



PROPERTY HIGHLIGHTS

- 4 Separate Houses
- Approximately a Miles worth of River Frontage (Santa Clara and Tobin Rivers)
- Ample Water Rights
- Full Equestrian Center & Working Cattle Ranch
- 90± Acres of Irrigated and Planted Alfalfa Fields and Other Crops
- Near Gunlock State Park





MAIN HOUSE DETAILS

- 7,417 SF (Main Level)
- 2,763 SF (Second Level)
- 5,119 SF (Finished Basement)
- 908 SF (Attached Garage)
- Seven Bedrooms
- Six Full Baths, and Two ½ Baths
- Pool with Pool House
- Backup Generator System
- Full Security System
- Geothermal Heating System
- Museum Grade Artifacts
- High-End Furnishings
- Smart Wired
- Stone Pillars (Local River Rock)
- 2 Beautiful Offices





ORIGINAL MAIN BUILDING

- Total of 2,251 SF
- 3 bedrooms
- 5 beds & 3.5 baths
- Beautiful river-rock fireplace



Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

Shellee Haines

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EAGLE MOUNTAIN RANCH

150 West 1400 North, Gunlock, UT, 84733

EXECUTIVE LEGACY RANCH INVESTMENT OPPORTUNITY

www.eaglemountain-ranch.com



MAIN HOUSE



SOUTH WING (ORIGINAL)



POOL HOUSE & POOL



BUNK HOUSE



QUONSET BUILDING



CORRALS





The property consists of 14-parcels totaling 404.82 acres located at 150 West 1400 North in Gunlock, Utah. It is estimated to have about 120.00 acres of level terrain and 284.82 acres of steep hilly terrain.

There are about 90 acres currently being cultivated with alfalfa and other crops and about 40 acres used for the homes, equestrian areas, and other real property improvements.

The property is magnificent with multiple improvements including an impressive large log home, a guest house, ranch manager's house, a single wide manufactured home, shop buildings, equestrian areas including a barn, round pen, large tack shed, large quonset building and corrals.

Gunlock Town Pond

Upper Sand Cove Reservoir



BASEMENT DETAILS

- Custom Made Gun Room
- Media Room with Kitchen
- Family Room
- Workout Room
- Food Storage
- Craft Room/Storage





IRRIGATION | UNDERGROUND

- Water Shares from Gunlock Irrigation
- 2 Existing Wells



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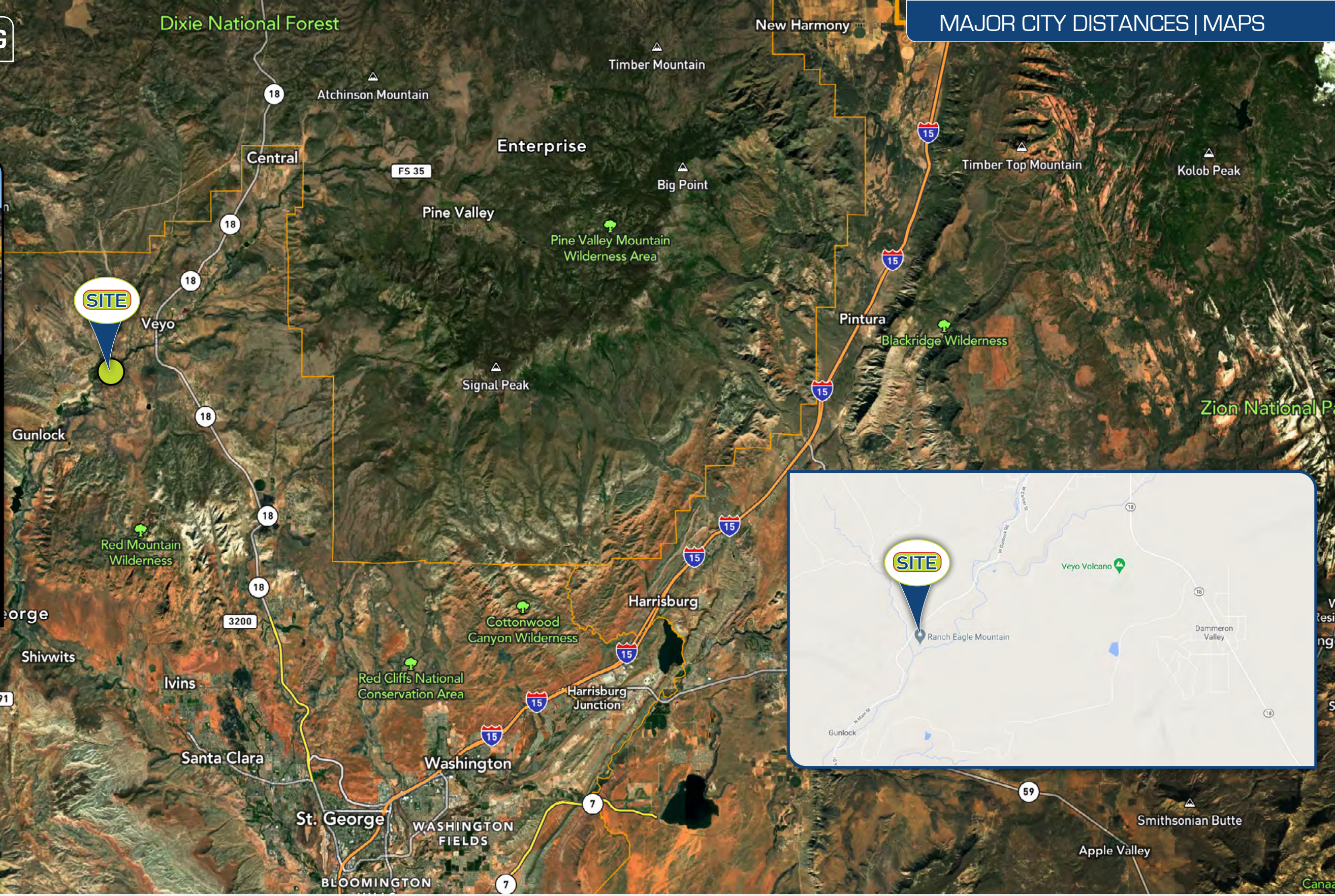
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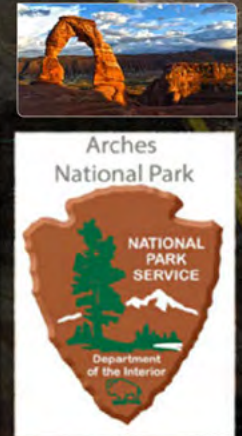
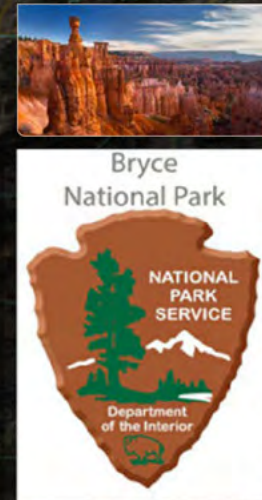
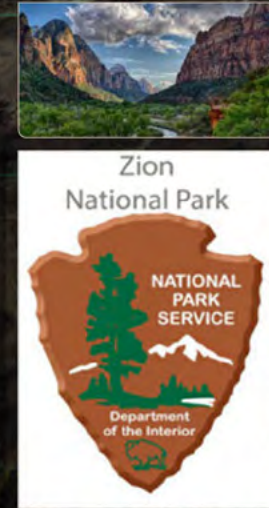
DISTANCES FROM ST. GEORGE

- Denver = 500 Miles
- Los Angeles = 336 Miles
- Las Vegas = 108 Miles
- Phoenix = 266 Miles
- Salt Lake City = 268 Miles



DISTANCES FROM ST. GEORGE TO NATIONAL PARKS

- **ZION NP**
33min (23.1mi) via UT-9 E
- **BRYCE NP**
2 h 9 min (129.5 mi) via I-15 N
- **GRAND CANYON NP**
2 h 3 min (115.7 mi) via AZ-389 E and AZ-67 S
- **CAPITOL REEF NP**
3 h 18 min (178 mi) via I-15 N
- **CANYON LANDS NP**
5 h (335 mi) via I-15 N and I-70 E
- **ARCHES NP**
4 h 45 min (323 mi) via I-15 N and I-70 E



St George

Salt Lake City

RECREATION DETAILS

- YEAR ROUND HIKING
Mountains or Scenic Desert Rims and Canyons
- ON-SITE ANCIENT HISTORICAL EXPLORATION
Prehistoric Native American Art and Ruins
- BOATING, FISHING, WATER SKIING
At Nearby Gunlock Reservoir and State Park
- HORSEBACK RIDING
Corrals, and Quonset Building On-site
- SURROUNDED BY ATV TRAILS & MNT. BIKING TRAILS
Quick Day-Trips or Extended Adventures

