

# KINGFISHER RANCH

---

3,921 Acres

Huntsville, Weber County, Utah



**A5** REAL ESTATE

---

[WWW.A5REALESTATE.COM](http://WWW.A5REALESTATE.COM)

## PROPERTY FACTS

### OFFERING PRICE AND TERMS

- **Offering Price:** **\$10,950,000**
- **Terms:** Cash due at Closing
- **Showings:** Buyer qualification is required prior to showings
- **Offers:** All offers need to include proof of Buyer's funds

### PROPERTY INFO

- **Land:** 3,921 acres of mountain property ranging from 5,800 to 7,600 feet
- **Topography:** Dramatic canyons with plateau-like mountain top at 7,200 feet
- **Access:** Year-round access to front gate on Evergreen Park Dr and State Road 39
- **Vegetation:** Strong mix of conifer, aspen, oak and maple with large mountain-top parks
- **Neighboring Lands:** 5 miles National Forest border, 1.5 miles State. Balance is private

### HOME

- 4,491 SF high-end custom off-grid home built in 2017, and designed by Michael Upwall, arguably the state's most renowned mountain design architect.

### WATER RIGHTS AND LIVE WATER

- Water Right #35-5844 for 5.6 acre feet from 3 unnamed springs, a pond, and a well
- 2/3 miles of Pine Creek, several springs, and the top of Cobble Creek

### HUNTING AND WILDLIFE

- The ecologically diverse Kingfisher Ranch is home to protected populations of Moose, Elk, and Mule Deer, along with Bear, Mountain Lion, and Turkeys, all of which can be legally hunted with the proper licenses
- The current owner has not allowed hunting on the ranch since 2013, effectively creating a big game "preserve" as a result of this protective stewardship

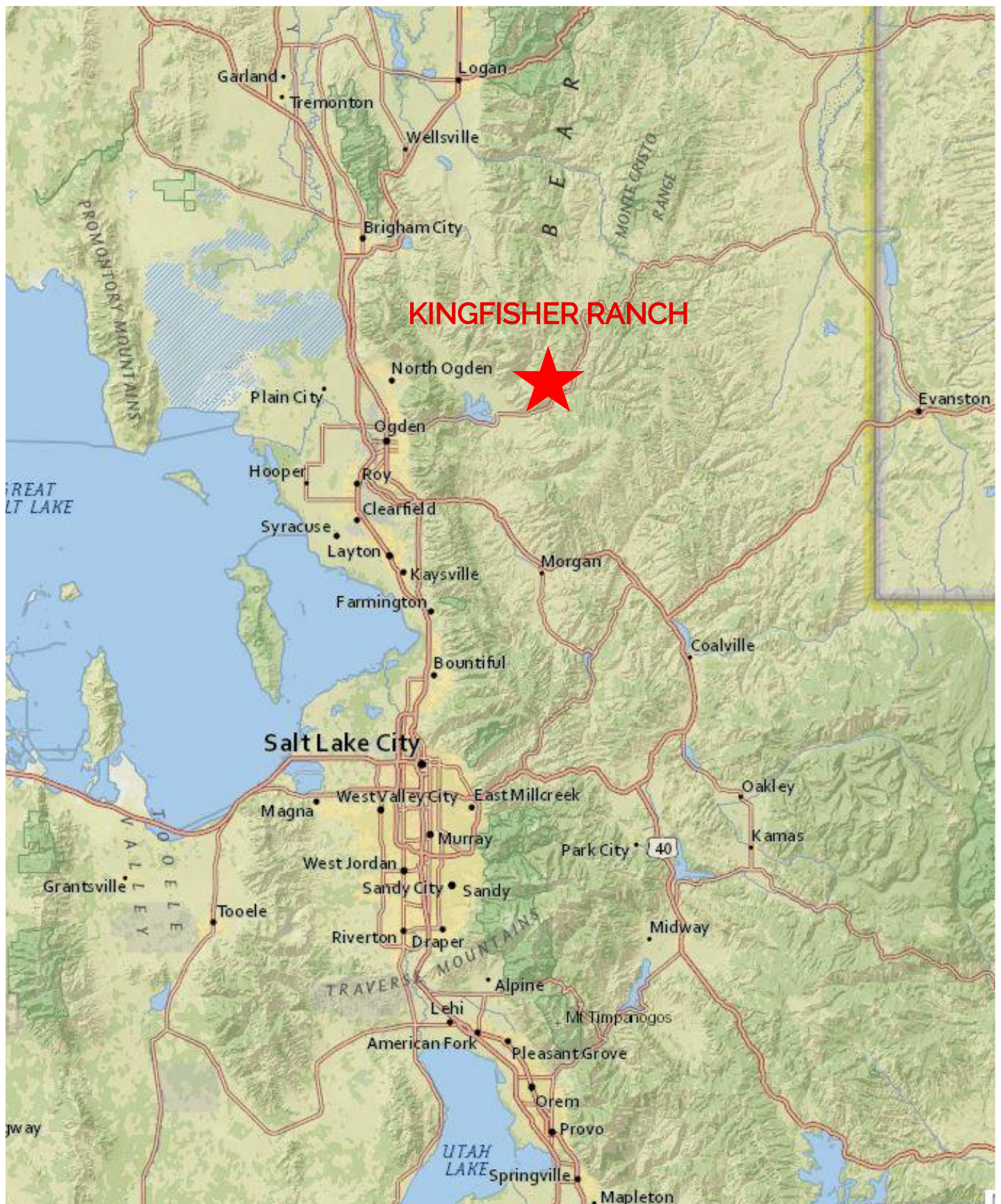
### HISTORY & NEARBY ATTRACTIONS

- **Nearby Lakes:** Pineview Reservoir (4 miles W) and Causey Reservoir (3.5 miles E)
- **Skiing:** Powder Mountain Ski Resort, located 5 miles NW, has over 7,000 acres of skiable terrain
- **Wolf Creek Resort Golf Course:** The 18-hole championship layout is challenging and known for its stunning scenery which overlooks the valley

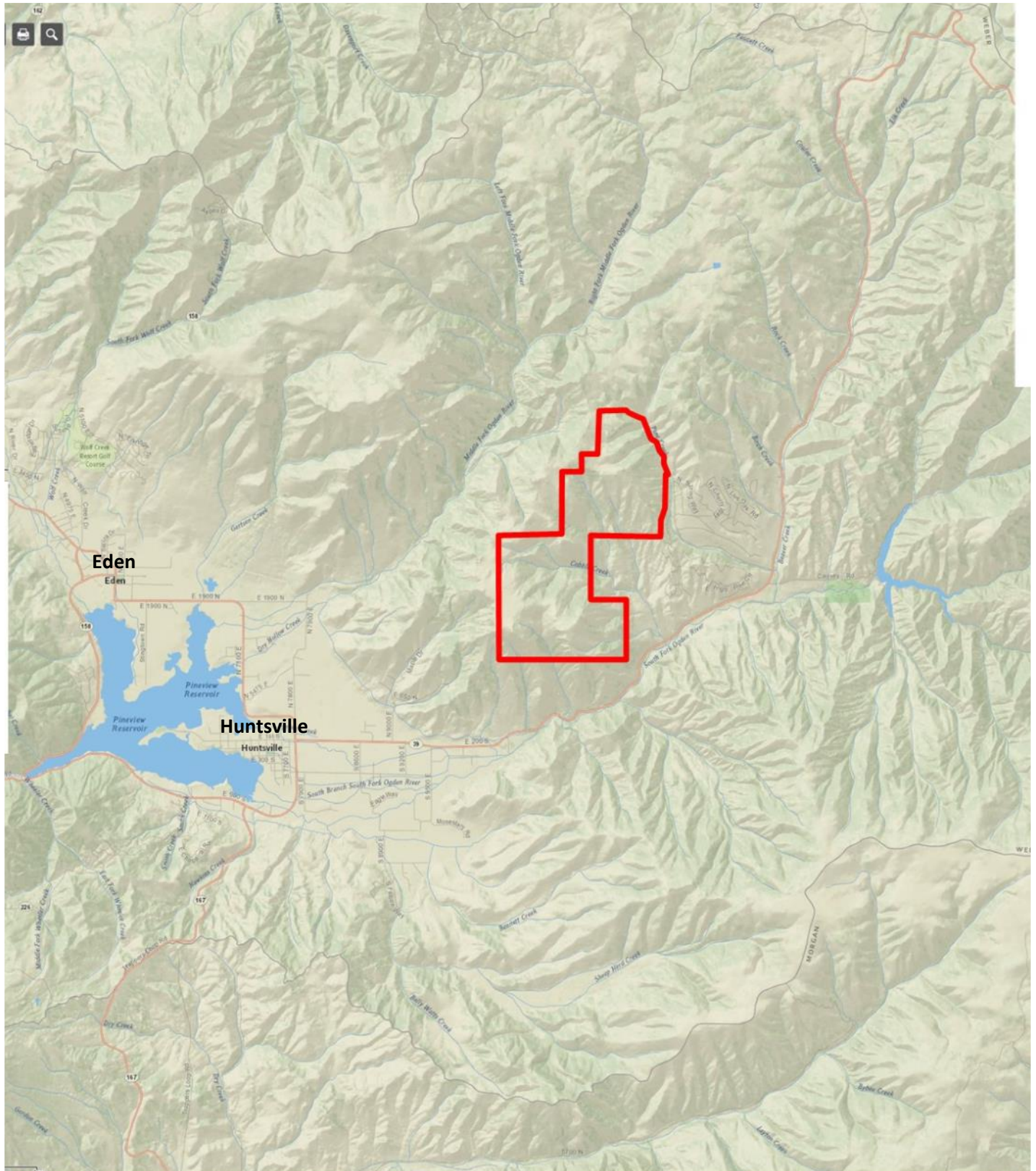
### ZONING AND TAXES

- Zoning is F-40 (Forest Zone 40) which has a minimum lot size of 40 acres
- Taxes in 2019 were \$7,069.87 (Besides the home, most of the ranch is in Greenbelt for tax purposes)

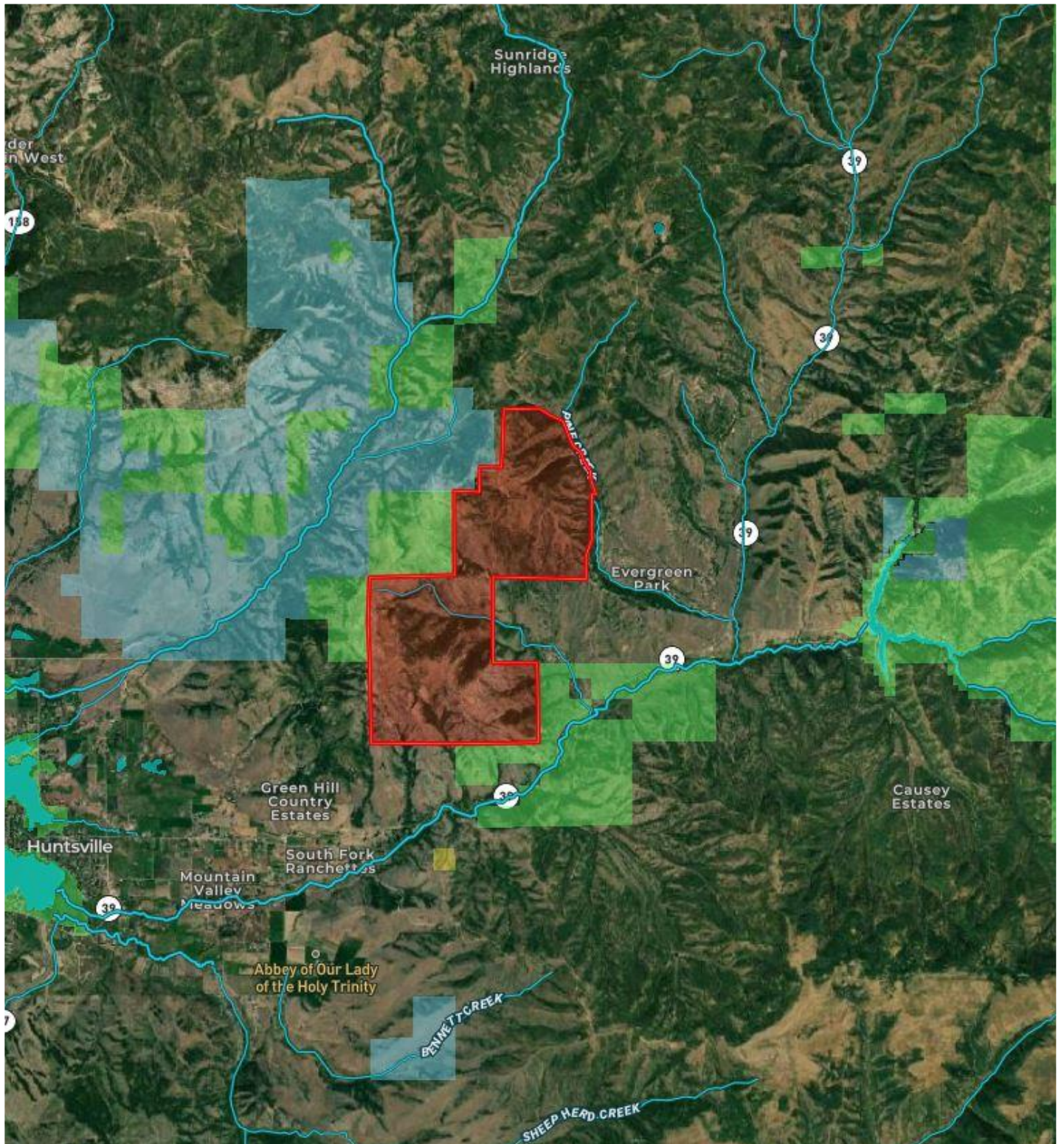








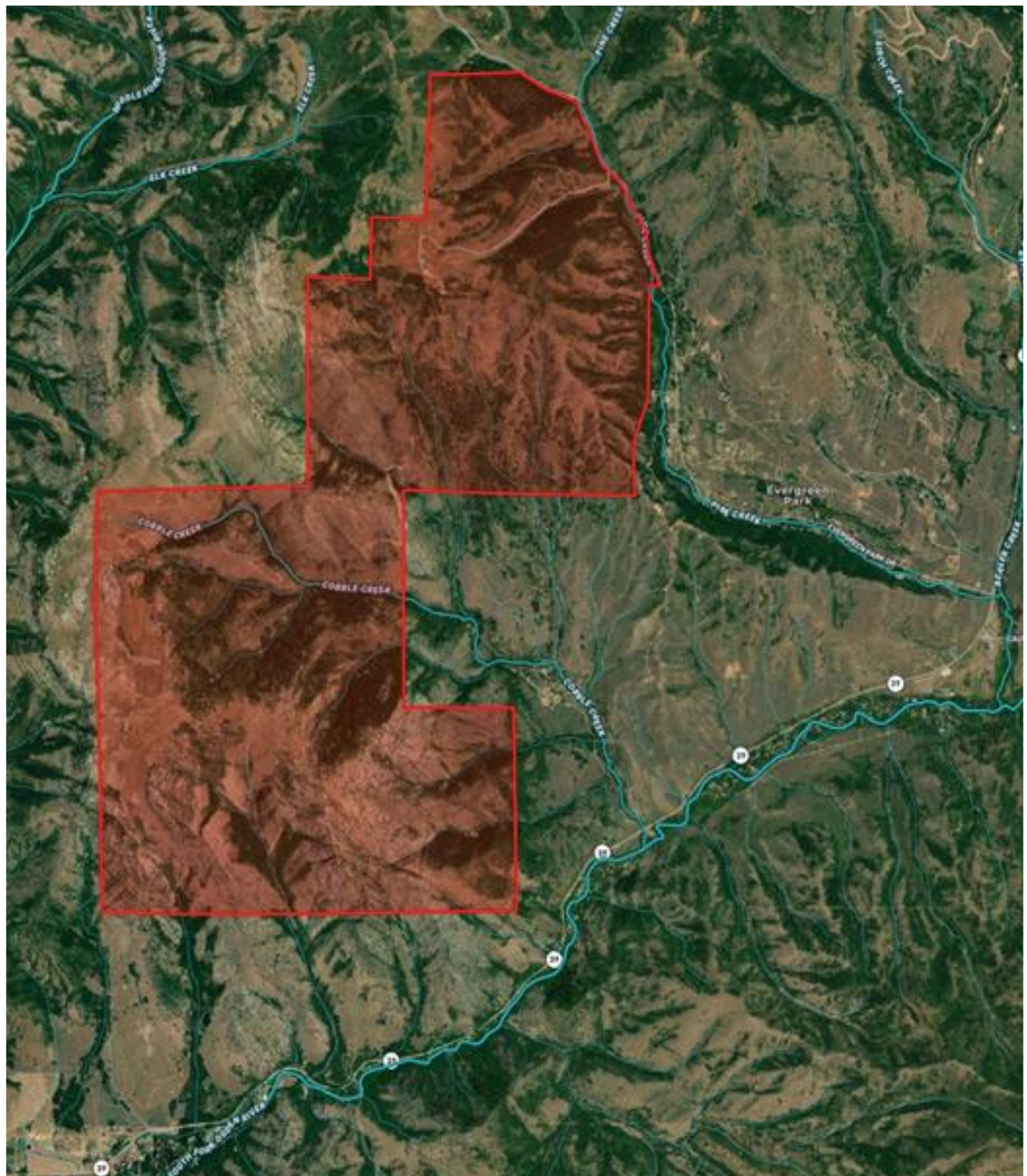






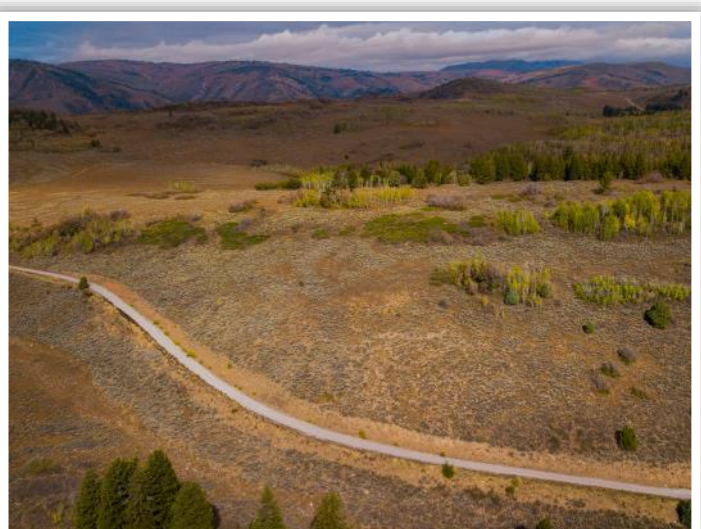
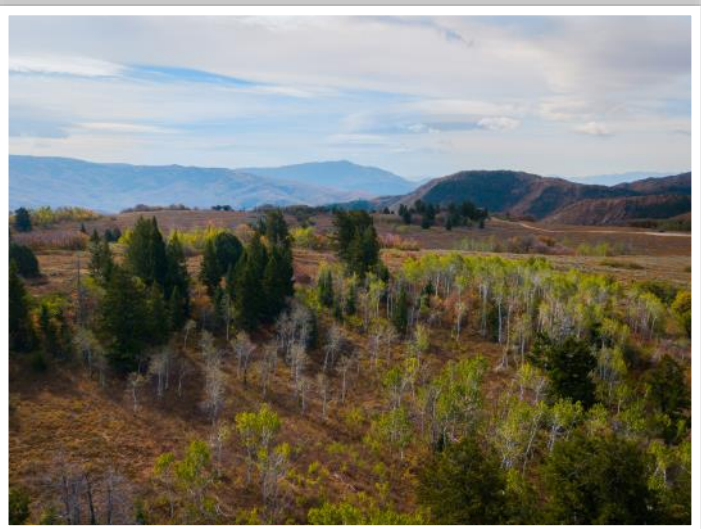
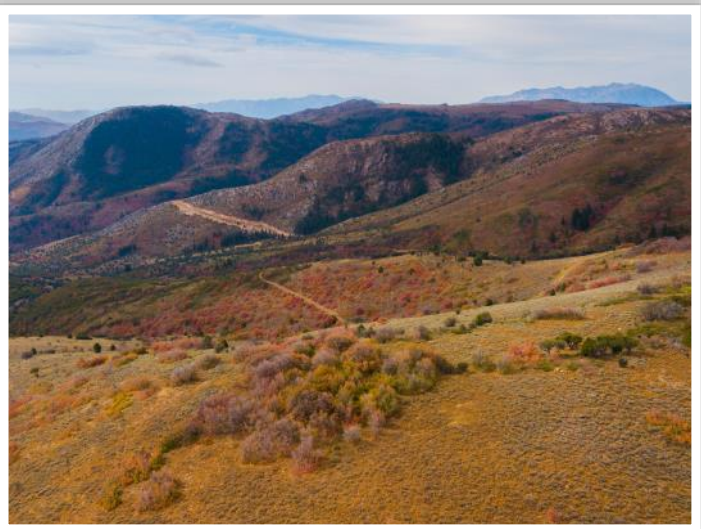
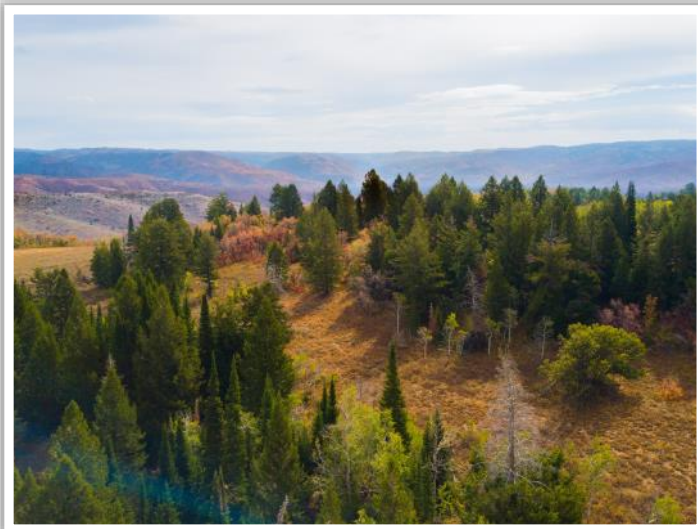








## KINGFISHER RANCH AERIALS





## KINGFISHER RANCH AERIALS





## HOME EXTERIOR



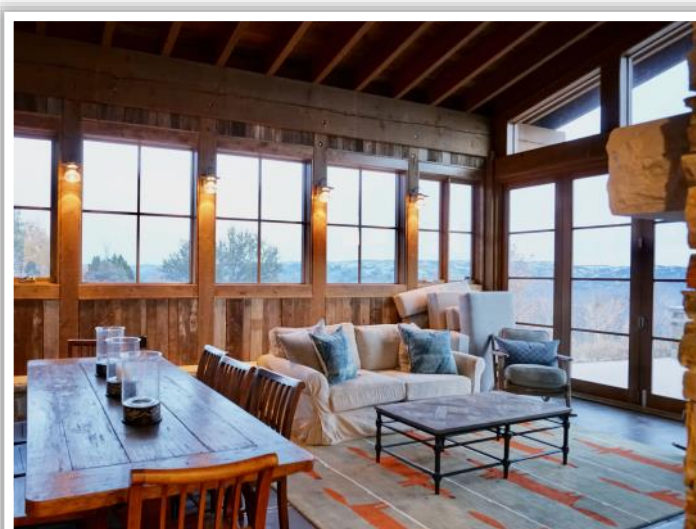
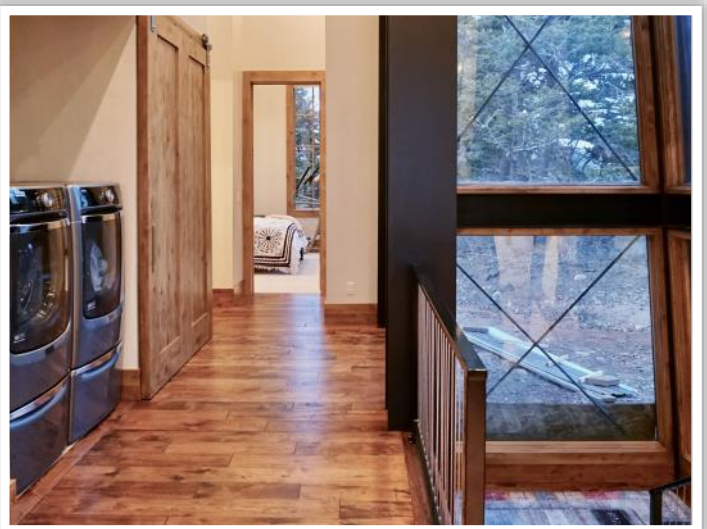


## HOME INTERIOR





## HOME INTERIOR











THANK YOU FOR CONSIDERING THE  
**KINGFISHER RANCH**

3,921 Acres

Huntsville, Weber 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

**A5 REAL ESTATE**

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy, and a legal due diligence review and confirmation is recommended.