

THE LITTLE HORSEHEAD FARM & RANCH

6,100± ACRES | MONTICELLO, UTAH



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MOUNTAIN LION, AND A VARIETY OF SMALL GAME.**





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Hidden off the beaten path is this beautifully diverse ranch in Eastland, Utah. This expansive property encompasses approximately 6,100 deeded acres of wildlife-filled canyons, fertile farm ground, breathtaking views, and rich history. This ranch receives its income from farming Certified Organic Crops, gravel extraction, cattle grazing, and hunting. Improvements on the ranch include; offices, silos, certified scales, fencings, and wells. Canyons with a wide variety of vegetation provide the perfect habitat for Elk, Deer, Bear, Mountain Lion, and a variety of small game. LA Sal and Abajo Mountains present outstanding views beyond the manicured fields. Canyonlands National Park, Monument Valley, and Lake Powell are short drives away.

RANCH/PROPERTY ATTRIBUTES

LAND

Junipers, Cedars, sagebrush, and grass borders surround the acres and acres of manicured Certified Organic Crops. From the sloping contours to the hidden deeper canyons, is this mix of Utah's Four Corner area beauty. With awesome views of the legendary Abajo Mountains to the west, LA Sal Mountains to the north, and several others in Colorado to the east. Remnants of Pioneer Settlers and Anasazi Indians can still be seen and found today. With BLM Ground bordering several different boundaries, and not far from the rest. Private landowners complete the surroundings.

WATER

This ranch has water provided by a spring, seasonal creek, stock tanks, and multiple wells of various types and uses. All water rights will transfer with the property.

BOUNDARY

Several parcels located on the South and Northwest corners are bordered by BLM ground. With acres of BLM a parcel away in other areas. Private landowners make up the remaining portions of bordering properties.



ACCESS

Property is located a short distance from Hwy #491 which runs East and West out of Monticello, Utah towards Dove Creek, Colorado. San Juan County roads lead to and around the property from there.

INCOME

3750+/- acres of tillable ground with Certified Organic Wheat Crops making up the majority of the fields.

80-100 head of cattle are being grazed on 1000+/- acres of the property. The season is from April to September. Typically priced at \$18 pair per month.

Hunting Income is generated by Trespass Fees at this time. A very small portion of the property is part of an existing CWMU. A new Deer CWMU could be applied for through the Utah State DWR. Hunt Unit is San Juan Abajo Mountains. Any (Bull Elk Tags) or Cow Elk Tags can be purchased over the counter for this property. Depredation Cow Elk Tags are also afforded the current landowner.

Gravel Pit in the Northwest Corner is producing for the construction company and to sell to others.

Mineral rights do not transfer with the property.

EASEMENTS

There are no conservation easements, covenants, bylaws, or associations on any part of the ranch. The state of Utah and San Juan County control all Building Requirements and Permits.

IMPROVEMENTS

5acre: 2650+/- Home/Office plus finished basement with Detached Garage & additional office area of 1200+/-

- 6-7 Bedrooms or offices
- 2ea Full Baths, 2ea Half Baths, 1ea Bath

15acre Shop pad: Open face shed is 125 X 50

4ea Brock Silos with drying system

80x120 Shop, grease pit, Office, Storage, Parts room, Restrooms & showers

2.5+/- acre pad: 32x60 shop, 22x60 shed, 12x24shed, 2ea Silos

Fencing: marginal throughout the property

County Roads: maintained roads enable property access throughout year around

Sewer System: septic system on Shop & Office.

RECREATIONAL OPPORTUNITIES

Hunting: Hunt Unit is San Juan/Abajo Mtns. Elk tags are available over the counter. Deer tags are issued through the Utah DWR license application period in February. Landowner tags can be applied for each year before (Oct. 1). Different types of landowner tags can be applied for, including General, Appreciation, and Depredation. This property acreage accumulation would potentially qualify for Utahs CWMU (Cooperative Wildlife Management Unit) program. Applications for CWMU programs are for 3year increments and must be applied for no later than August 1 of the previous year. Area is well known for quality Elk and Deer. The Abajo and LA Sal Mountain area tags are highly sought after.

Fishing nearby: Trout fishing is good on Monticello and Foy Lakes, along with Blanding Reservoirs. Brook & Rainbow Trout are the feasts of the day. The San Juan River is great for Channel Catfish & Carp, while Lake Powell is considered excellent for Striped Bass.

Canyonlands National Park Needles District is approximately 55 miles away, with Arches National Park roughly 75 miles away. These areas are well known for their Grandeur. Beautiful scenery is just the beginning. The trails for mountain biking, running, hiking, and just exploring are never ending. Jeeping is a craze that is well established in Moab, Ut area 1 hour away. Lake Powell is another attraction that is 3-4 hours depending on accessible routes. The Hideout Golf Course is an 18 hole course that is considered one of the best in the state. Photographers from around the world try their hand at capturing some of the most breathtaking views anywhere.

LOCATION

Eastland is roughly 15 miles Southeast of Monticello, Utah, which is the county seat of San Juan County. It is a Special Service District. Elevation for Eastland is approximately 6900. Dove Creek, Co is around 15 miles to the Southeast. Blanding, Ut is about 25 miles to the Southwest. Moab is a 1 hour drive to the Northeast.

Airports are smaller in the immediate area, so for a major airport Cortez, Co is the closest one. Canyonlands Field in Moab also has domestic flights. Four Corners Regional Airport in Farmington, NM is 130 miles from Monticello.

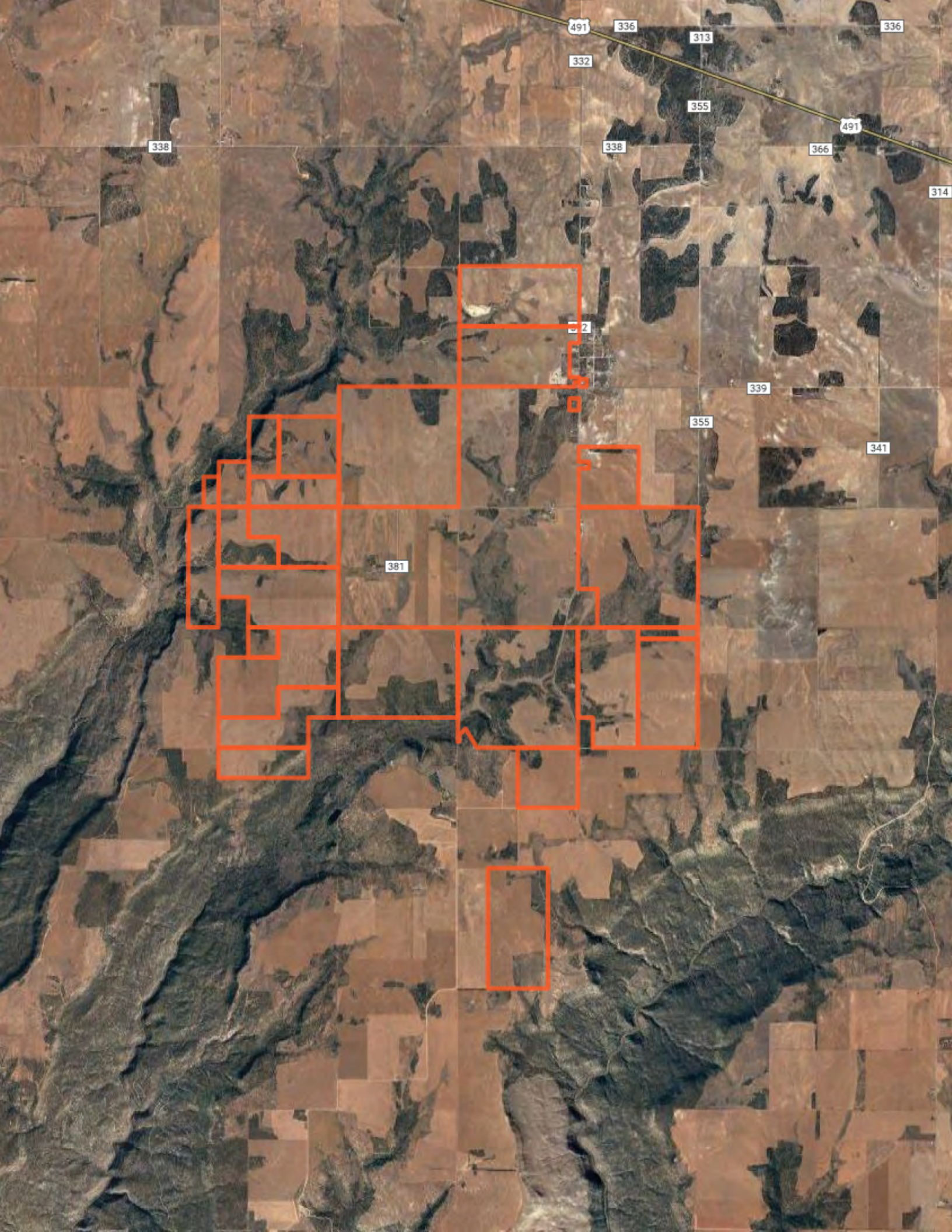
San Juan County is home to the Anasazi an ancient Indian Civilization. Artifacts are found throughout the region with the Anasazi State Park Museum a great resource for more information.

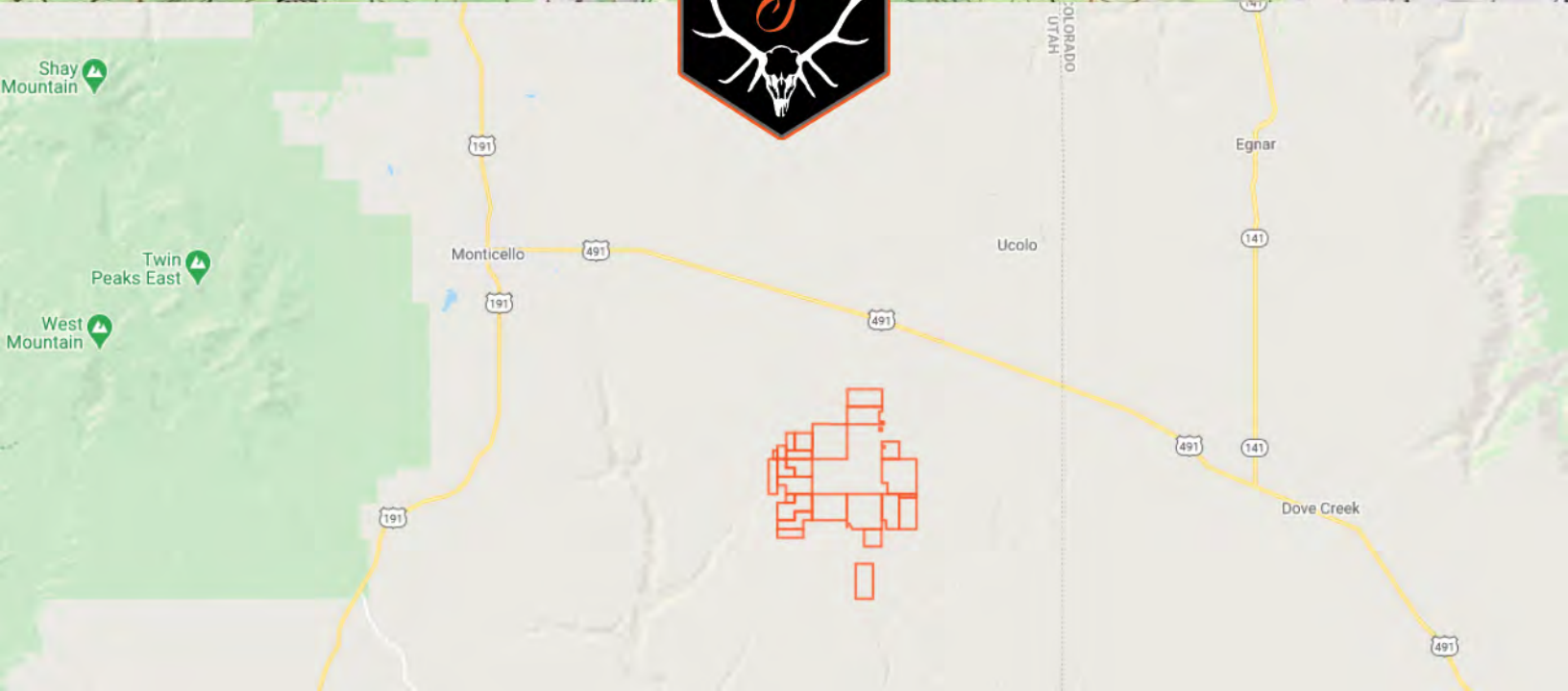
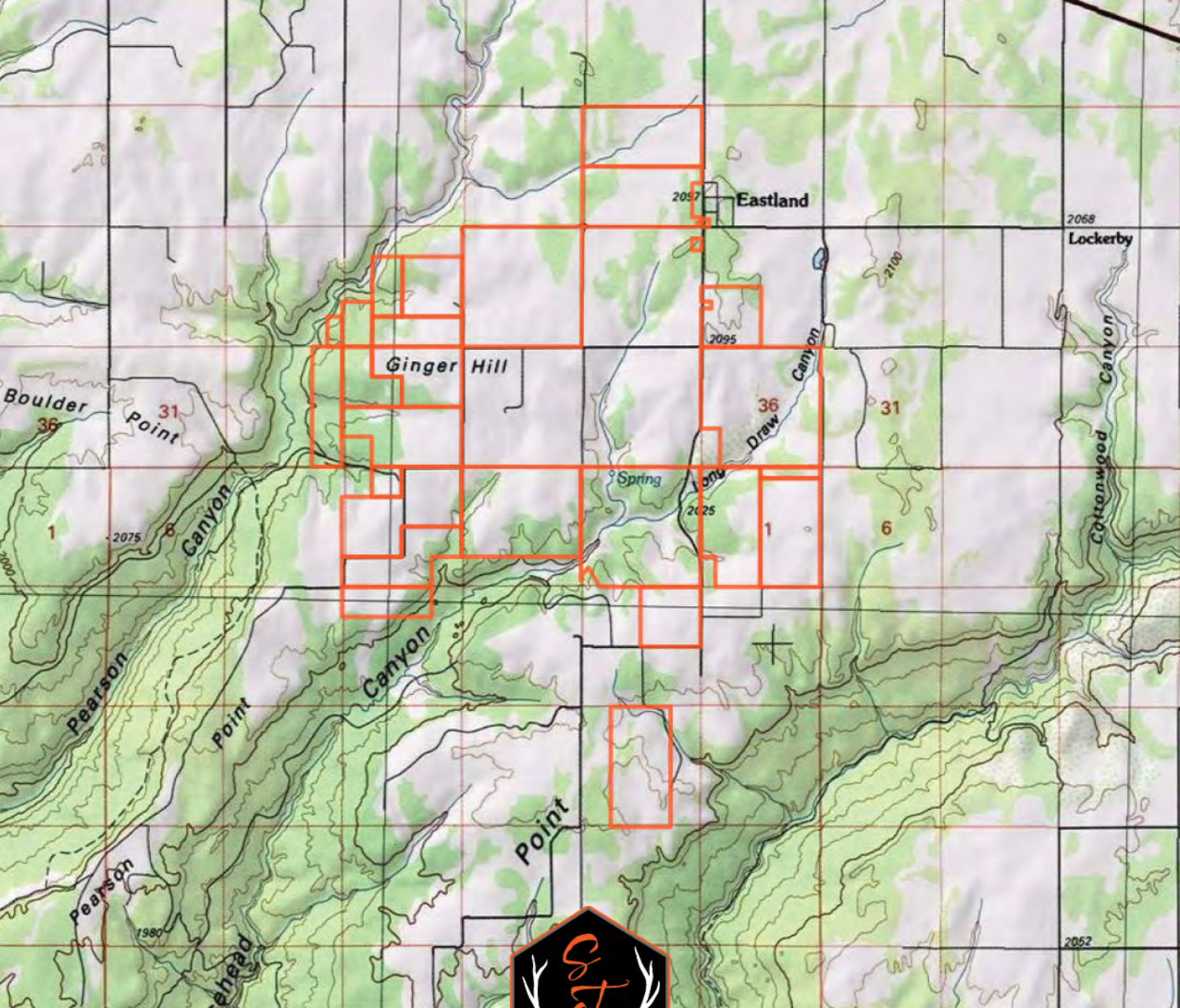
Shopping is in Monticello at Blue Mountain Foods for groceries, Napa Auto, True Value, or Dollar General. Several convenience stores are popular for gas.













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