

Beaver Falls Ranch



“Something in this land rejuvenates the soul.” — Chris Newberry, property owner

Beaver County, Utah | 60 Acres | ~~\$1,950,000~~ **\$1,389,000**



LandRancher

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Welcome to Beaver Falls Ranch



Featuring:

- 60 acres of mountain privacy located in tranquil Beaver County, Utah on the border of the acclaimed Fishlake National Forest
- Gorgeous 3,000 sq. ft. log home with beautiful landscaping
- 575 sq. ft. garage
- Extensive frontage on the North Fork River, which creates beautiful scenery and provides excellent fishing for mountain trout
- Zoning provides the option to construct up to two additional dwellings.
- Many recreational activities ranging from hunting, camping, boating, hiking, fishing, ATV trails, as well as snowmobiling, ice fishing, and cross country skiing

Imagine the solitude that comes from waking up in a rustic log home and stepping outside to enjoy the crisp mountain air, while watching the fledging morning light dawn across the serene valley. Beaver Falls Ranch is comprised of 60 private acres which include waterfalls, streams, nature trails, and abundant resident wildlife. The property is, no doubt, a paradise of breathtaking ridgeline landscapes, endless blue skies, spectacular backcountry vistas, and a serenity that has been described as rejuvenating to the soul!





LOCATION

The entire area comprising this remarkable ranch is located in tranquil Beaver County, Utah at 1200 North Creek Road in Beaver City. The ranch is in the southern section of the state in Utah's color country—a description of Utah's best destinations, ranging from national parks, national sites, state parks as well as incredible scenic byways. It is also part of the "Grand Circle," which is also a group of scenic and recreation areas extending from Utah into Colorado, New Mexico, and Arizona.



Cities and Mileage from Beaver Falls Ranch are as follows:

Beaver, UT & Beaver Municipal Airport.....Approx. 7.7 miles, 15 min. travel time.
Cedar City, UT & Cedar City Reg. Airport..... Approx. 53.3 miles, 47 min. travel time.
St. George, UT & St. George Municipal Airport.....Approx. 104 miles, 1 hr. 31 min. travel time.
Salt Lake City, UT & SLC Internat'l AirportApprox. 191.8 miles, 2 hr. 48 min. travel time.
Las Vegas & Las Vegas Internat'l AirportApprox. 222.5 miles, 3 hr. 17 min. travel time.



HISTORY

The first settlers in Beaver County came in April of 1865. Log cabins were built along the Beaver River and they began cultivating the land in the same area, naming the river after the many beaver dams found there.

In 1852, lead was discovered in the Lincoln Mine. Many recovery furnaces were built in 1858 and attempts were made to produce bullets from Lincoln Mine ore. However, an element existed in the lead that made it too hard. That very element turned out to be silver, which later made Beaver County famous.

The opening of the Newhouse and Frisco Mining Districts had a tremendous impact on Beaver County. The mining industry influenced the expansion of the railroad into Central and Southern Utah, and eventually extended into Los Angeles via the Salt Lake Route. In 1921, the route was incorporated into the Union Pacific system.



Butch Cassidy



Philo Farnsworth



Beaver County history is filled with names of illustrious figures in history. Philo T. Farnsworth, who pioneered the birth of the television, was born in the county, as well as the notorious Butch Cassidy.

TERRAIN AND WILDLIFE

Beaver Falls Ranch sits at an elevation of 6,000 feet and the landscape provides exquisite scenery for which Utah is famous. The 60 acres feature gentle slopes dotted with scrub oak, cottonwoods, quaking aspens and pines. The landscape is home to a wide variety of wildlife, ranging from mule deer, elk, black bears, cougars, and a thriving population of wild turkeys.

FISHING

The lodge faces the confluence where the North and South forks of North Creek combine. The emerald waters of North Creek hold strong populations of cutthroat, rainbow, brown and brook trout. Excellent fly fishing on this private section of stream is literally out your front door!





IMPROVEMENTS

A beautiful three bedroom two bathroom log home resides on the parcel. This 3,000 sq ft. house, which is fully landscaped and comes with an automatic sprinkling system, also includes a 575 sq ft. garage. A footbridge, tree house and small zipline, are all on the property—perfect for family gatherings. The private shooting range is a favorite place to test one's sharp shooting skills.





RECREATIONAL PURSUITS

Excellent fishing and ATV exploring can be enjoyed on the property. The northern boundary of the ranch touches Fishlake National Forest, a recreational mecca with mountain lakes and clear, sparkling streams. The forest is accessible from the ranch and offers endless hunting, fishing, hiking and camping opportunities. Thousands of acres are waiting to be explored by the avid four-wheeler or snowmobiler.



Beaver Falls Ranch Summary



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



LandRancher

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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.

LOCATION

- The ranch is located at 1200 North Creek Road — 7.7 miles northeast of Beaver, Utah.

ACREAGE AND ZONING

- 60 deeded acres adjacent to Fishlake National Forest, complete with streams, waterfalls, nature/ATV trails, and abundant wildlife
- Zoning will allow construction of up to two additional dwellings

IMPROVEMENTS

- Custom 3,000 sq. foot rustic log home
- Footbridges, treehouse and zipline
- Several ATV trails lined with lodge pole fencing
- Landscaping and automatic sprinkling system
- Large pond

WATER AND UTILITIES

- Culinary water
- Shares in North Creek Irrigation Company providing 11 acre-feet of ground water
- Access to additional water from North Creek for livestock
- Power, gas, phone and internet on site

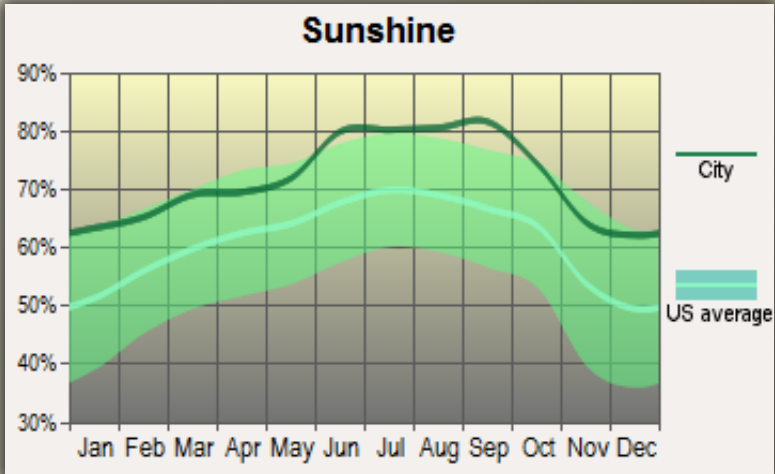
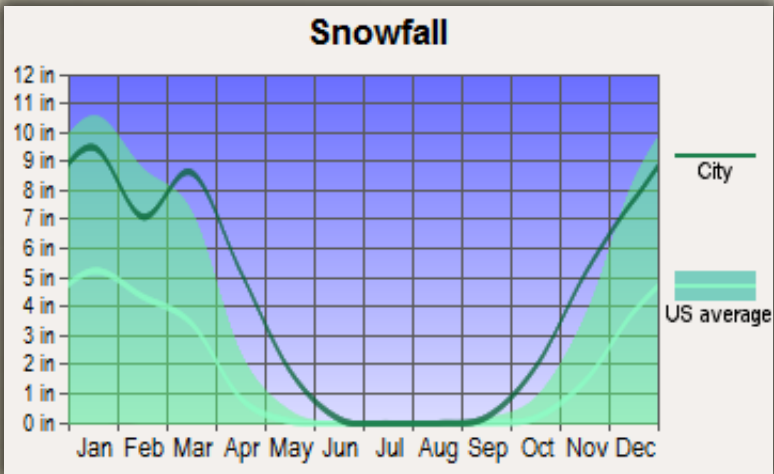
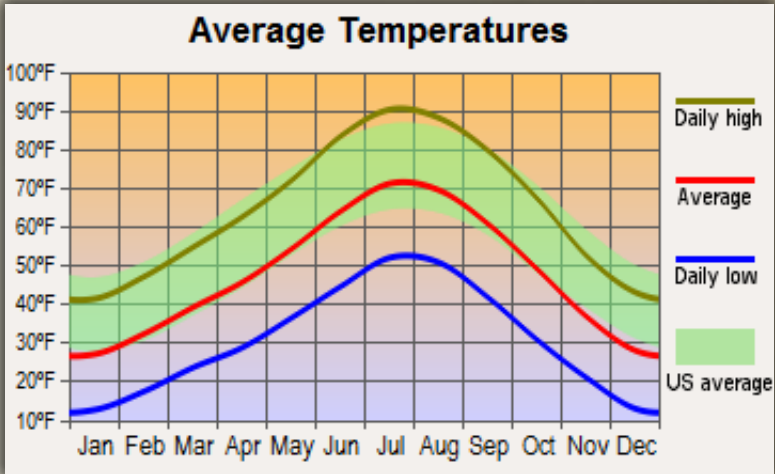
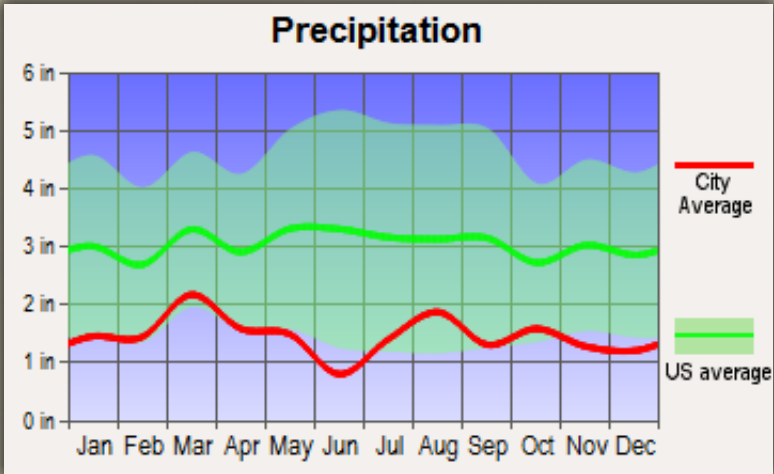
FISHING AND RECREATION

- Excellent fishing on the property for wild Cutthroat and Rainbow Trout
- Hiking, ATV exploring, and wildlife watching all possible within ranch boundaries
- Endless hunting, fishing, camping, hiking, horseback riding, snowmobiling, and ATV riding available in the adjacent National Forest

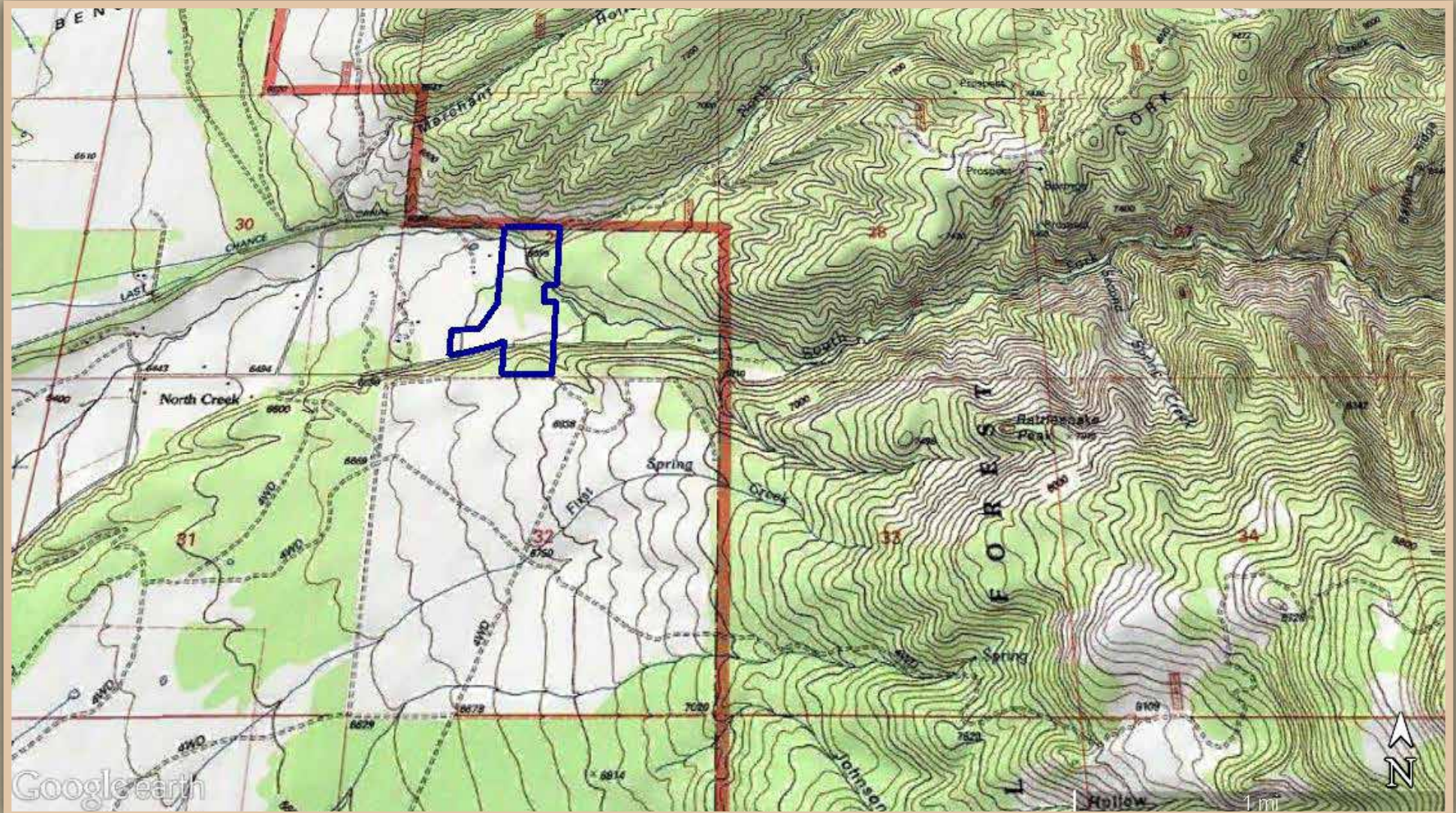




Climate



Topographical Map



Aerial Map

