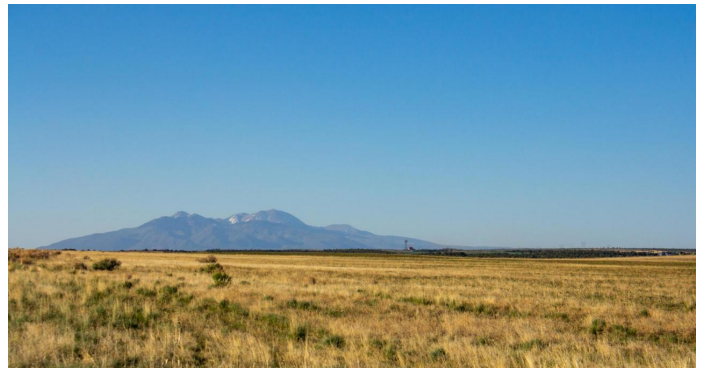


**Keller Farm & Ranch II**  
TBD  
Monticello, UT 84535

**\$96,000**  
161.760 +/- acres  
San Juan County



## Keller Farm & Ranch II

### Monticello, UT / San Juan County

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### SUMMARY

**Address**

TBD

**City, State Zip**

Monticello, UT 84535

**County**

San Juan County

**Type**

Farms, Ranches, Hunting Land, Undeveloped Land

**Latitude / Longitude**

37.95607 / -109.33262

**Acreage**

161.760

**Price**

\$96,000

**Property Website**

<https://stjamesSPORTINGproperties.com/property/keller-farm-&-ranch-ii-san-juan-utah/6967/>



## **PROPERTY DESCRIPTION**

Keller Farm & Ranch II has awesome views of the Abajo Mountains to the West, LaSal Mountains to the North, and distant Colorado Mountains to the East. While this 160acre tract of farm ground sits in an area known for Dry-Farming (Monticello, Utah), this property's water table is above average. Mule-Deer, Elk, Bear, Cougar, & Coyote roams here. Moab and its surrounding National Parks are less than an hour away.

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### **LAND**

Property is in the final year of the CRP program. Thus, no farming has taken place for years. The ground is very flat & open, with a Sagebrush draw area on Northeast corner. Possible Stock-pond location. Views of the Abajo Mountains (Blue Mountains) to the Northwest, the LaSal Mountains to the North, and distant Colorado Mountain Ranges to the East. Property elevation is 6970', with surrounding land privately owned.

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### **WATER**

No water rights are currently attached to the property but are available for application through the Utah State Division of Water Rights.

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### **BOUNDARY**

Privately owned parcels are adjacent.

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### **ACCESS**

The owner's Private-road provides access to the property.

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### **INCOME**

Property is in the CPR Program for the last 10+ years providing yearly income. Set to expire at the end of 09/2020 is the current CRP. No farming or Cattle Grazing has been allowed during the CRP Programs duration. Cattle grazed the property before the CRP Program started.

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### **IMPROVEMENTS**



Perimeter has Barbed-wire fencing. Stock-pond on Northeast corner.

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## RECREATIONAL OPPORTUNITIES

- **Hunting:** Game Management Unit is (San Juan, Abajo Mtns.) 14A Unit ID#546
  - Property is currently part of the Spring Creek Dodge CWMU. Mule Deer, Elk, Bear, Mtn. Lion, Coyote, etc. frequent the area. The area mountains (LaSal Mountains & Abajo Mountains) are well known for quality hunting & fishing.
  - **Fishing:** Area Trout-fishing is good on Monticello & Foy Lakes in the Abajo Mountains. While Lake Powell is excellent for Striped-Bass, San Juan River is great for Channel-Catfish and Carp.
  - **Other recreational opportunities:** Moab and its many attractions are just an hour away. Newspaper Rock is a giant rock covered with Petroglyphs for viewing on your way to Needles District of Canyonlands National Park. View Church Rock from Utah Hwy #191. The Bears Ears National-Monument is outstanding for cultural, recreational, & natural resources. Famous for its rock art, Pueblo-Homes, San Juan River trail running, and rock-climbing areas. World travelers visit for camping, photography, and western times.
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**Schedule showing contact:**

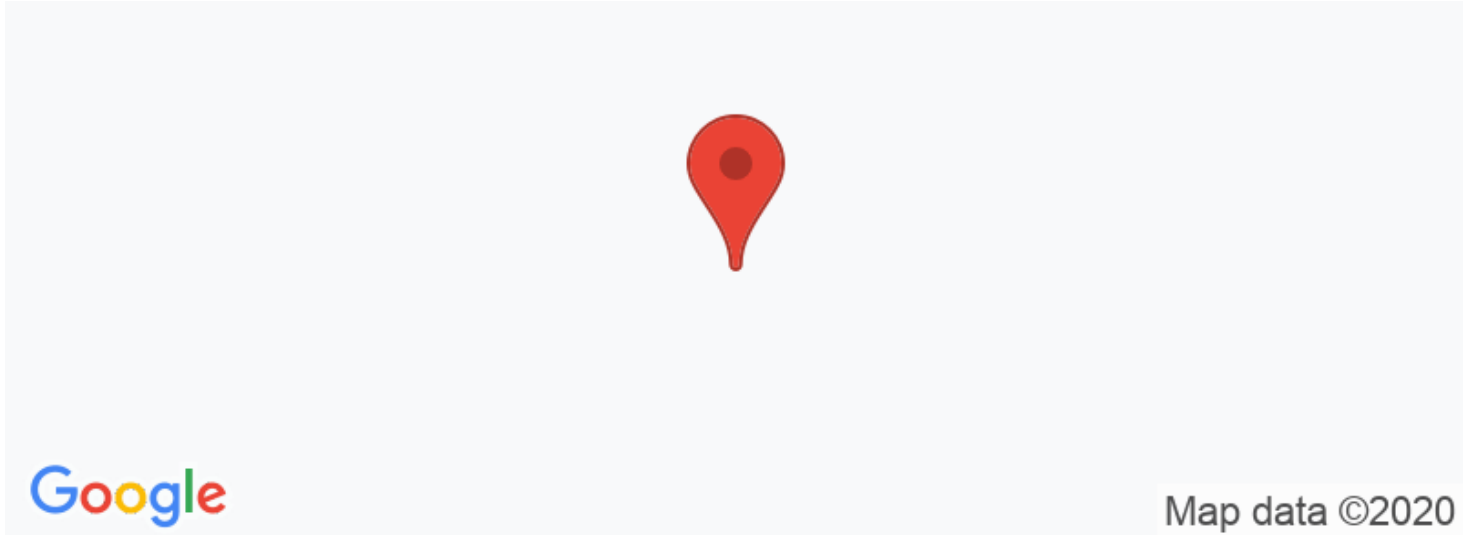
**Kent "DUKE" Boyington 801-710-0623**

Keller Farm & Ranch II  
Monticello, UT / San Juan County

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## Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Kent D Boyington

**Mobile**

(801) 710-0623

**Office**

(801) 745-0237

**Email**

kdboyington@digis.net

**Address**

4048 North 3775 East

**City / State / Zip**

Liberty, UT, 84310

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**St. James Sporting Properties**

721 Main Street

Windsor, CO 80550

(877) 354-7247

[SJSportingProperties.com](http://SJSportingProperties.com)

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