

WINDWALKER GUEST RANCH  
AND IRRIGATION SHARES  
169 ACRES



SANPETE COUNTY, UTAH  
WEST OF MANTI-LA SAL NATIONAL FOREST

ASHLEY WEBB 435-262-0136 EQUITY REAL ESTATE

## WHY WINDWALKER RANCH?

Windwalker Ranch is a masterfully planned and designed guest ranch and retreat. Three beautiful guest homes are strategically located on the property to provide maximum privacy and to take advantage of the incredible mountain and valley views. Each guest home has two kitchens and six bedrooms and can allow up to 48 beds!

For gathering the whole group, the massive dining hall allows for a great table or separate tables to accommodate the needs of your gathering. The dining hall is a warm and inviting space, with ample room for serving and entertaining, with a small performance and gathering area around an inviting built in fireplace.

The personal home is packed with charm and history, with wood and wrought iron elements imported from an authentic Mission built in the 1600's. Built in the mission revival style, the home perfectly complements the feel of the area and surrounding property.

There are countless meadows and trails for you and your guests to explore on your 169 acres, or you can venture off on foot or horseback on your personal access to the Manti La Sal National Forest!

With a residential and commercial well, internet and power throughout the property, and seventy-two shares of Horseshoe Irrigation provided, Windwalker is set up to completely meet your needs. Windwalker has made it easy for you to have your dream ranch at an incredible price.

Windwalker is located in the heart of Utah where the beauty and serenity of the land and seasons make every day one to remember. You will be deeply connected with nature and can expect to be regularly see elk, deer, bald eagle and other birds and wildlife. Phenomenal lakes are just around the corner from Windwalker for fishing and watersports. The skyline drive and surrounding backcountry are internationally recognized for horseback riding, mountain biking, four-wheeling and snowmobiling.

It is easy to see why Windwalker consistently won the prestigious best of the west award. You are invited to come and see for yourself!

Windwalker appraised for \$1,360,000 in December of 2011. This incredible ranch is now for sale for only, \$1,200,000.

## Summary of Windwalker Ranch:

- 169 acres, fully fenced, a short distance from the Manti-La Sal National Forest.
- Property Borders a 400 Acre Elk Pasture funded by Fish and Game
- Foot trail to the Manti-La Sal National Forest
- 2 Story ranch home built in Mission Revival style
- Wrought Iron and wood elements imported from late 1600's Mexican Mission.
- 10,000 feet of imported hand painted tile
- 2 tack sheds
- Horse facility and 3 large horse paddock areas.
- 100' x 100 ft. 11 ft. tall hay stack yard
- 17000 sq. ft. of buildings
- 3 large guest homes with 4 units each (48 beds total)
- 2 fully furnished studio apartments
- Every unit fully furnished
- Buildings are built to commercial construction specification
- Abundance of natural light into homes (32 French doors)
- Central heating and air conditioning to every guest units
- 10,000 ft. of commercial grade stone tile
- 6 jetted tubs (28 bathrooms)
- 5 fire places
- 8 fully equipped kitchens
- Automatic sprinkling systems around all buildings
- Power to the property will handle 38 additional hookups
- Commercial well built to municipal standards, able to handle 42 full time hookups, tapped to a 400 ft deep aquifer
- 1 residential well

- 4000 feet of irrigation pipe in the ground
- 4000 feet of culinary energized water line
- Swimming pool
- Playground
- Recreation hall/ restaurant with kitchen, dining area, gift shop, pool table, telephone and internet access
- Native American sweat lodge, 2 medicine wheels and Labyrinth
- Small outdoor stage
- Large outdoor festival stage with power and lighting
- Quick Access to incredible lakes for fishing and watersports
- Close to Skyline Drive: World Class ATV, mountain bike and hiking trails
- Close to rock climbing, snow kiting and snowboarding
- Many large lawn areas
- Large group meeting room
- Ranch house and outdoor pavilions
- 2 bunk houses
- Pool house
- Gathering hall
- Incredible scenery and wildlife
- Breathtaking panoramic views of the valley and mountains
- Sanpete County is rated one of the safest places to live in the nation
- Located next to Spring City, a thriving art community
- Peace and quiet
- Privacy and security





## WINDWALKER AMENITIES

1. Main Ranch Home
2. Residential Well and Well House
3. Workshop
4. Rec Hall/Restaurant & Kitchen
5. Meeting Space
6. Horse Corrals and Tack Shed
7. Stage
8. Teepee Village
9. Guest House 1
10. Sweat Lodge
11. Pool
12. Guest House 2
13. Guest House 3
14. Commercial Well





# UtahRealEstate.com - Full Report - Commercial

## MLS# 1089298

Tour/Open: None  
 List Price: \$1,200,000  
 Lease Price: \$0.00  
 Lease Terms:  
 CDOM: 4  
 DOM: 4  
 Address: 11550 N PIGEON HOLLOW RD.  
 NS/EW: 11550 N / 0 E  
 City: Spring City, UT 84662  
 County: Sanpete  
 Proj/Subdiv: WINDWALKER RANCH  
 Tax ID: 27340, 27340x4  
 Zoning Code:

Status: Active

List Date: 04/25/2012

Area: Fairview; Thistle;  
 Mt Pleasant

Taxes: \$7,403



|                                   | Office | Retail | Warehouse |
|-----------------------------------|--------|--------|-----------|
| Curr. Ann. Rent:                  |        |        |           |
| Proj. Ann. Rent:                  |        |        |           |
| Curr. SQFT Vac.:                  |        |        |           |
| Ceiling Clear:                    |        |        |           |
| Ceiling Height:                   |        |        |           |
| Column Span:                      |        |        |           |
| Dimensions of Building            |        |        |           |
| Front:                            |        |        |           |
| Side:                             |        |        |           |
| Building Square Footage (approx.) |        |        |           |
| 3+:                               |        |        |           |
| 2:                                |        |        |           |
| Main:                             |        |        |           |
| Bsmnt:                            |        |        |           |
| Min Avail for Lease:              |        |        |           |
| Max Avail for Lease:              |        |        |           |
| Avail for Lease:                  |        |        |           |
| Bldg/ Suite(s) Avail for Rent:    |        |        |           |

Year Built: 2000

Effect Yr Blt: 2000

Cap Rate: 0.00

Tax Year: 2012

Load Factor: %

# of Units: 15

# of Docks:

# of Floors:

# of Cranes:

Acres: 189.00

Side: 0.0

Irregular: 0

Uncovered

Parking:

Stall/Month: \$0

Unreserved: \$0

Possession: Recording

Property Type: Hotel/Motel;

Restaurant

Total Sq. Ft: 16000

Occupied: %

# of Bldgs: 10

# of Elev:

# of Amps:

Floor Load Cap:

Max. Crane

Tonage:

Frontage: 0.0

Back: 0.0

Covered Parking:

Ratio:

Reserved: \$0

Business Name: WINDWALKER GUEST RANCH

Current Use: RANCH

APOD:

From:

Shared:

NOI: \$0

12 X 14:

Elec: \$0

Insurance: \$0

Load Factor: %

Sublease From:

GSI: \$0

10 X 10:

Other:

Water: \$0

Janitorial: \$0

Sublease To:

10 X 12:

Gas: \$0

Garbage: \$0

Maintenance: \$0

Access Feat:

Air Conditioning: Central Air; Gas

Const./Cond.: Stucco

Culinary Water: Well(s)

Cust. Visibility: Road Traffic

Equipment:

Ext. SpecialBunkhouse; Clubhouse; Out Buildings; Play Ground; Rec. Facilities; Swimming Pool

Features:

Floor Coverings: Carpet; Hardwood; Tile

Heating: Forced Air; Gas; Propane

Inclusions: Fixtures; Furniture; Real Estate; Trade Name; Water Shares

Exclusions: Furniture

Int. SpecialFireplace; Kitchen; Laundry; Central; Range/Oven; Refrigerator; Restroom: Private; Restroom: Public

Features:

Irrigation: Pumped; Shares: Owned

Land Condition: Corner Lot; Fenced: Part; Landscaping: Part; Mature Trees; Natural Grass; Pasture; Sprinkler: Auto-Part; Terrain: Flat;

Terrain: Grad Slope; Trees; View: Mountain; View: Valley

Offering Type: Sale

Roads/Trans.: Circular; Common Drive; More Than 1 Access

Roof: Asphalt Shingles

Sewer: Septic Tank

Site Description: Tenant Occupied

Tel Comm: DSL Available

Terms: Cash; Commercial Fin. Req.; Conventional

Utilities: Gas: Propane; Separate Meter: Elec.

Window Cov: Blinds

Zoning: Agricultural

**UtahRealEstate.com - Photo Report - Commercial**

**MLS# 1089298**

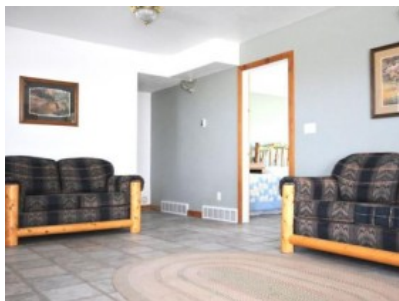
List Price: \$1,200,000  
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Spring City, UT 84662  
Property Tour: None



**Primary Photo**



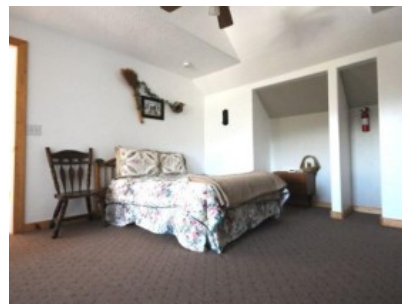
**UtahRealEstate.com - Photo Report - Commercial**



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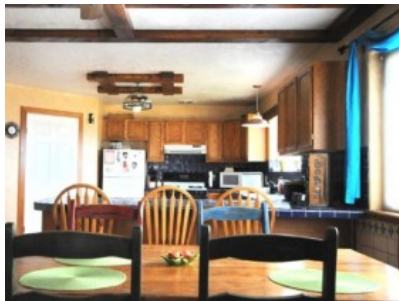
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Window Cov: Blinds

Zoning: Agricultural

Sublease To:

10 X 12:

Gas: \$0

Garbage: \$0

Maintenance: \$0

**Driving Dir:**

Own One Of The Wests Most Desirable Ranches! Windwalker Ranch Is Masterfully Planned And Designed With 3 Beautiful Guest Homes, A Lovely 2 Story Personal Home, Huge Dining Hall With Kitchen. See Why Windwalker Consistently Won the Prestigious Best of the West Award. 189 Acres Ideally Located For Peaceful Living, Privacy and Security in The Valley In The Mountains of Sanpete County. Beautiful 2 Story Home For Full Time Living, 3 Homes With Guest Lodging And Separate Kitchens For 48 Beds! Restaurant w/ Dining Hall and Performance Area Around Huge Built

**Remarks:** In Fireplace, Club House, Countless Meadows and Trails to Enjoy and Explore, Swimming Pool, Playground, Horse Corrals and Tack Building, Water Shares, a Residential AND Commercial Well, Underground Irrigation Lines, Irrigation Shares, Professional Stage w/ Natural Amphitheater Where International Artists Have Regularly Performed and Absolutely Breathtaking 360 Degree Views of Mountains and Valley And 72 Shares Of Horseshoe Irrigation Are Just A few Reasons To Come See This Masterfully Planned Ranch. Your Calls For Any Questions Are Freely Welcomed. Buyer to Verify All Information.

**Show Inst:** Agent Has Key; Call Agent/Appt

**Agent Remarks:** [View Agent Remarks]

**Contact:** Ashley Webb

**L/Agent:** Ashley Webb

**L/Office:** Equity Real Estate - Professionals

**L/Broker:** Kimberly Farber-Lynch

**BAC:** 3%

**Comm Type:** Gross

**Owner:**

**Contact Type:** Agent

**Ph:** 888-474-6996

**Owner Type:** Property Owner

**Ph 1:** 435-262-0136

**Fax:** 888-426-0258

**Ph:** 801-790-0450

**Ph 2:**

**Cell:** 435-262-0136

**Fax:** 866-953-4155

**Dual/Var:** No

**Wthdrwn Dt:**

**List Type:** ERS

**Off Mkt Dt:**

**Exp Dt:** 08/31/2012

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