

BLUFFS AT THE RANCH @ STRAWBERRY RIVER

— 75± ACRES | FRUITLAND, UTAH —



St. James
SPORTING PROPERTIES

www.SJSportingProperties.com

855-711-7577 | Info@SJSportingProperties.com

**OVER 1 MILE OF BLUE-REBON TROUT FISHING ON THE
STRAWBERRY RIVER FOR BROWN, CUTTHROAT, & RAINBOW TROUT.**



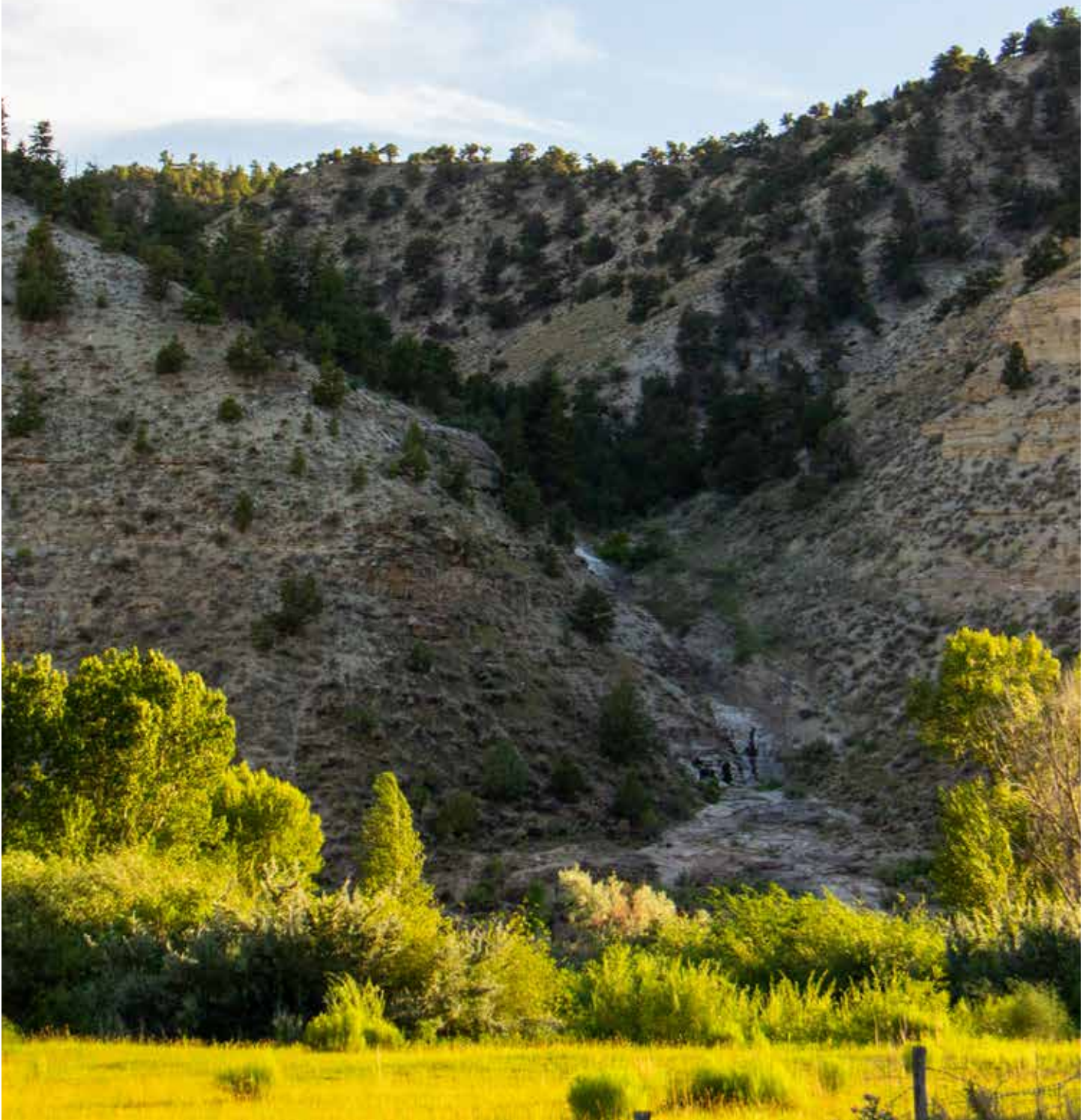


PROPERTY HIGHLIGHTS

- Located in North East Utah
- 1± mile of Strawberry River
- Blue-ribbon trout fishing
- Beautiful river bottom and bluffs
- Year round access
- Resident and Elk and Mule Deer
- OTC cow Elk tags
- Turkey, Black Bear, Mtn. Lion and small game
- Electrical is already on the property
- 30 minutes from Duchesne, Utah



**BLUFFS AND DRAWS BORDERING THE RIVER IN MULTIPLE AREAS ARE
DOTTED WITH PINYON/JUNIPERS AND HOLD MULE DEER AND ELK.**





BLUFFS AT THE RANCH @ STRAWBERRY RIVER

75± ACRES | FRUITLAND, UTAH

Beautiful & secluded, the 75± acre Bluffs at The Ranch @ Strawberry River is perfect for the quiet outdoors enthusiast. With roughly one mile of the Strawberry River winding through it, this ranch is both picturesque and offers plenty of recreational opportunity. The fenced lush meadows are filled with grasses, and given shade from Cottonwoods, which play host to grazing cattle & horses. Easy access from Hwy 40, near Fruitland, Utah, provides year-round accessibility to the property. Power is installed on the property and provides electricity to the pump used for irrigation. Elk, Mule Deer, and Shiras Moose hunting in the area is considered excellent. The property is ideal to build a dream cabin next to the river, and year-round living is also an option. The cabin at the front of the property adds character to a breathtaking landscape of sheer walls leading to the Bluffs overlooking this fantastic property.

HIGHLIGHTS

- 75± Deeded Acres
- 1± miles of the Strawberry River
- Beautiful and scenic bluffs and river bottom
- Multiple water rights for irrigation and wells
- Hunting for Elk, Mule Deer, Moose, Bear and Turkey
- Blue-Ribbon fishing for Brown, Rainbow and Cutthroat
- Electrical is already on the property
- Year round access

QUICK FACTS

HUNTING

- Unit 17B / 17C
- Resident Elk and Mule Deer plus migratory herds
- Private land cow elk tags are OTC
- Turkey, Bear and Mountain Lion
- Surrounded by private land

LAND

- Cottonwoods/willows line the river
- Pinyon/Junipers cover the draws
- Leased for cattle grazing
- Option for conservation easement
- Water rights for wells
- Fencing for cattle

DUCHESNE, UTAH

- 30 minutes away
- Shopping, restaurants, hotels
- Private airport
- Park City, Utah (1 hour)
- Skiing, hiking, fine dining
- Salt Lake City (1.5 hours)



STRAWBERRY RIVER RD




Strawberry River



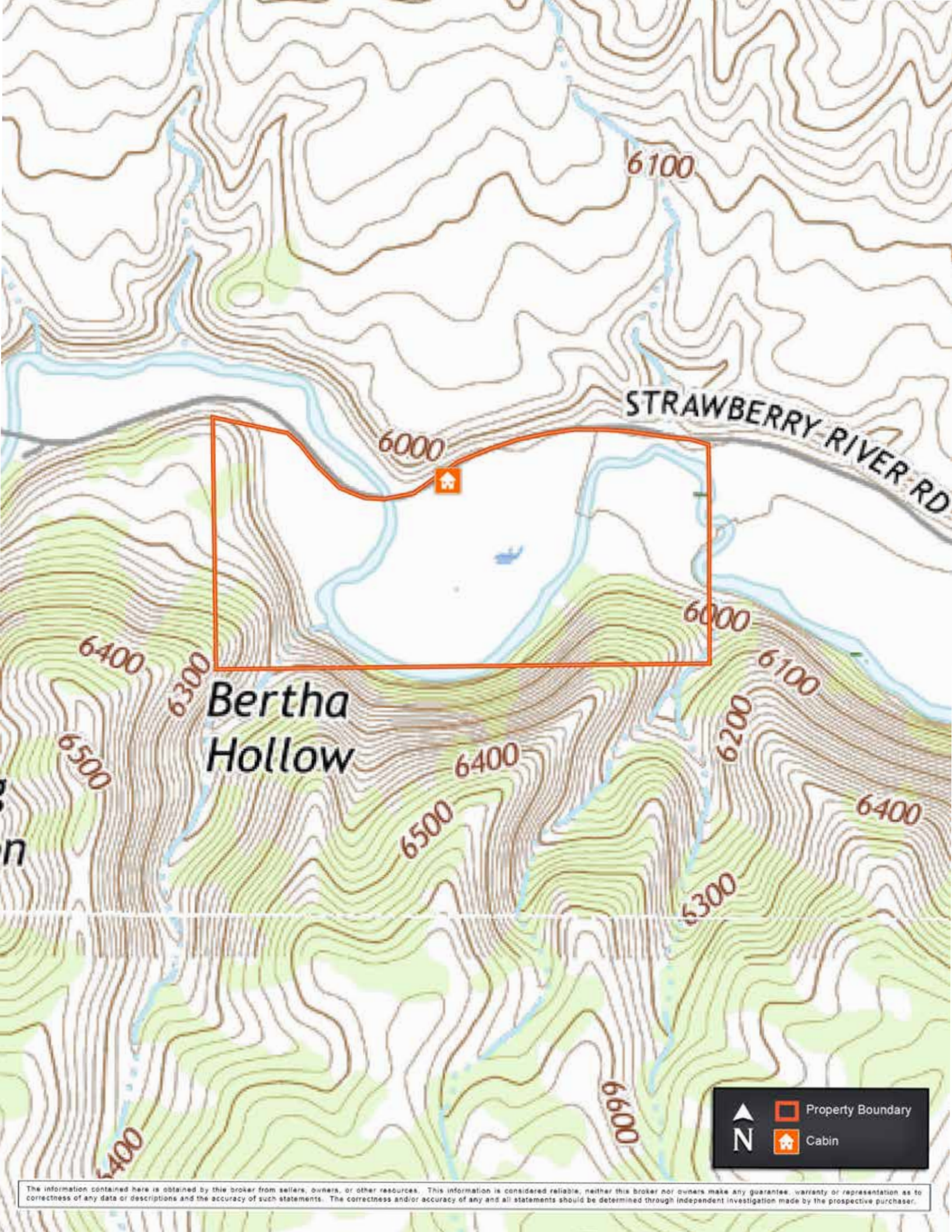
N



Property Boundary

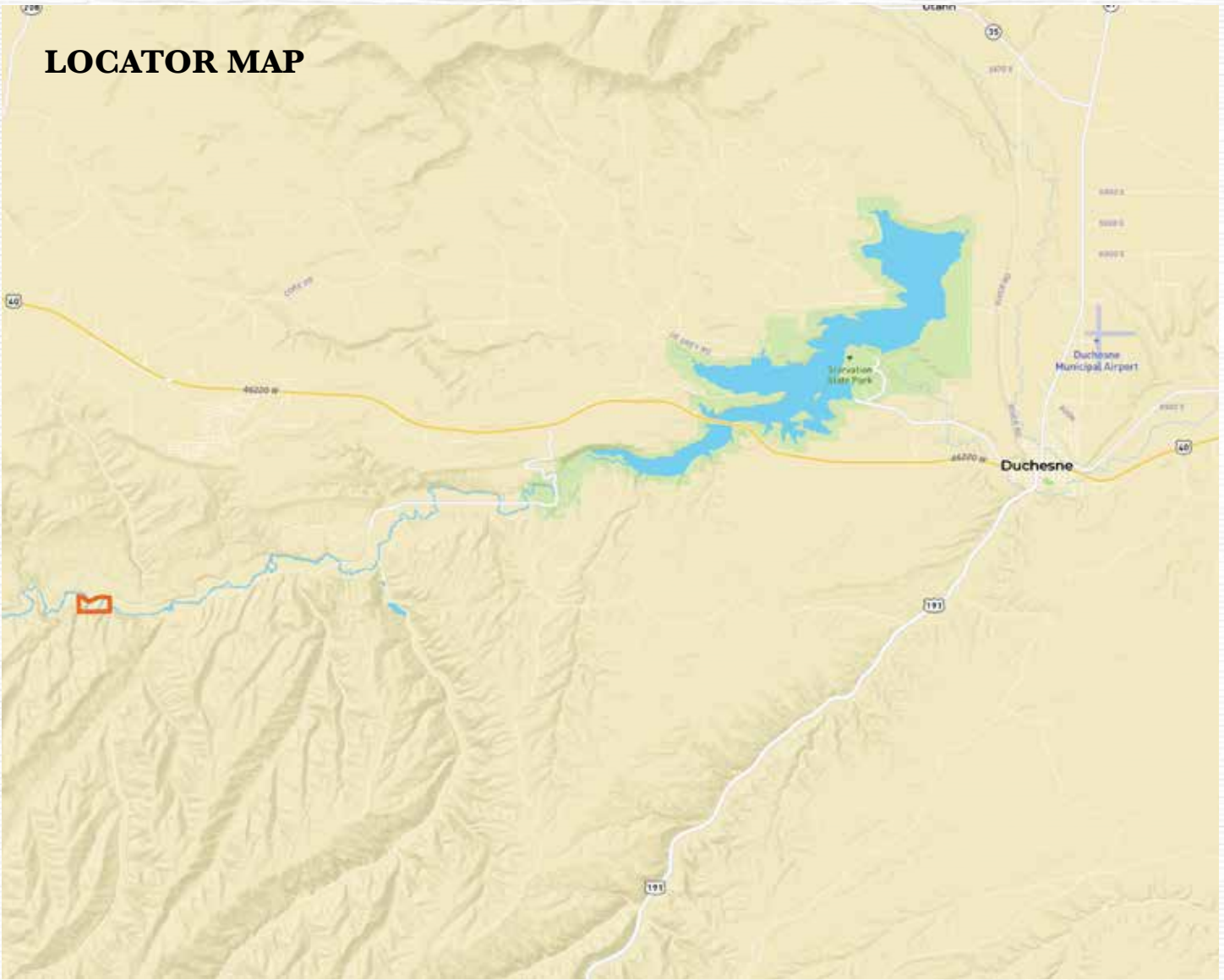


Cabin



The information contained here is obtained by this broker from sellers, owners, or other resources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser.

LOCATOR MAP



St. James

SPORTING PROPERTIES

721 Main St. Windsor, CO 80550

855-711-7577

Info@SJSportingProperties.com

www.SJSportingProperties.com

LICENSED IN:

Colorado, Idaho, Kansas, Montana, New Mexico, Nebraska, Utah & Wyoming

The information contained here is obtained by this broker from sellers, owners, or other resources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Please disregard this marketing material if your property is currently listed with another brokerage.