

Weber River Ranch



So Close, Yet So Far Away

Summit County, Utah | 8 Acres | \$993,000

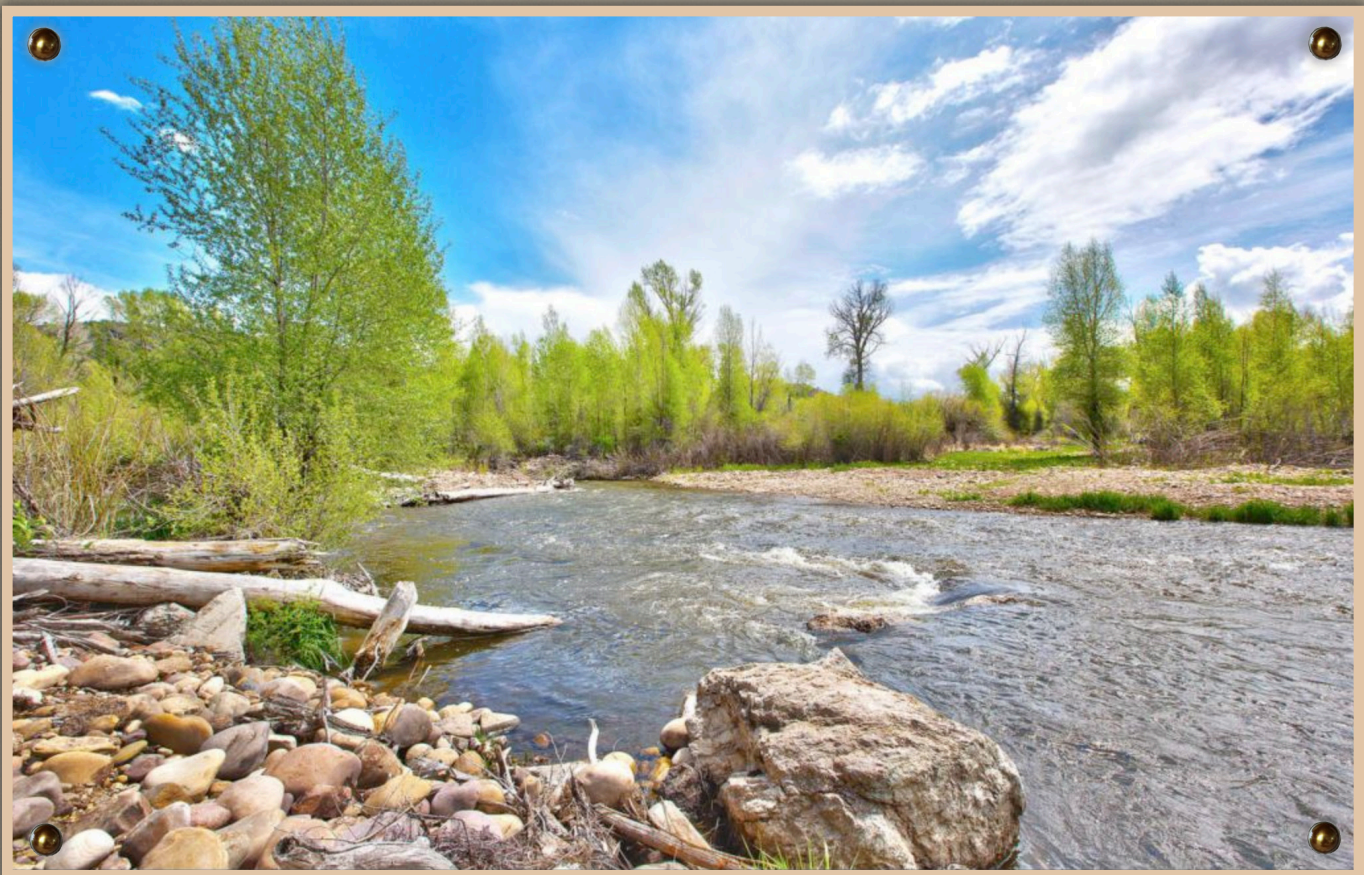


LandRancher

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



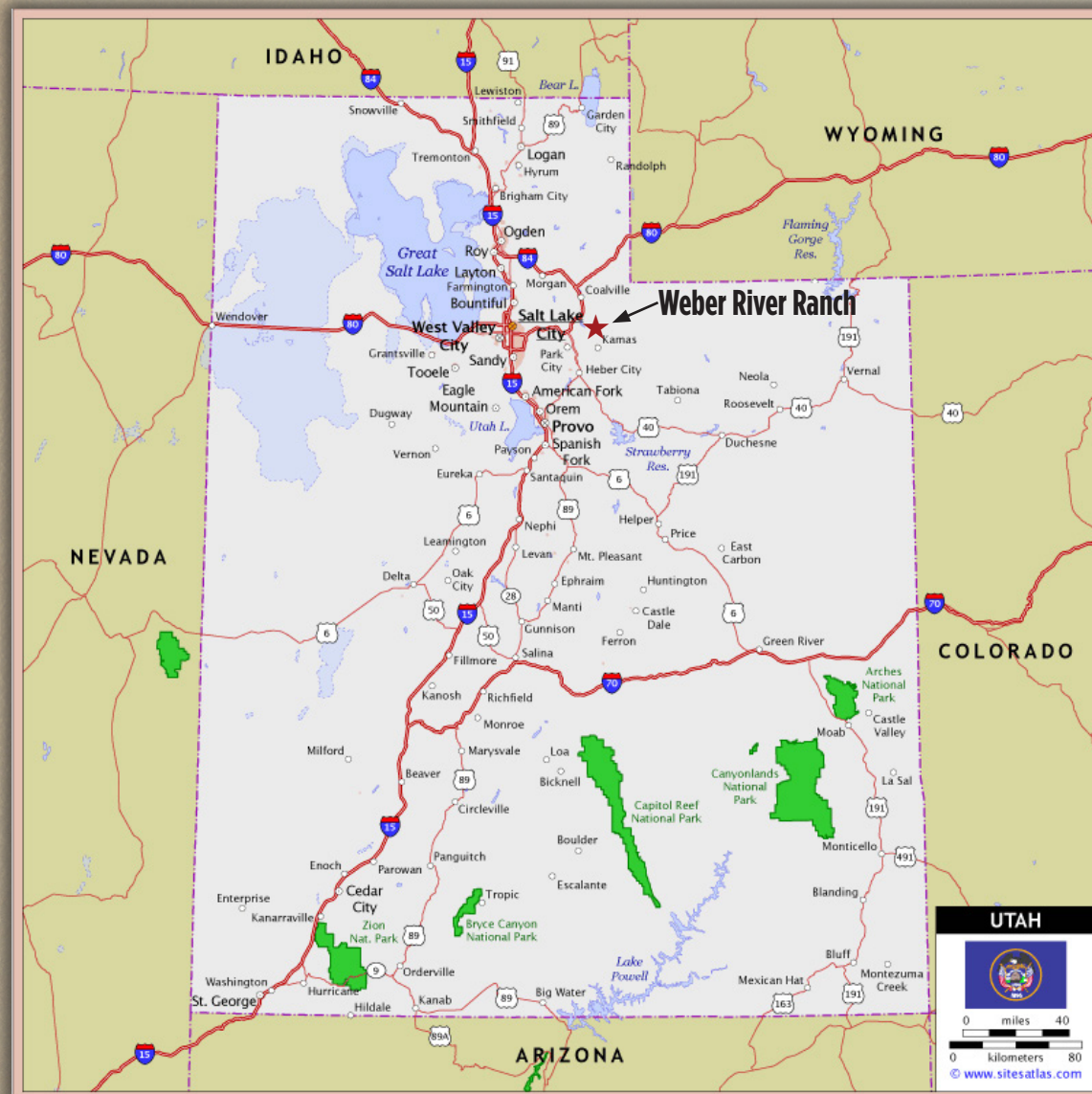
Welcome to Weber River Ranch



Featuring:

- Located in charming Peoa, Utah, a small farming community.
- Private frontage and fly fishing on the Weber River.
- Primed for construction of your dream home or cabin with residential zoning, well permit, septic system, and electricity on site.
- Minutes from Utah's top attractions, including Rockport Reservoir, Park City's historic Main Street, Deer Valley, Park City Mountain Resort, and the Canyons.

Nestled among the cottonwoods on the bank of the acclaimed Weber River is a choice, buildable property with close proximity to both Park City and Salt Lake. This parcel of 8 acres offers beautiful mountain views and private access to one of the best freestone fisheries in the West. Wildlife including deer, moose, and eagles frequent the site, and the Uinta Mountains and Ashley National Forest are only 15 minutes away. Nearby lakes, streams, and reservoirs provide year-round fishing and water sports. The property is close to Utah's most popular mountain resort towns and attractions, providing easy access to world-class skiing, dining, golf, tennis, outdoor concerts, and more. This lot is the perfect place to build your dream home, cabin, or equestrian estate.



LOCATION

The Weber River Ranch sits at 6100 feet and is just 35 minutes from Salt Lake City International Airport with convenient year-round highway access. The world famous resort town of Park City is a quick 10-minute drive from the property. The quaint western community of Oakley, 4 miles southeast, is home to the historic Rhode Island Diner and the famous Oakley 4th of July Rodeo. The charming towns of Heber and Midway are 22 miles away and offer a variety of eateries, hotels, golf courses, spas, and a host of winter and summer attractions. The Heber City Airport, located 1 mile south of Heber City, is a public airport for small aircraft, providing full-line services including type I and IV de-icing, Part 145 maintenance facility (authorized Pilatus service center), flight school, aircraft charter, scenic flights, aerobatic thrill rides, and backcountry flying adventures.

Cities and Mileage from Woodland River are as follows:

Oakley, UT.....	4 miles, 5 minute travel time.
Park City, UT	10 miles, 10 minute travel time.
Kamas, UT.....	10 miles, 10 minute travel time.
Salt Lake City, UT.....	40 miles, 35 minute travel time.
Midway, UT.....	22 miles, 22 minute travel time.
Heber, UT.....	21 miles, 21 minute travel time.



TERRAIN AND WILDLIFE

Terrain consists of wild grasses, willows, and cottonwoods, which offer excellent habitat for resident wildlife. It is not uncommon to see the deer, moose, eagles, hawks, blue heron and cranes that inhabit the riparian corridor. There is no hunting on the property, but the surrounding mountains offer hunting for virtually all species of Rocky Mountain game. The sound of the gentle breeze through the cottonwoods combined with the gentle flow of the river creates an unmatched tranquility.

FISHING

The gem of this parcel is its exclusive private access to the coveted Weber River, which is home to many trophy trout like the ones caught on the property pictured here. Possible catches include rainbow trout, brown trout, brook trout, cutthroat trout and Rocky Mountain whitefish. The trout are mostly opportunistic and will rise to a well-presented fly throughout most of the year.

Neighboring Rockport Reservoir, 5 minutes to the north, offers excellent fishing from shore and boat and is a popular ice-fishing spot during the winter. Those seeking more remote fishing conditions will find a never-ending playground in the Uinta backcountry, which is home to more than 1,000 natural lakes, some with Arctic grayling, and miles of small freestone streams.

Fishing destinations and mileage from the property are as follows:

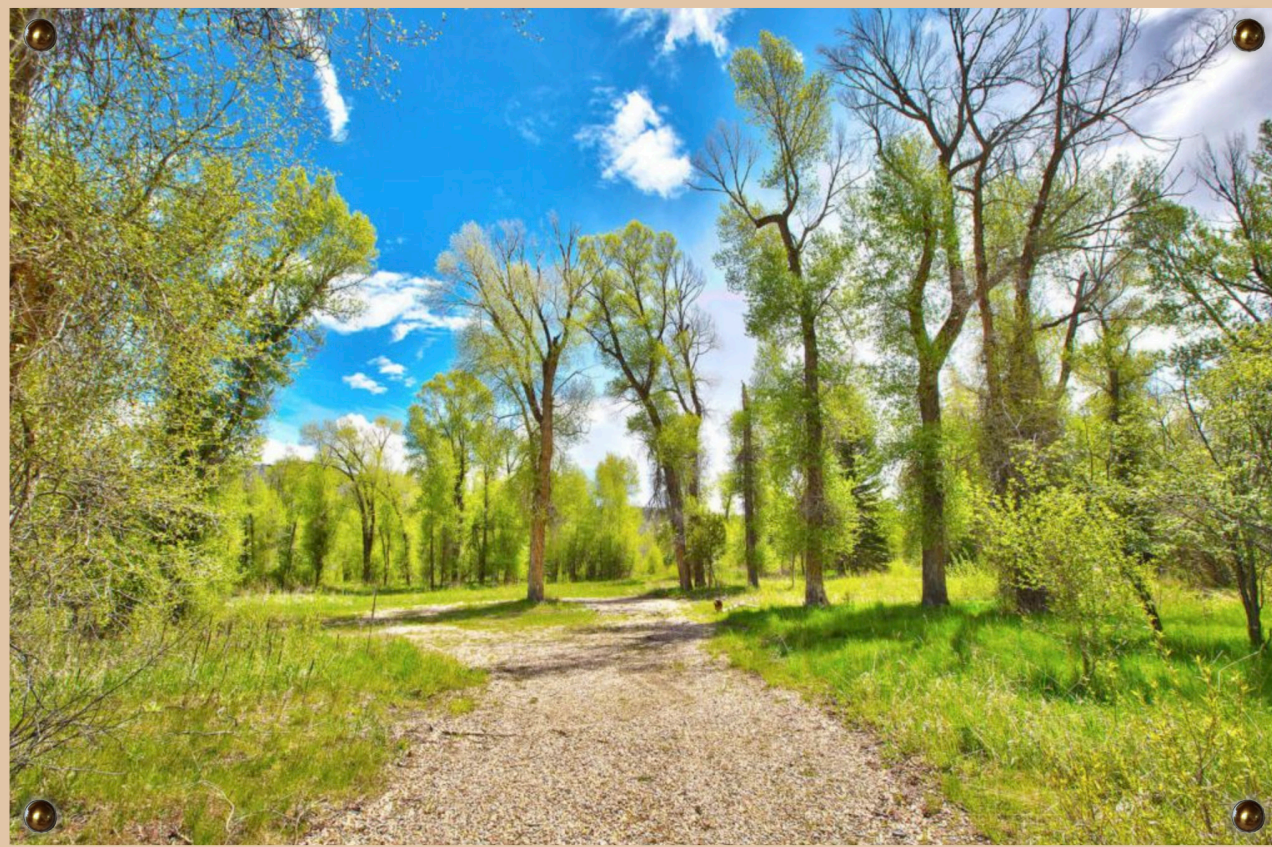
Rockport Reservoir.....	4 miles, 5 minute travel time
Jordanelle Reservoir	14 miles, 17 minute travel time
Uinta Backcountry.....	15 miles, 18 minute travel time



RECREATIONAL PURSUITS

In addition to fishing, the area surrounding the property offers every form of high mountain recreation and hunting imaginable. Both Park City resorts offer mountain biking, climbing, horseback riding, hot air ballooning, off-roading, snowmobiling, and world renowned skiing and summer concerts.

The nearby Uinta Mountains are full of trails for hiking, biking, horseback riding, 4-wheeling adventures and snowmobiling. Jordanelle, Deer Creek, and Rockport reservoirs offer glassy, uncrowded waters for boating, kayaking, and swimming. In the winter, head to Soldier Hollow Tubing Park and Nordic Center to enjoy groomed tubing hills complete with a tote-rope to ease the trek back to the top of the hill. In the summer, enjoy outdoor festivals, vintage train rides, and river floats. Numerous golf courses dot the valleys nearby, and factory outlets, art galleries, and stores offer year-round shopping.



Weber River Ranch Summary



PROPERTY TAX ID: Summit County CD-33

REAL ESTATE TAXES: 2017 taxes were \$3,338

CLIMATE:

Average winter temp is 33 degrees, average summer temp is 78 degrees. Average snowfall per year is 86 inches. Average annual rainfall is 18 inches. The pollution index in Peoa is 86% better than the national average.

LOCATION

Physical street address is 4060 W. Browns Canyon Road, Peoa, UT 84061

ACREAGE

8 acres

ZONING

Zoned as AP Agricultural Protection. Current and standard density for this zone is one unit per 40 acres. However, this parcel is grandfathered in and is considered a conforming parcel which allows the owner to build one dwelling as long as all setback requirements are met. For more details

See http://sterlingcodifiers.com/codebook/getBookData.php?chapter_id=30050#s885401

WATER

Sale includes water right # 35-5256 with culinary well permit. There is no actual well on the property and one will need to be drilled by Buyer. The water right equates to approximately 10.85 Acre-feet per year and is approved for year-round domestic and livestock use.

UTILITIES

Septic tank is installed on site. Power is available from a power pole along the north boundary line. High-speed, dedicated fiber optic internet (up to 1 GIG) is available from Allwest Fiber Optic. Natural gas is 3,000 feet away and can be run to the property for a modest fee.

Weber River Ranch is offered for \$993,000

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



LandRancher

dave@landrancher.com 801-870-1801

3616 Elmwood Street, Salt Lake City, UT 84106

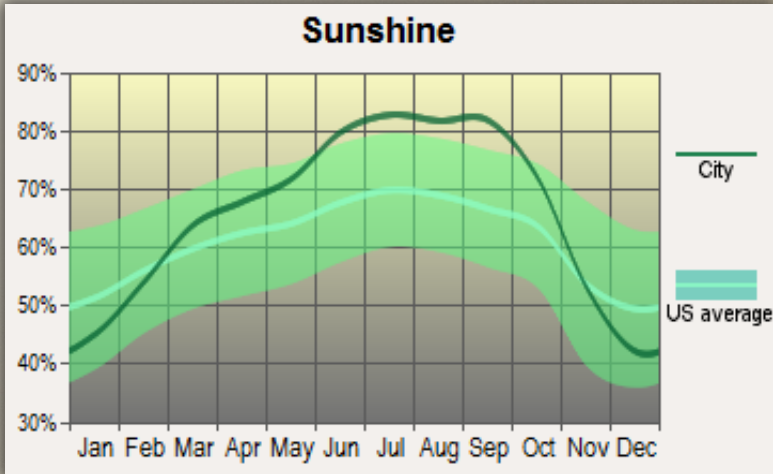
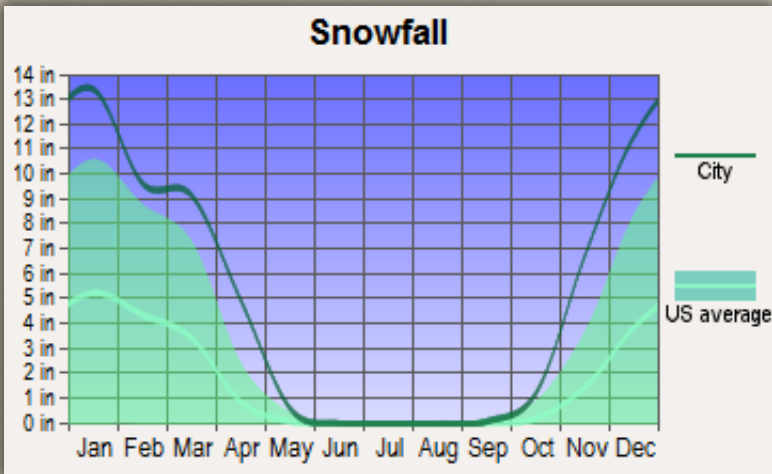
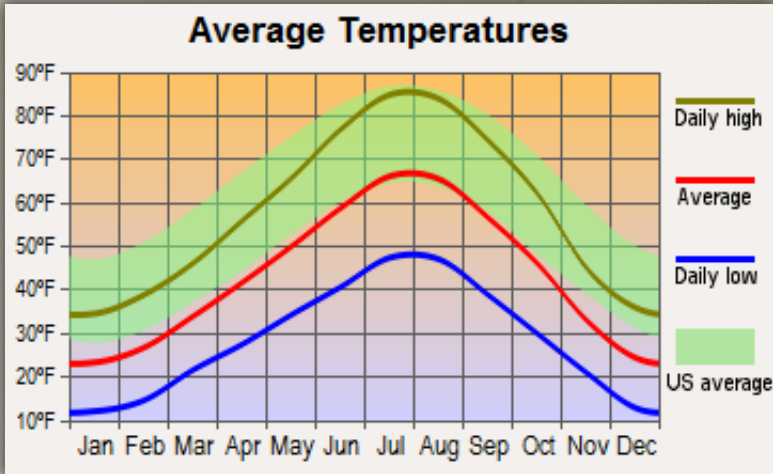
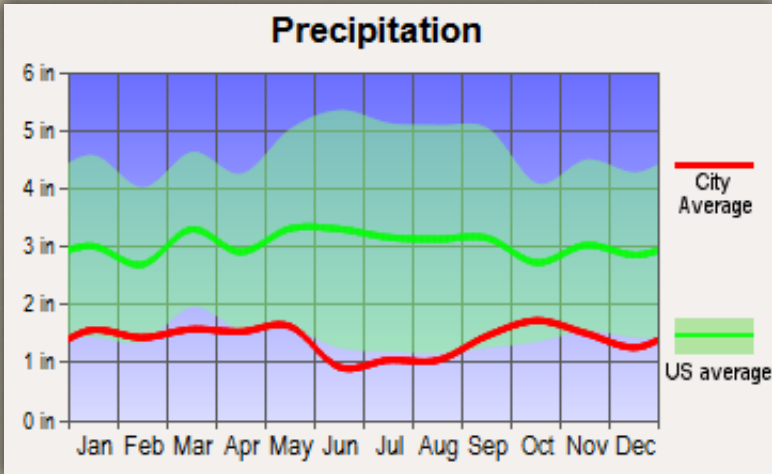
*Any offer must be accompanied by an earnest money deposit and must include name and number of the Buyer's private banker to assist the Seller in determining financial eligibility to purchase.

* 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.



Climate



Aerial Map

