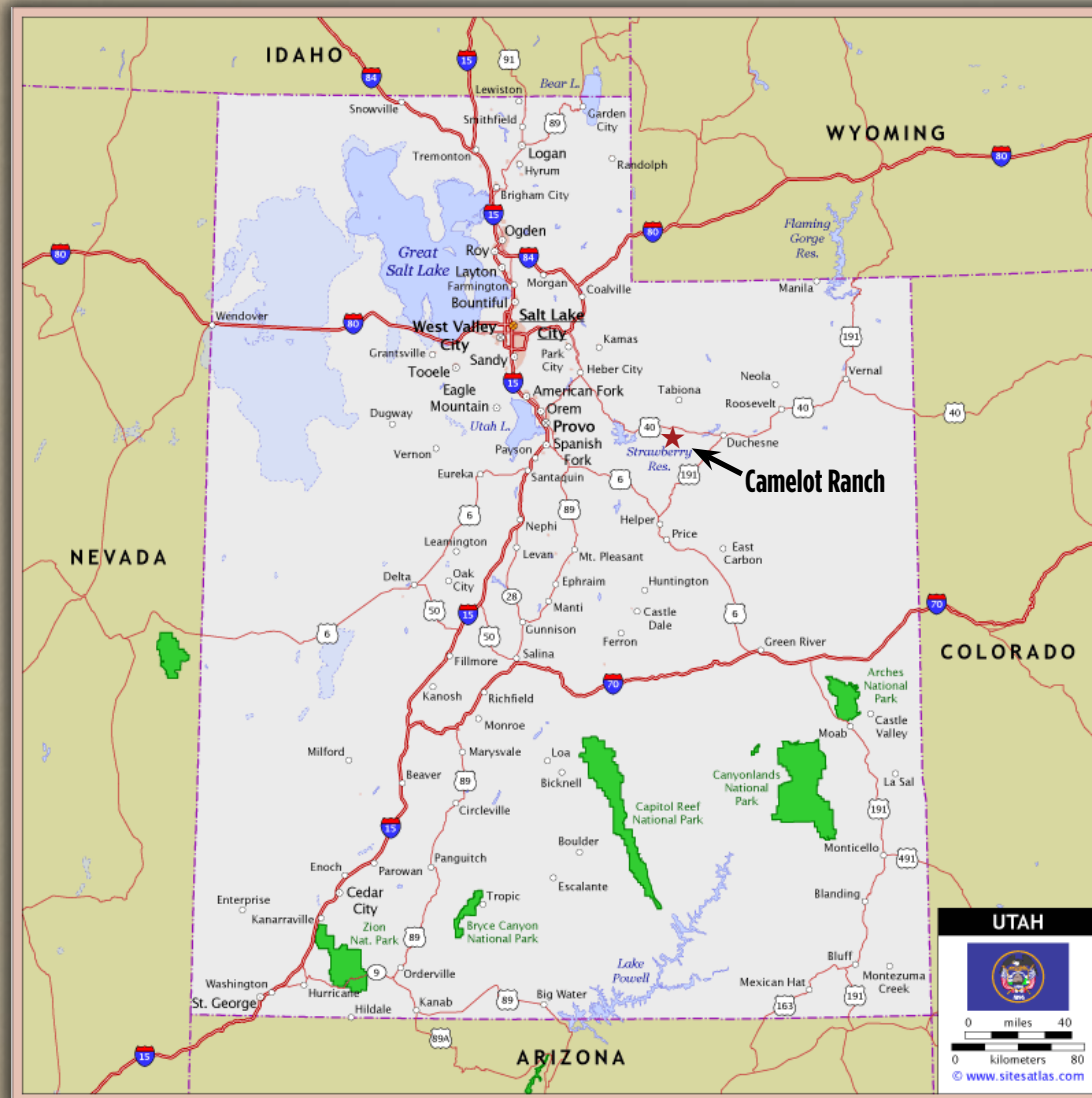
- 10 acres including panoramic views of spectacular red rock spires known as the Strawberry Pinnacles
- Frontage on the coveted Strawberry River which flows through the property
- Incredible dry fly fishing for wild trout from 14 - 20+ inches
- Within two hours of both Salt Lake and Park City
- Spacious lodge, rustic guest cabins, and 22 RV hookups
- Abundant wildlife including mule deer, moose and big horn sheep.

Prepare yourself for a little well-earned slice of paradise. Known as the Strawberry Pinnacles, this terrain is home to Camelot Ranch, a remarkable parcel residing in one of the most scenic recreational splendors of Utah. The iconic Strawberry River runs through the ranch offering very rare stream frontage in the heart of this highly desirable fly fishing destination. The best of everything Utah has to offer beckons within the ranch's mountain splendor, geological features, gin-clear fly fishing stream, and breathtaking views in every direction. Camelot Ranch is a unique and unprecedented offering, and is one of a very few properties along the coveted Strawberry for sale.



LOCATION & ACCESS

Camelot Ranch is approximately 100 miles SE from Salt Lake City, Utah, in Duchesne County. From the I-80/US 40 junction, travel east on US 40, through the towns of Heber and Fruitland, for roughly 64 miles. Turn right onto Red Creek Road (41950 West) and travel south for six miles. Turn right onto Strawberry River/Camelot Road (9980 South) and travel west for 1.5 miles. GPS coordinates for the property are: 40 07' 40.55" N 110 44' 39.42" W. The property is accessible year round.



AIRPORTS

There are four nearby airports. The Duchesne Municipal Airport is 31 miles east of the ranch and is owned by the city of Duchesne and managed by Mr. Richard Ivie (435-738-2464). Fifty-five miles to the northwest in Heber is Russ McDonald Field which features a full-service FBO, providing Jet A and AvGas, aircraft de-icing, large hangars (can accommodate aircraft up to GIV) and an eight acre aircraft parking ramp, rental car and limo services, a pilot's lounge with WiFi, catering, and flight planning. The Vernal Regional Airport is 89 miles to the east and Salt Lake City's International Airport, with service by nine major airlines and approximately 89 nonstop cities in the United States, Canada, and Mexico, is approximately 106 miles away.

NEARBY CITIES & SERVICES

The charming mountain communities of Heber and Midway are approximately 55 miles away and offer a variety of eateries, hotels, golf courses, spas, and a host of winter and summer attractions. The world famous resort town of Park City is 73 miles away.

Cities and Mileage from Camelot Ranch are as follows:

Heber.....	55 miles
Midway.....	59 miles
Park City.....	73 miles
Vernal.....	87 miles
Salt Lake City, UT.....	100 miles

TERRAIN & WILDLIFE

The ranch sits at 6,700 feet above sea level in the heart of a beautiful riparian corridor. Three rivers transverse the ranch: Red Creek, Avintaquin Creek and the Strawberry River. The Strawberry flows directly through the property. Steep canyon walls and the stunning Strawberry Pinnacles, visible from the front porch of the lodge, punctuate the surrounding cottonwood, pine and aspen forest. Wildlife is plentiful. Wild Rocky Mountain Bighorn sheep, mule deer, cougar, bear, elk, moose, eagles, hawks and songbirds are all seen on the ranch.

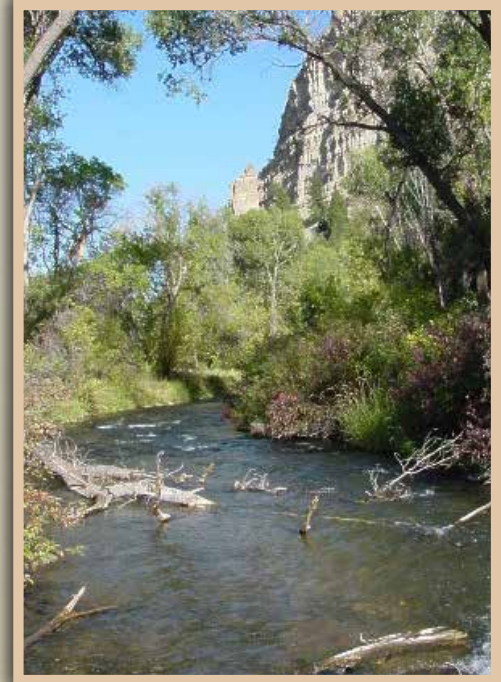


Bighorn Sheep



FLY FISHING

Fishing is, without a doubt, the real gem of this unique property. The Wild Strawberry River is one of Utah's most productive fisheries. Brown, cutthroat and brook trout populations are maintained by natural reproduction in this section of river. It is managed as a wild trout fishery and was one of the first waters in Utah to be designated a "Quality Fishing Stream." It is classified as a Class II fishery (a productive stream with high aesthetic value where fishing and other recreational uses should be the primary consideration). Deep pools, beaver ponds, and undercut banks on this section hold many wary browns from 13 to 20+ inches. Amazing stonefly and green drake hatches occur in June and early July. Terrestrials like hoppers, beetles and cicadas can bring fish to the surface from July on, but bead head nymphs fished as droppers are the most consistent producers in the late summer. The Strawberry is a tailwater, so fishing is stable all year.





OTHER RECREATIONAL PURSUITS

The area surrounding the property offers every form of high mountain recreation and hunting imaginable. The nearby Ashley National Forest is full of trails for hiking, biking, horseback riding, 4-wheeling adventures, and snowmobiling. Strawberry and Starvation Reservoirs, both within an hour from the property, offer uncrowded waters for boating, kayaking, and swimming. Strawberry Reservoir is well known for its large trout and excellent ice fishing.



Strawberry Reservoir





IMPROVEMENTS: The ranch includes a rustic lodge boasting nine bedrooms, eight bathrooms, a full kitchen, and a family sitting area. There are also three small guest cabins, 22 RV Hookups and a large camping area equipped with restrooms and showers, making it possible to host even the largest of groups. Due to recent flooding, landscaping around lodge will need to be redone.





UTILITIES

Power is provided by Moon Lake Electric Association, a rural electric cooperative located in Roosevelt, Utah. Vernal-based Strata Networks provides local land-line, cell phone, and internet services.

WATER

The ranch has spring-fed culinary water with rights to supply the lodge and cabins. Additional water rights provide water needed for landscaping. Details on the specific rights which will transfer to the buyer can be provided upon request.

ZONING

The property is located in an Agricultural Zone with a five-acre minimum lot size subject to county building department approval.



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LOCATION

- Camelot Ranch is located at 39981 W Strawberry River Road in Fruitland, Utah
- County: Duchesne
- GPS Coordinates: 40 07' 40.55" N 110 44' 39.42" W

TERRAIN & WILDLIFE

- Acreage: 10 deeded acres
- Live Water: Frontage on the Strawberry River which flows through the property
- Vegetation: cottonwoods, pines, aspens and incredible red rock spires and cliffs
- Elevation: 6,700 feet above sea level
- Wildlife: Rocky Mountain Bighorn sheep, mule deer, cougar, bear, elk, moose, eagles, hawks and songbirds

FISHING

- Excellent fly fishing on the Strawberry River out your front door
- Lake fishing in the nearby Strawberry and Starvation Reservoirs
- Several rivers and lakes within an hour from the property offer diverse fishing opportunities

Camelot at Strawberry Pinnacles is offered for \$829,000

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



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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.



Aerial Map

