

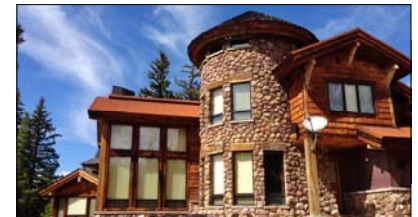
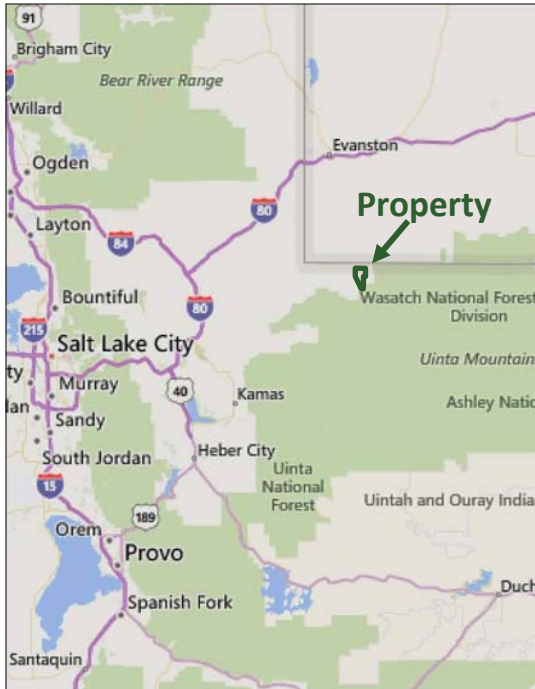
PRICE REDUCED

Jacobsen Ranch

1,393 acres in Summit County, Utah

Sold together or in two parcels

Watch the video tour at www.hciutah.com



EXECUTIVE SUMMARY:

- List Price: ~~\$5,900,000~~ **\$4,590,000**
- Parcel A (see reverse) may be purchased on its own for ~~\$1,875,000~~ **\$1,700,000**.

Dan Nelson

Mike Nelson | Gary Nelson

801-487-6100 | daniel@hciutah.com

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the

- 1,392.98 acres on the North Slope of the Uinta Mountains in Summit County, Utah
- Includes a mile-and-a-half of **Mill Creek**, an important spawning tributary for Brook and Cutthroat Trout
- 4,310-square foot lodge (built 2009) with custom finishes and **geothermal heating**
- Gentle slope blanketed by thick pine and aspen forests
- Elevation range: 8,300 to 9,200 feet
- Borders the Uinta-Wasatch-Cache National Forest
- Fully fenced “**end-of-the-road**” ranch, with locked gates and private access from Mill Creek Road, a groomed snowmobile trail in winter
- Includes **water rights** for culinary, irrigation, and livestock uses

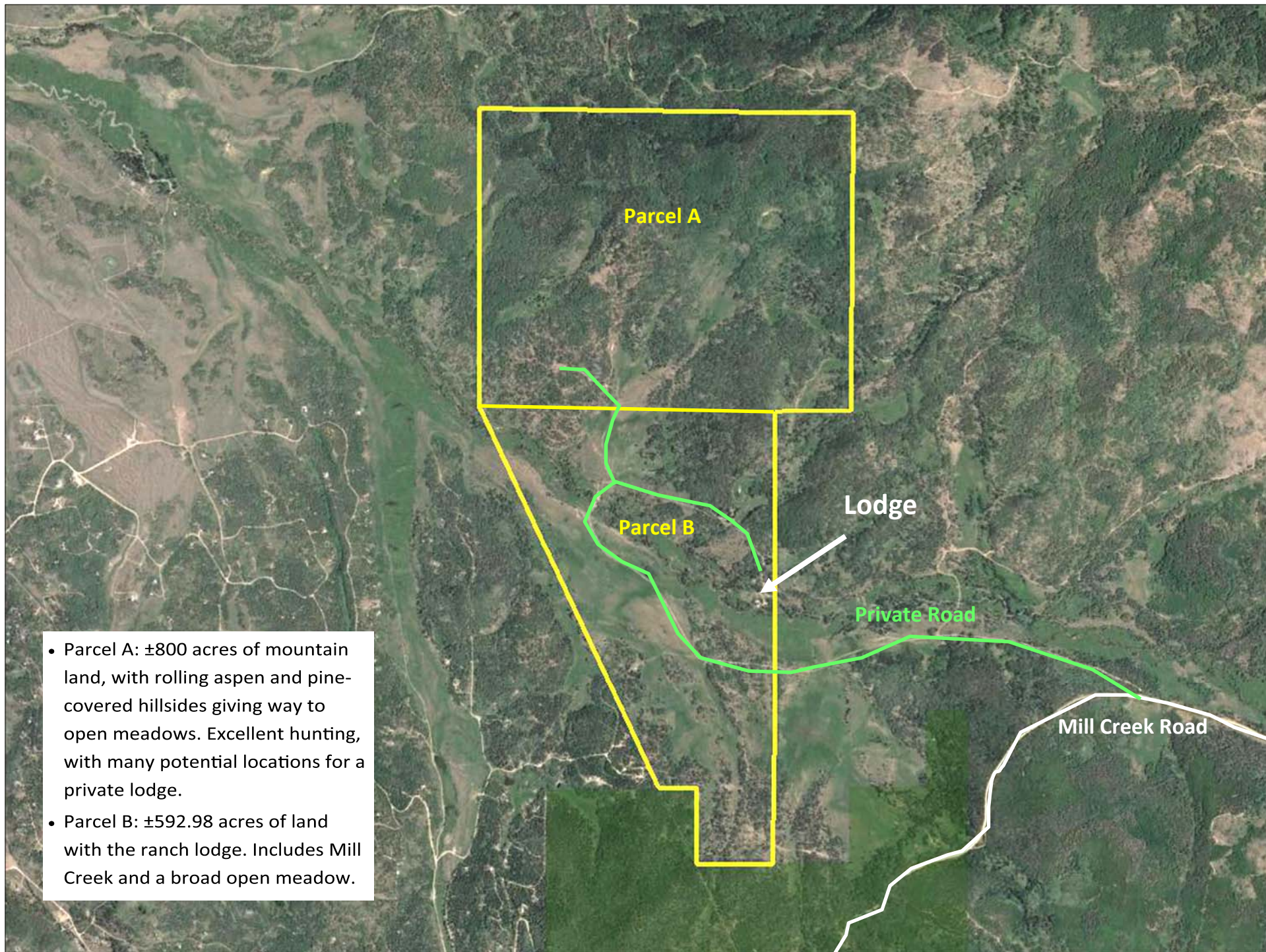


2733 East Parley's Way, Suite 304

Salt Lake City, UT 84109

801-487-6100

www.hciutah.com



- Parcel A: ± 800 acres of mountain land, with rolling aspen and pine-covered hillsides giving way to open meadows. Excellent hunting, with many potential locations for a private lodge.
- Parcel B: ± 592.98 acres of land with the ranch lodge. Includes Mill Creek and a broad open meadow.