



YOUR RANCH AWAITS!!!

This well maintained home has a newly finished basement. It is positioned on a hill that over looks this family owned & operated, self sustaining cattle ranch. Purchase includes 1200 deeded ac, 957 state permit ac (contiguous to deeded ground), and BLM/Forest permit for 196 hd. (Summer range), Approx 200 hd of cattle, pivot, water, machinery, ETC. This turn key operation is ready for the first time rancher or the experienced rancher wanting to increase his, or her, operation. Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.

Virtual Tour at <https://helloarti.com/view/34076>



MARK WEST

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BEDROOMS

5

BATHS

3

SQUARE FEET

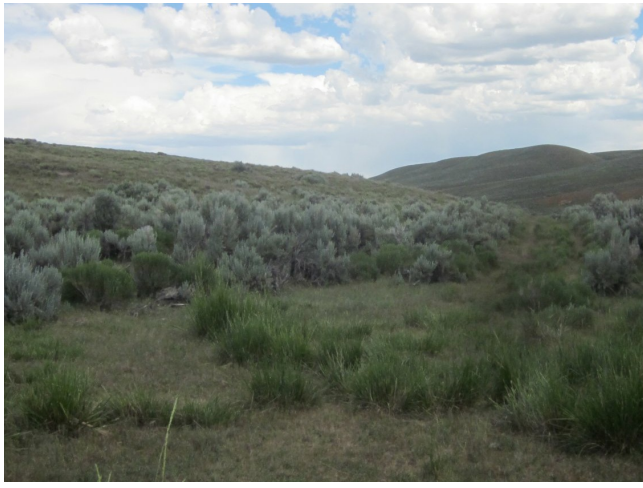
1920

ACRES

1200

YEAR BUILT

1979



BEDROOMS

5

BATHS

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SQUARE FEET

1920

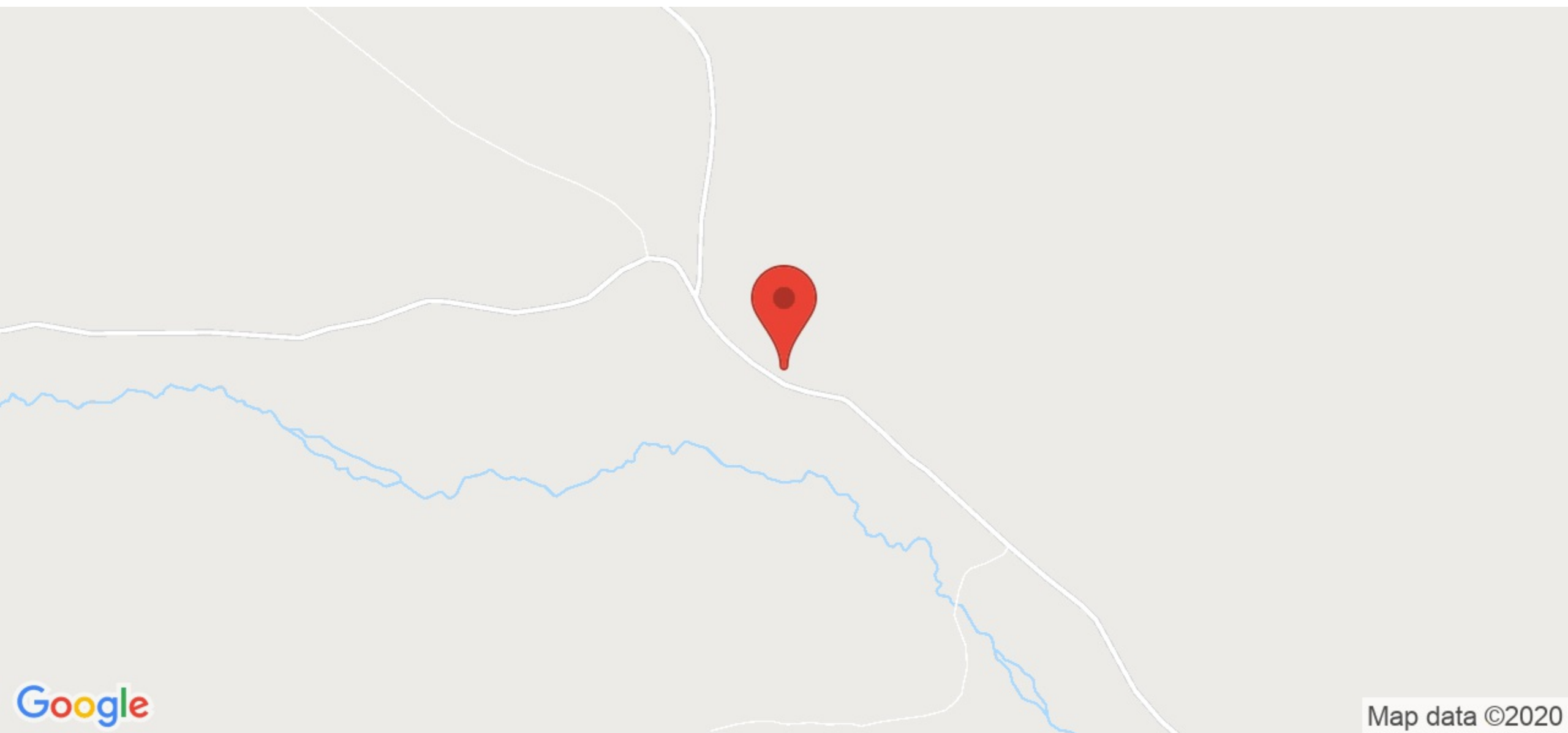
ACRES

1200

YEAR BUILT

1979

OFFERED AT: \$4,250,000



Map data ©2020

LOOKING TO BUY A HOME?

HERE IS A **FREE** APPRAISAL
TO GET YOU STARTED!

[LEARN MORE >](#)

*Free appraisal limited to a \$500 value. No cash value or cash refunds on the difference. Typically, this lender credit ranges from \$400 to \$500 depending on which loan you qualify for. This credit is ONLY available for applicants whose subject property is in Utah or Arizona. Applicants must present coupon to the Sun American Mortgage loan officer at time of application. Only loans closed and funded by Sun American Mortgage are available to receive this lender credit. Offer expires on 12/31/2021.



SUN AMERICAN
MORTGAGE



NMLS# 160265 | UT Lic# 9211514