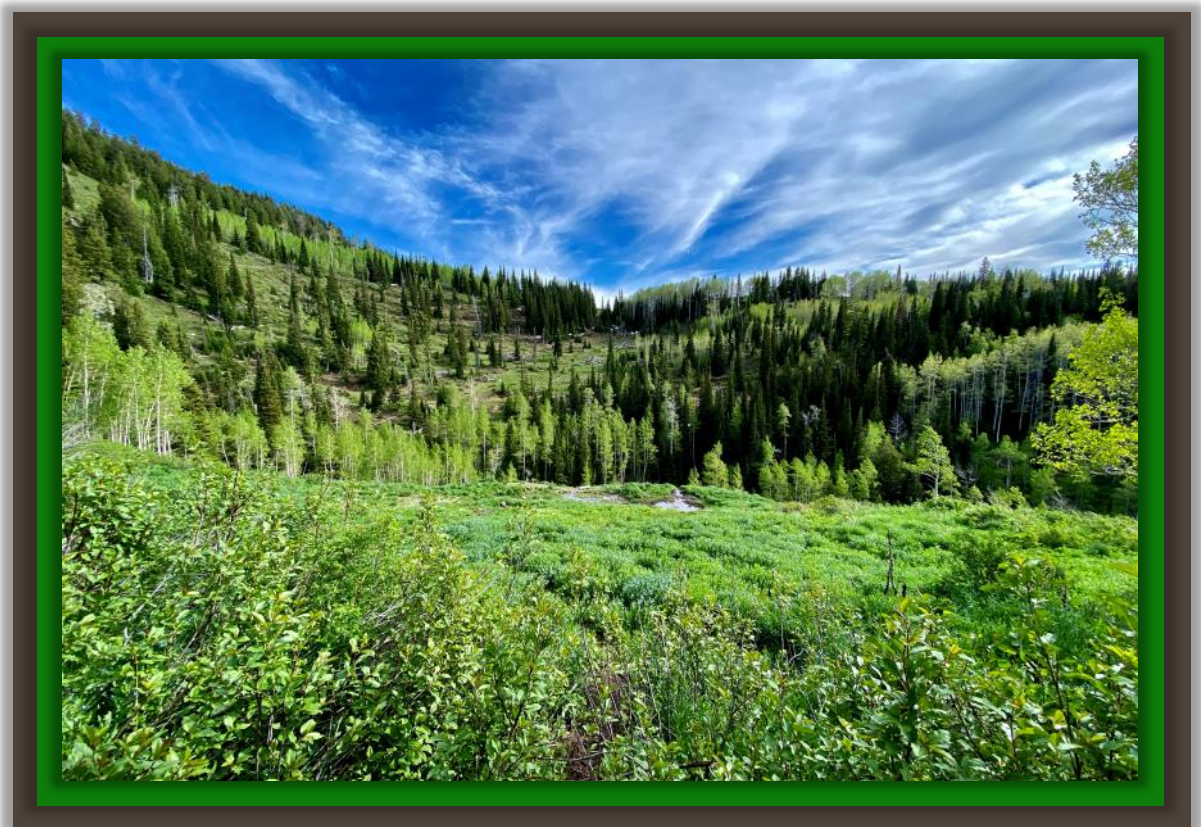


BUCKSKIN FORK RANCH

760 Acres

Monte Cristo - Cache County - Utah



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QUICK FACTS

- The Buckskin Fork Ranch is a premium alpine ranch located at the top of Monte Cristo in Cache County, Utah, with its nice rectangular-shaped border that encompasses two high drainages that range in elevation from 7,600 to over 8,800 feet,
- With a perfect blend of aspen, pine and mountain-top parks, the ranch directly borders National Forest, and offers wildlife habitat and overall mountain aesthetics which are hard to beat anywhere in Utah.
- Both Buckskin Fork Creek and Sheep Creek bisect the ranch for a combined 1.5 miles of live water, plus additional natural springs that provide abundant water for livestock and big game. Two water rights with 1858 priorities are included.
- Located in the Cache general season unit for deer, and the Cache, South limited entry unit for elk, the hunting opportunities and trophy quality for both species on the ranch, is excellent.

Offering Price: \$2,200,000





PROPERTY INFO

- Cache County tax parcels include #16-108-0001, #16-108-0002, and #16-108-0013
- Annual taxes in 2019 were \$908.66
- Access via: Private easement (recorded), FR 20197, FR 20196, and Curtis Creek Road, which connects into the paved State Road 39 (Monte Cristo Rd)
- Current grazing lease with sheep rancher to maintain greenbelt taxes
- Zoning is FR40 (Forest Recreation 40) with Cache County. Questions on zoning uses, development standards, and other building requirements should be directed to:

Cache County Planning and Zoning Department
179 Main Street, Logan, UT 84321
(435) 755-1640
www.cachecounty.org/pz/





WATER

- Water rights include #25-4212 and #25-4204, which have an 1858 priority date.
- The Buckskin Fork Ranch is essentially a mountaintop ranch, but does have a large spring located inside its borders, which is effectively the headwater of Sheep Creek, and flows consistently and without change throughout the year.
- A massive wildlife watering hole and elk wallow has naturally developed on a hillside bench just 20 yards below the spring, and is the main watering spot and most significant live water in the immediate area, making it literally a wildlife magnet.





HISTORY

- The Buckskin Fork Ranch is rich in history, and was undoubtedly a highly favored spot for some of the very first settlers of the northern Utah region, including hunters, fur trappers, and some of the state's earliest private livestock grazing.
- Evidence of these early users of the Buckskin Fork Ranch's land and water resources can still be seen today, found on hidden tree carvings with intact markings that date back to the early 1900s. The Buckskin Ranch's 1858 priority water right is also evidence of some of the very earliest documented private land and water use in the region.

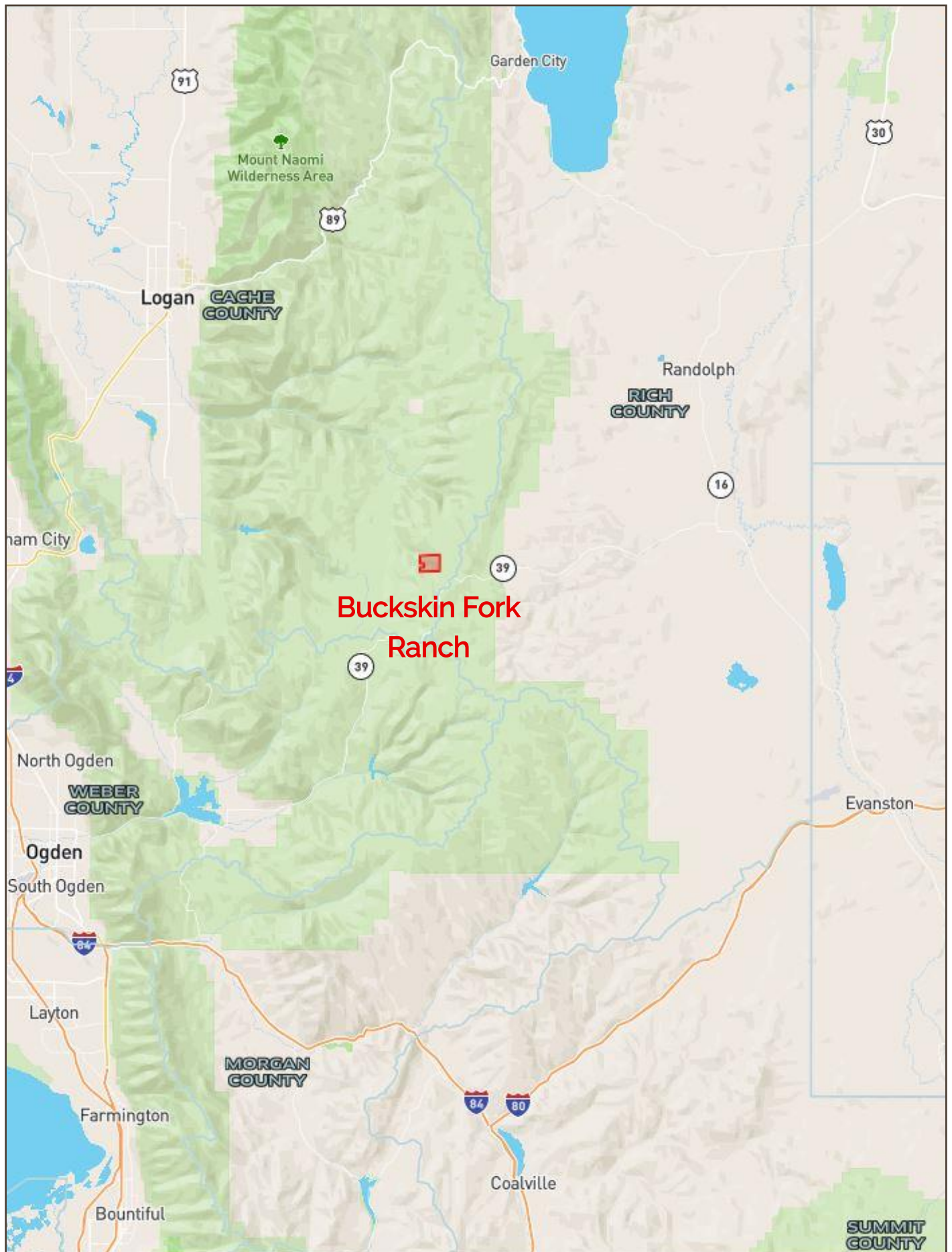


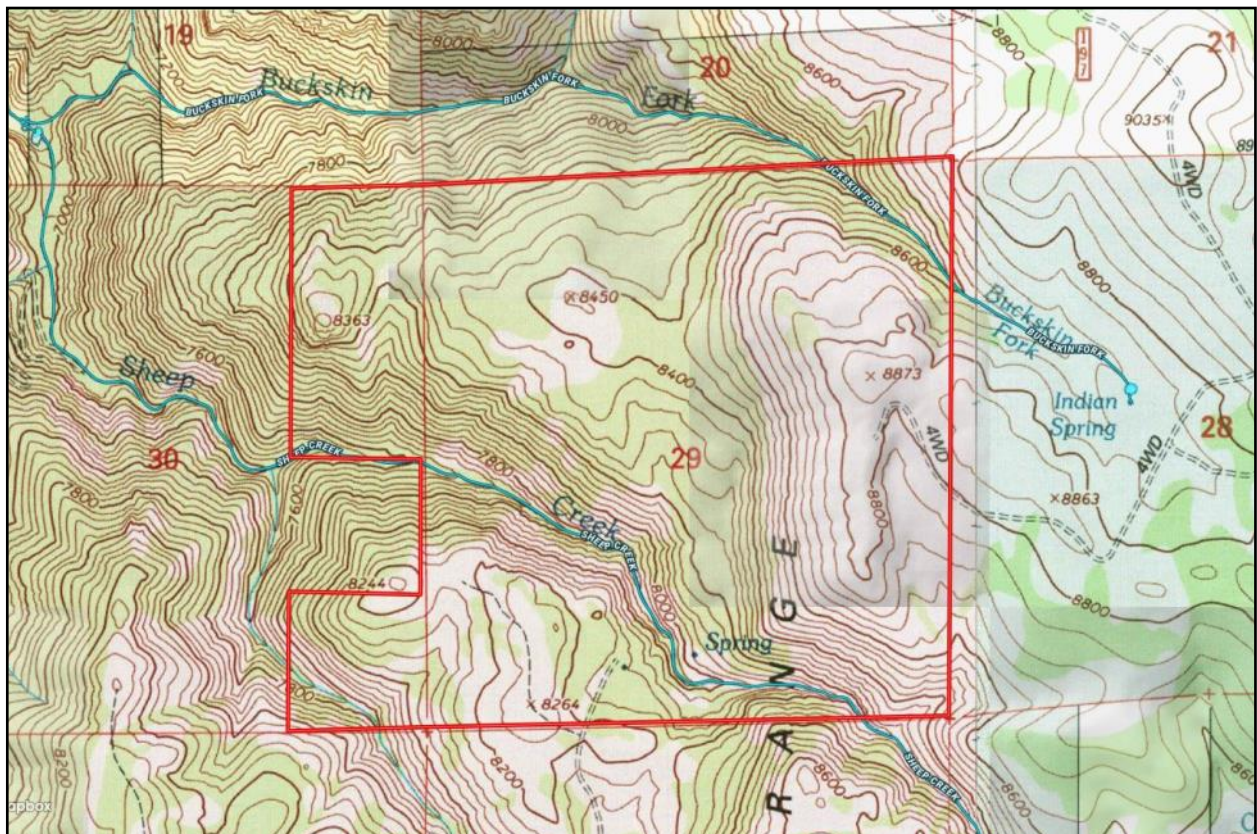
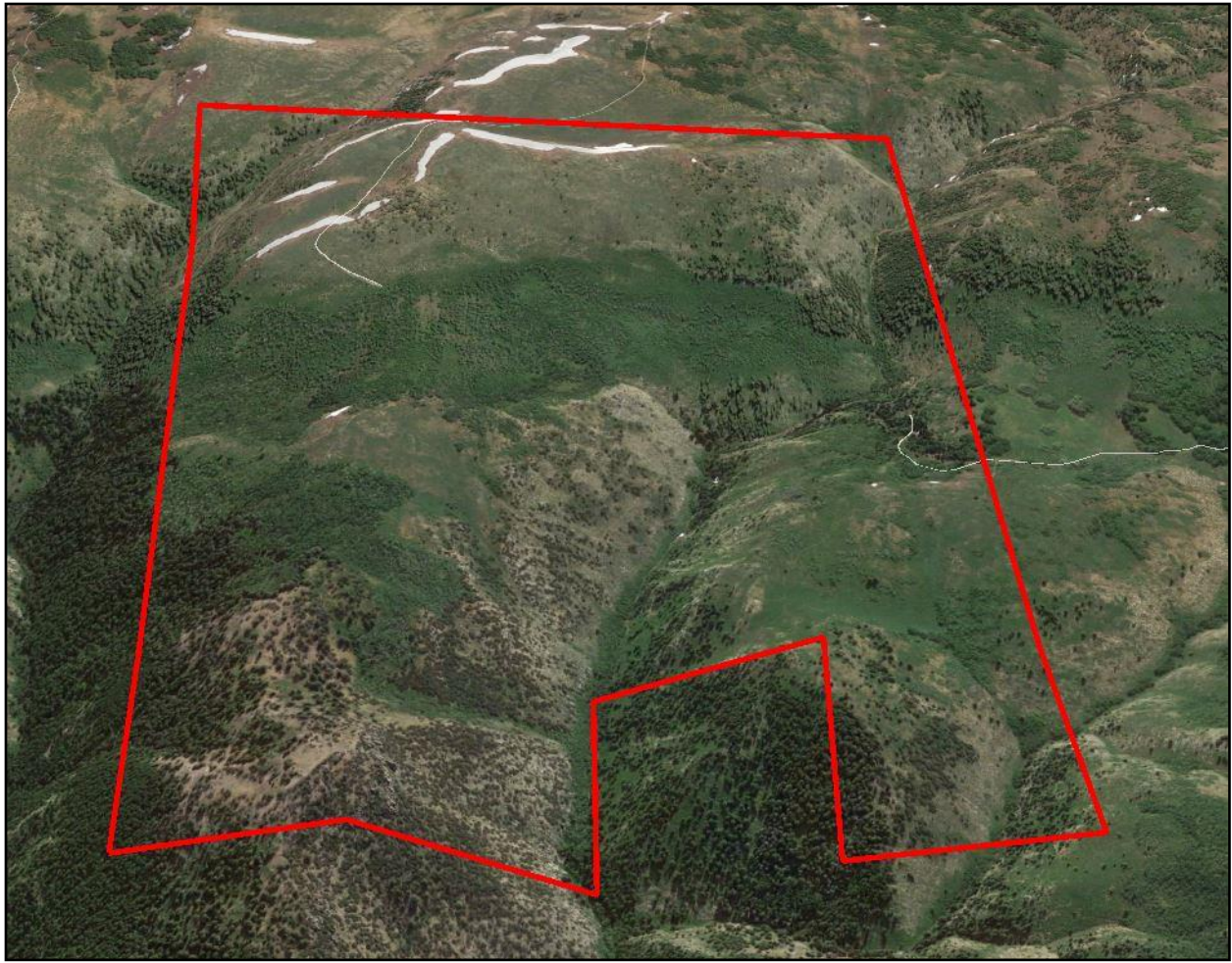


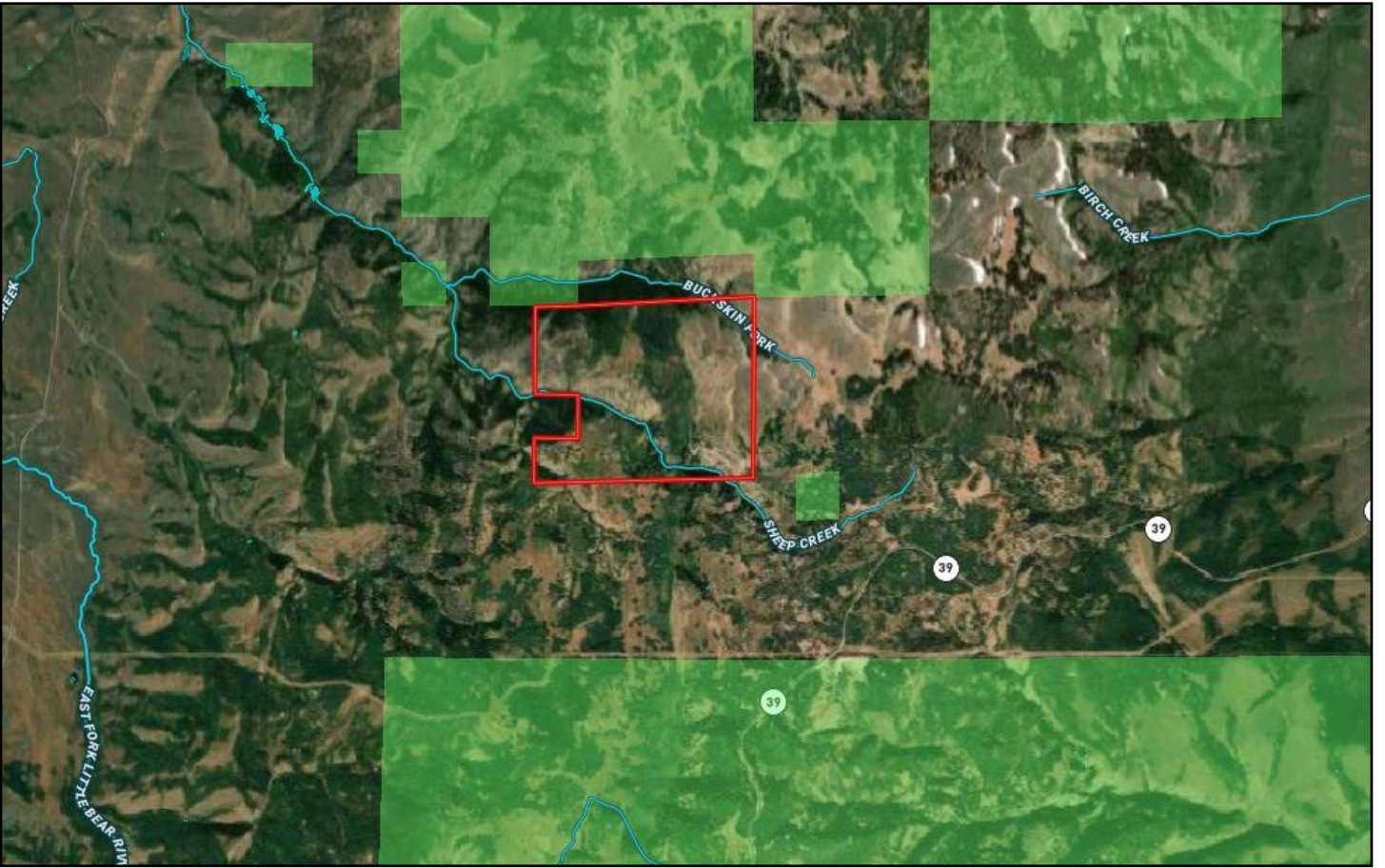
WILDLIFE AND HUNTING

- Excellent habitat for mule deer, elk, and moose, plus many small game species and birds
- Buck Mule Deer Hunting: Cache general season unit (high odds draw unit with good trophy quality and high hunter success)
- Trophy Bull Elk Hunting: Cache, South limited entry unit (limited drawing odds unit with excellent trophy quality and very high hunter success for bull elk)
- Spike Elk Hunting: Cache, South general season unit (over the counter tag for hunting spike elk only, with very high hunter success)
- Moose Hunting: Cache unit for once-in-a-lifetime bull moose tag (limited drawing odds, but some of the best trophy quality bull moose hunting in the state)











THANK YOU FOR CONSIDERING THE
BUCKSKIN FORK RANCH

MONTE CRISTO - CACHE COUNTY - UTAH

FOR QUESTIONS OR A TOUR OF THIS PROPERTY, PLEASE CONTACT

DAVID ANDERSON, BROKER
SALT LAKE CITY, UTAH

801-910-4040

DAVID@A5REALESTATE.COM



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

