



SHEEP CREEK CANYON RANCH

MORGAN, UTAH | MORGAN COUNTY

EXCLUSIVELY LISTED BY

SWAN LAND COMPANY





INTRODUCTION

Welcome to Sheep Creek Canyon Ranch—a once-in-a-lifetime opportunity to own an extraordinary private ranch nestled at the confluence of the East Fork River and the majestic Sheep Creek drainage in the Wasatch Mountains near Morgan, Utah. With 7,195 deeded acres of mountain privacy, over four miles of live water resources, and a showpiece luxury residence designed for modern Western living, this is Utah's ultimate private sanctuary. This exquisite ranch offers exclusivity, privacy, incredible live water, top-tier recreation, and architectural excellence—just an hour from Salt Lake City and the famed ski resorts of the Wasatch Range, including Park City, Snowbasin, Powder Mountain, and the nearby Wasatch Peaks Ranch Ski Resort.

Sheep Creek Canyon Ranch is a sanctuary

for those who crave privacy, nature, and a sense of freedom. With meandering trout waters in a peaceful valley setting nestled against the beautiful mountain backdrop, the ranch captures the rugged elegance of the Rocky Mountains in Utah. The East Fork River, renowned for its exceptional rainbow and brown trout fishing, flows gently through the ranch, offering anglers serene waters amid a mature landscape filled with oaks, cottonwood, and birch trees. The incredible live water on the ranch is amplified by the exceptional, stunning topography, which includes over 3,000 feet of elevation gain.

Whether you seek a family compound, equestrian retreat, summer adventure, hunting, fishing, or winter exhilaration, Sheep Creek Canyon Ranch delivers mountain living at its most refined in one of the most exclusive and accessible locations in the West.

Luxury Living

Four Miles of Live Water

Boundless Recreation



TABLE OF CONTENTS

LOCATION & ACCESS	1-2
PHYSICAL & OPERATIONAL DESCRIPTION	3-4
IMPROVEMENTS	5-18
AREA RECREATION	22
WATER RIGHTS	23
MINERAL RIGHTS	23
UTILITIES & SERVICES	23
REAL ESTATE TAXES	24
FENCE & BOUNDARY LINES	24
AREA HISTORY	25
AREA CLIMATE	26
SUMMARY STATEMENT	27
OFFERING PRICE & CONDITIONS OF SALE	28
PROPERTY & AREA MAPS	29-31
CONTACT INFORMATION	32







LOCATION & ACCESS

Despite its notable privacy, Sheep Creek Canyon Ranch is remarkably accessible. Historic Morgan County, Utah, is renowned for its scenic beauty, pioneer heritage, and four seasons of outdoor recreation. The ranch is conveniently located roughly an hour east of Salt Lake City International Airport, and about 30 minutes east of Ogden via Interstate 84 and Highway 66 through Morgan. The distinguished resort community of Park City is under an hour away, and Wasatch Peaks Resort, Snowbasin, and Powder Mountain are even closer. Traveling via the well-maintained highways and interstate is very convenient, yet Morgan County has done an excellent job preserving the tranquility of small-town mountain living, near the thriving metropolis of Salt Lake City and Ogden.

Morgan is home to approximately 5,000 people and is a family-friendly, conservative community with a rural feel, offering outdoor activities such as hiking, rafting, and skiing. The public schools are highly regarded, and the local high school has over 700 students.

Ogden is located north of Salt Lake City and has a population of over 200,000, offering expansive shopping, dining, banking, and superior healthcare. The city is home to Weber State University and a full complement of Division

I athletics as a founding member of the Big Sky Conference. Salt Lake City is home to the University of Utah, which is ranked as the #1 public university in the West by the Wall Street Journal and is a member of the Big 12 Conference. Salt Lake City, the capital of Utah, is a major metropolitan city that hosted the 2002 Winter Olympics and is hosting the 2034 Winter Olympics. The Salt Lake metro area and the Wasatch front are home to over two million people and home to professional sports teams, the Jazz of the NBA and the Mammoth of the NHL, and a major regional draw for concerts, symphonies, operas, ballets, and the arts. The annual Sundance Film Festival in Park City is internationally acclaimed and draws a global audience.

Morgan County Airport (K42U) has a 3,900-foot paved strip with limited services. Nearby Ogden Regional Airport features three full-service Fixed Base Operators (FBO), Skyshare, Kemp Jet Services, and Mountain Valley Aviation, which are all capable of handling any required private aviation services, including fuel, maintenance, and offer a range of pilot services. Salt Lake City International Airport is one of the busiest commercial airports in the West, serving as a Delta Air Lines hub and operating with 14 airlines that provide over 100 direct flights daily.



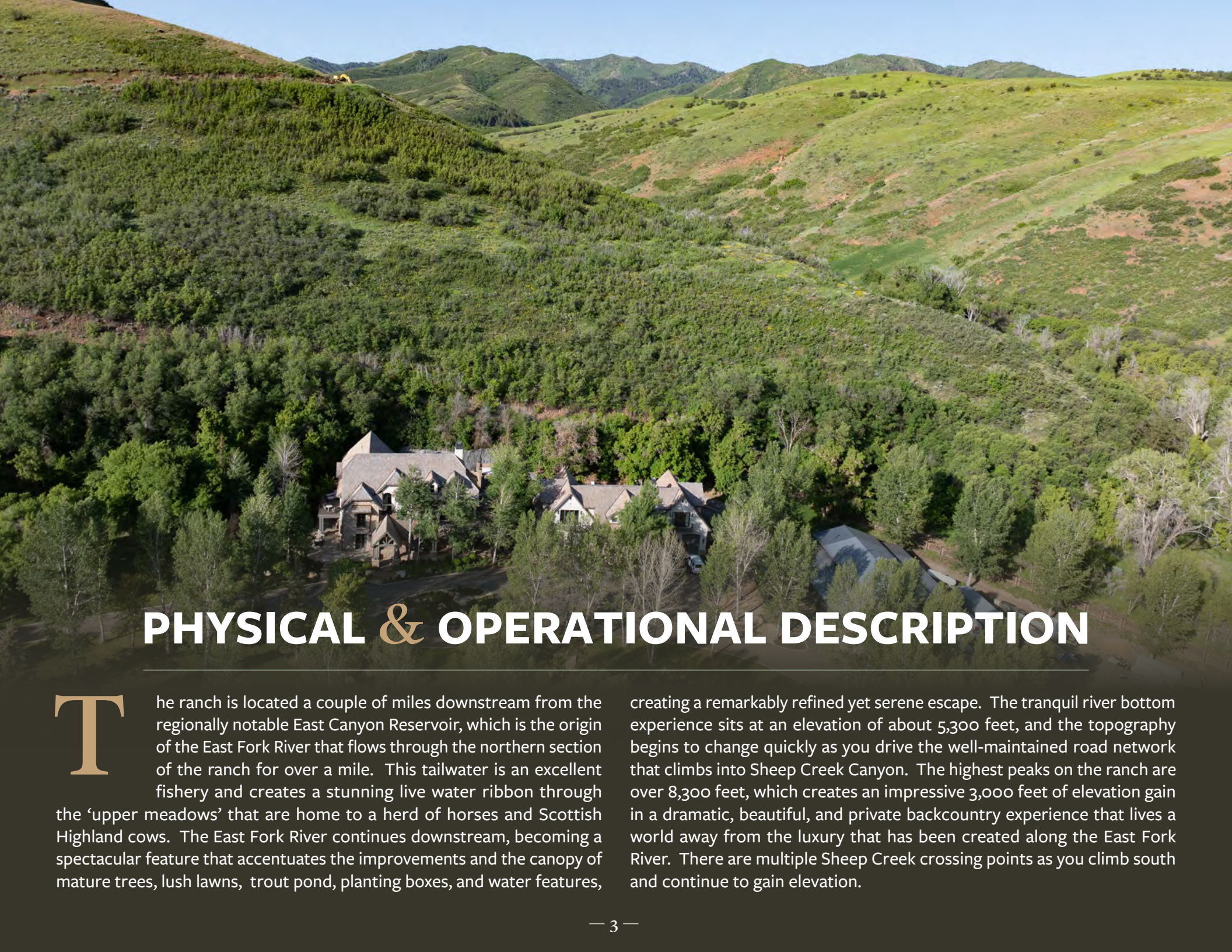
Approximate driving times from the ranch are as follows:

Morgan, UT	10 minutes
South Ogden, UT	30 minutes
Park City, Utah	55 minutes
East Canyon Reservoir	5 minutes
Wasatch Peaks Ranch Resort	30 minutes
Snowbasin Ski Resort	35 minutes
Ogden-Hinckley Airport	35 minutes
Salt Lake City International Airport	55 minutes

REGIONAL NATIONAL PARKS

Arches National Park & Moab	274 miles
Yellowstone National Park	301 miles
Zion National Park	320 miles

Prime Location & Easy Access



PHYSICAL & OPERATIONAL DESCRIPTION

The ranch is located a couple of miles downstream from the regionally notable East Canyon Reservoir, which is the origin of the East Fork River that flows through the northern section of the ranch for over a mile. This tailwater is an excellent fishery and creates a stunning live water ribbon through the ‘upper meadows’ that are home to a herd of horses and Scottish Highland cows. The East Fork River continues downstream, becoming a spectacular feature that accentuates the improvements and the canopy of mature trees, lush lawns, trout pond, planting boxes, and water features,

creating a remarkably refined yet serene escape. The tranquil river bottom experience sits at an elevation of about 5,300 feet, and the topography begins to change quickly as you drive the well-maintained road network that climbs into Sheep Creek Canyon. The highest peaks on the ranch are over 8,300 feet, which creates an impressive 3,000 feet of elevation gain in a dramatic, beautiful, and private backcountry experience that lives a world away from the luxury that has been created along the East Fork River. There are multiple Sheep Creek crossing points as you climb south and continue to gain elevation.



There is a backcountry campsite along Sheep Creek that features a wall tent with a wood stove situated on a custom deck. The camp is complete with a solar shower, outhouse, fire pit, and a wood-fired hot tub to soak under a star-filled sky amongst the Utah wildlife. This backcountry camp is a true destination, creating an amazing seasonal escape or the perfect base for a hunting camp in the fall.

As you continue climbing near the southern border of the ranch, the journey gets more dramatic, and the expansiveness of the Sheep Creek Canyon experience completely sets in. There are several prominent ridgelines, and the highest point on the ranch is mapped at 8,376 feet in elevation. The

views of the Wasatch Range to the west, regionally significant Lewis Peak to the east, and Park City to the south are some of the most spectacular you'll encounter anywhere in Utah. The massive stands of aspen trees, scrub oaks, birch trees, cottonwoods, and dense stands of fir trees provide an incredible and ever-changing palette of colors throughout the seasons. The road network offers access to the elevated eastern portion of the ranch, which sits at about 7,500 feet and exposes a stunning bench overlooking the East Canyon Reservoir and mountain peaks on the horizon in every direction.

IMPROVEMENTS

The centerpiece of the ranch is a 6,537± square-foot custom-built luxury home, combining timeless French architecture with refined modern design and a 2,640± square-foot 'Speakeasy' that blends historic urban elements in a distinct streamside mountain setting. Crafted in collaboration with Bond Design Company of Salt Lake City, the home reflects the firm's distinctive styles, blending warm mountain textures with elegant finishes, grand proportions, and the most advanced Savant home management system that allows complete control of the home heating, lighting, Lutron

blinds, and audio controls, all from your mobile device. Designed with an eye towards the timeless elegance of French artisans, with a creative modern twist that elevates luxurious finishes in the home to deliver a unique combination of rustic charm and modern sophistication. Bond Design Company successfully merges two signature styles—"Fresh Take on French" and "Speak Easy, Play Hard"—emerging as a unique blend of classic mountain materials and bold design elements to create two custom luxury experiences with the highest level of integrated home technology.







MAIN HOUSE

Fresh Take On French

The main level of the home features a great room with vaulted ceilings and sunlit, creating an expansive yet inviting atmosphere that flows naturally outside through a wall of sliding doors that seamlessly connect the main living areas to the outdoors, promoting a fluid indoor-outdoor lifestyle. Every detail has been carefully curated to balance rustic texture with clean sophistication, from the vaulted ceilings framed by a warm wood balcony that adds architectural drama to the space and flows naturally from the kitchen and dining areas. The room is anchored by a wood-burning fireplace and includes custom lighting above the artwork, which enhances both the ambience and functionality.



CHEF'S KITCHEN

At the heart of the home is a stunning chef's kitchen featuring subway tile walls, custom cabinetry, and a dramatic plaster hood over the dual-fuel Ilve Majestic oven with eight gas burners. A polished marble island with seating for four provides ample workspace and room to gather. Just beyond the kitchen is a built-in dining area with comfortable, casual seating for six. A larger farm table offers flexibility to host more formal moments and large-scale hospitality. Custom cabinetry, artisan lighting, and hand-picked designer rugs and furniture elevate the entire space.





The main level has the first of two luxurious guest suites in the home, both of which have ensuite baths. These guest suites feature soft, neutral tones that create a warm and inviting atmosphere, complemented by custom upholstered headboards and benches at the foot of the bed, which pair well with wall treatments and deluxe linens. The windows frame peaceful mountain views, and the guest rooms are designed with privacy and relaxation in mind, ensuring a five-star experience for family and visitors alike.

The guest suite bathrooms reflect the same elevated design as the rest of the home, blending classic French-inspired elements with modern functionality. Every detail, from the marble-topped vanities to tilework and lavish towels, contributes to a spa-like guest experience.

The main level is complete with a spacious laundry room, a mud room that includes a walk-in vault, and an office that is sure to inspire. The current office includes a spacious closet and an ensuite bath, so it could easily be used as a second main-level guest suite, should that be required.





A grand staircase provides access to the second level and features an open balcony and two walls of art that overlook the great room and kitchen below. The master suite is located on this level and is a tranquil sanctuary showcasing custom paneling, a grand upholstered bed, and access to a private balcony overlooking the stunning landscape and water features below, which incorporates a soothing natural ambiance of flowing water. The master bathroom features dual vanities set in a stone countertop and a walk-in shower with European glass doors, custom tilework, integrated bench seating, multiple shower heads, and a built-in steamer. The master is complete with a spacious closet that includes a washer and dryer and an adjoining exercise room that is outfitted with workout equipment, mats, mirrors, and a therapy light bed.

The second-level guest suite matches all the details found in the lower-level suite and includes another washer and dryer tucked smartly in a closet along the balcony for guest convenience. The windows frame peaceful mountain views and river views, and family and guests will undoubtedly appreciate the extravagant experience.



The home is complete with an upper-level family room, highlighting a massive flat-panel TV with integrated sound system and a wraparound sectional sofa that seamlessly combines into a gaming area with foosball and a gaming table. This level has two custom bunkrooms, each with built-in bunk beds, window seats, and custom

cabinetry all accessible via sliding barn doors. The well-appointed bathroom has a separate large farm sink and is well suited to meet the needs of a larger, younger crowd. There is an ingenious ladder system that brings forth access to a secret loft area, making it the perfect hidden getaway space.



The outdoor space is set against a rising hillside backdrop, and the home's exterior living spaces are nothing short of exceptional. Designed to maximize privacy, sunlight, and year-round comfort, the expansive sun-filled decks offer covered and open-air seating areas, creating multiple gathering spaces. A custom hot tub, irrigated lawns with live water features including a private pond, raised garden boxes, and a kids' playhouse enhance the outdoor sanctuary around the home. This outdoor setting is both refined and restorative, supporting everything from intimate family moments to grand-scale entertaining in a spectacular natural setting.





Fresh Speak Easy ~ Play Hard



GARAGE & SPEAKEASY

Next to the main home is an expansive garage building with four garage doors on one side and two oversized doors on the other, creating a well-designed drive-through storage complex capable of accommodating a myriad of cars, motorcycles, ATVs, and toys.

Above this spacious and functional space is one of the home's most captivating features: a fully custom-designed speakeasy—a bold, stylish retreat inspired by the hidden bars of 1920s New York City, reimagined for modern mountain lifestyle. This hidden gem features an urban brick motif, rich, moody tones, and a grand indoor-outdoor entertaining space accessible via a wall of sliding doors. It showcases a gourmet kitchen that melds into open seating areas outfitted with multiple flat-panel TVs, a billiards table, and a custom bar, creating a perfect space for hosting intimate gatherings or large parties. There are two guest

bedrooms that are nicely appointed, each including a private in-room television and a shared bathroom.

The reclaimed wood ceiling with hand-hewn beams adds warmth, depth, and a sense of grounded, organic elegance. A dramatic chef-grade bar and kitchen space has custom industrial-style ventilation hoods over a pro-style range, accompanied by slate counters and hammered artisan pendant lights. The seating area features plush velvet and leather club chairs that balance the room's raw materials with designer finishes. A mounted bull elk and framed antique rifle serve as the centerpiece above the bar, underscoring the ranch's connection to its wild surroundings and world-class elk hunting grounds with nods to the history of the American West.

Whether it's a quiet nightcap, a spirited game of pool, or a night of celebration, the Speakeasy delivers with character and comfort.





EQUESTRIAN FACILITIES

Complementing the home's rustic luxury aesthetic is a large barn building that includes four horse stalls—a feature that unites functionality with design for the equestrian enthusiast. The spacious stalls are constructed with premium materials, offering rubber mat flooring and custom Dutch door gates that open to individual outdoor runs. The building includes a tack room and several open bays for ranch equipment and feed storage. A wash stall with hot and cold water is designed for convenience and ease of care. The adjacent corrals and turnout paddocks are being fenced with a beautiful and unique vertical bark-on-rail fencing system, providing secure, open-air grazing and turnout spaces. The barn is situated to enjoy river-bottom views while offering practical proximity to the main home and speakeasy. Ideal for both professional equestrians and recreational horse owners, the setup supports a range of activities from training to trail riding. This horse barn and corral area perfectly balance utility and aesthetics, reflecting the same attention to detail and craftsmanship found throughout the rest of the ranch.

*A Dream Setup
for
Horse Enthusiasts*



RANCH FISHING, HUNTING & RECREATION

Unmatched Recreation In Any Season

Water is the resource that limits many ranches in Utah and throughout the Rocky Mountains. Sheep Creek Canyon Ranch controls an abundance of live water with more than one mile of East Fork River and over four miles of Sheep Creek, plus numerous smaller tributaries, including Dry Pine and Monument Creek, that deliver cold, clear water seasonally. East Fork River is an excellent small tailwater with blue-ribbon trout fishing and has an abundance of insect hatches from mayflies, caddis, golden stone, and excellent terrestrial action later in the summer.

The ranch is a premier destination for trophy bull elk and mule deer, with herds concentrating in the fall, creating opportunities for world-class hunts. The Sheep Creek Canyon drainage is incredibly private and offers premier big-game habitat for elk and mule deer, some of the largest in Utah. The East Canyon Wildlife Management Area (WMA) is located just north, and the Hardscrabble Cooperative Wildlife Management Unit (CWMU) is just

west of the ranch, making Sheep Creek Canyon a seasonal destination for big game. Access to a vast wildlife habitat is literally right out your back door and easily accessible with a UTV. The ranch's hunting camp along Sheep Creek provides a convenient backcountry location in a peaceful alpine meadow complete with a wall-tent with raised decks and a one-of-a-kind wilderness hot tub.

There is direct access to a myriad of ranch trails that offer unlimited hiking, horseback riding, mountain biking, motorcycling, and wildlife viewing. Winter recreation is just as impressive on the ranch with significant snowfall creating opportunities for snowmobiling, tracked vehicle exploration, snowshoeing, and Nordic skiing.

This land is not just scenic—it's functional, productive, and profoundly private.







AREA RECREATION

Four-Season Recreation

Skiers will be hard pressed to find a base that offers access to more resorts within an hour. Public ski areas like Snowbasin, Powder Mountain, Park City, and Deer Valley are less than an hour's drive, as is the private Wasatch Peaks Resort. Snowmobiling, backcountry skiing, and winter hiking are all part of the local lifestyle, with thousands of acres readily available. With the intensive capital being invested in Wasatch Peaks and Powder Mountain right now, Morgan County has a feeling that harkens back to the early days of Deer Valley several decades ago.

Summer activities abound, including world-class hiking and mountain biking in the surrounding public lands. Enjoy boating, wave runners, water skiing, paddleboarding, kayaking, lakeside picnics, and camping just minutes away at the East Canyon Reservoir. East Canyon Resort is a member-owned 9,600-acre resort on the reservoir with a wide range of seasonal amenities

and member/guest lodging and camping. Fishing for rainbow and brown trout is very popular in the reservoir, and there is exciting floating and walk-wade fishing available in the nearby Weber, Provo, and Green Rivers, which are all famed for their high fish populations and incredible insect hatches.

The local golf scene offers a diverse selection of dozens of courses, ranging from the Round Valley Golf Course along the Weber River in nearby Morgan to numerous famed public and private courses that surround Salt Lake and Park City. Golf has been a seasonal priority in Utah for many years, and famed course designers, like Jack Nicklaus, Tom Fazio, Tiger Woods, and Pete Dye, to name just a few, have created seminal golf experiences in the area. Private clubs like Glenwild, Jeremy Ranch, Pronghorn, and the new Wohali Club near Echo Reservoir in Coalville are all spectacular opportunities. Sheep Creek Canyon Ranch will surely meet the base-camp needs of the most discerning golf enthusiasts.





WATER RIGHTS

All appurtenant lawn and garden, stock, irrigation, and domestic water rights on the ranch will convey at closing.

A full list of water rights included with the ranch is available by contacting the listing brokers.

MINERAL RIGHTS

The seller will convey with Sheep Creek Canyon Ranch 100% of whatever mineral, oil, gas, geo-thermal, hydro-carbon, and gravel rights they actually own, subject to reservations by previous

owners. The seller makes no representation as to the quantity or quality of any mineral or other sub-surface rights appurtenant to the property.

UTILITIES & SERVICES

Electricity is provided by Rocky Mountain Power and propane is provided via Hone Propane.

Internet is available through a Starlink satellite system which

would transfer with the sale of the ranch.

Verizon Wireless works well through the majority of the property.



REAL ESTATE TAXES

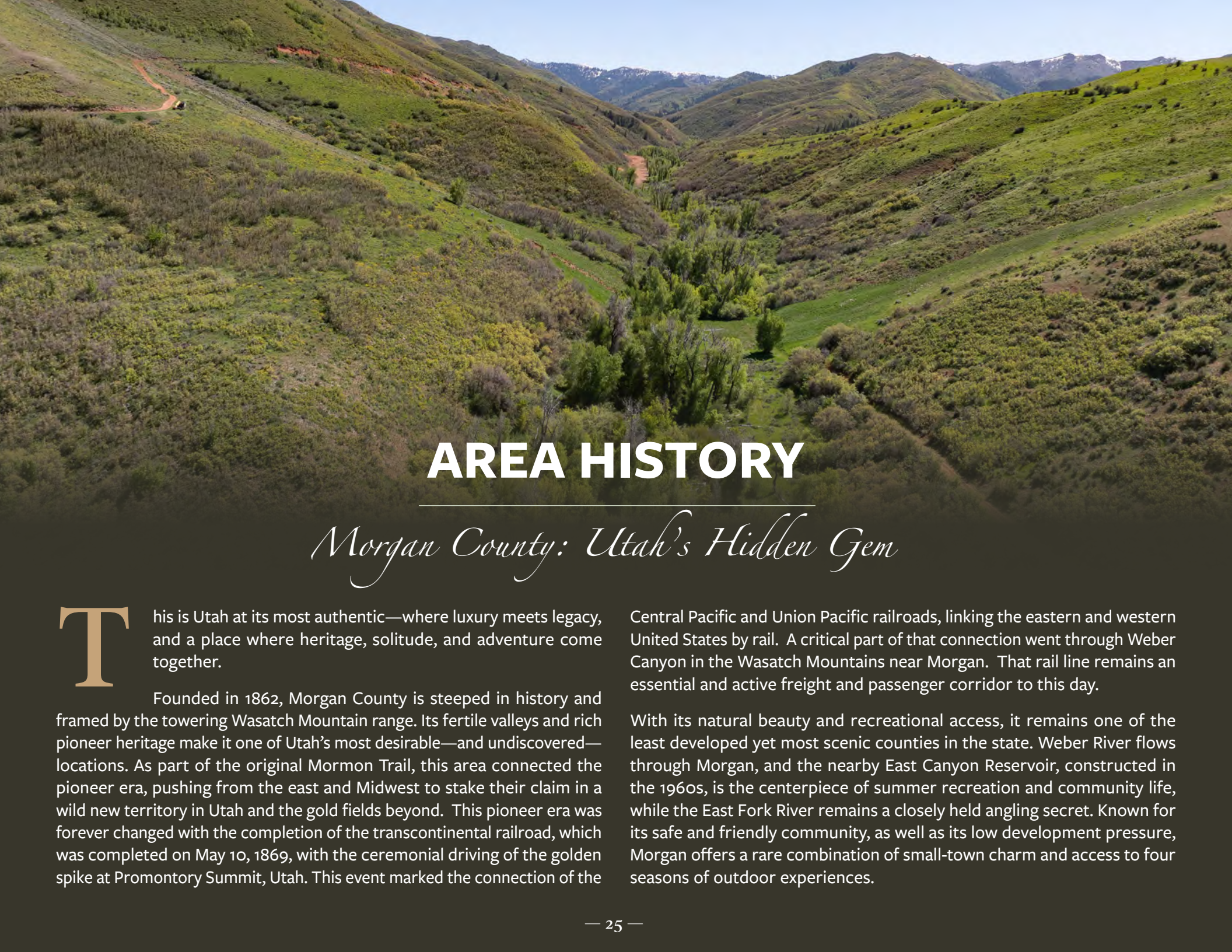
The 2024 taxes on 320 acres that include the ranch improvements were \$35,892.19. The 2024 tax on the balance of the ranch's land, approximately 6,874.60 acres, was \$1,334.54, which is very low because it is taxed pursuant

to the 1969 Utah Farmland Assessment Act. Any rollback taxes that occur due to a change of use will be the responsibility of the buyer.

FENCE & BOUNDARY LINES

The seller hereby makes known that there are large portions of the ranch that are unfenced, and there may be variations between the deeded property lines and the location of the existing fence boundary lines on the property. The seller makes no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines.

The seller is selling the property in its "as-is-where-is" condition, which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for visual aid only. The accuracy of the maps and information portrayed thereon is not guaranteed or warranted.



AREA HISTORY

Morgan County: Utah's Hidden Gem

This is Utah at its most authentic—where luxury meets legacy, and a place where heritage, solitude, and adventure come together.

Founded in 1862, Morgan County is steeped in history and framed by the towering Wasatch Mountain range. Its fertile valleys and rich pioneer heritage make it one of Utah's most desirable—and undiscovered—locations. As part of the original Mormon Trail, this area connected the pioneer era, pushing from the east and Midwest to stake their claim in a wild new territory in Utah and the gold fields beyond. This pioneer era was forever changed with the completion of the transcontinental railroad, which was completed on May 10, 1869, with the ceremonial driving of the golden spike at Promontory Summit, Utah. This event marked the connection of the

Central Pacific and Union Pacific railroads, linking the eastern and western United States by rail. A critical part of that connection went through Weber Canyon in the Wasatch Mountains near Morgan. That rail line remains an essential and active freight and passenger corridor to this day.

With its natural beauty and recreational access, it remains one of the least developed yet most scenic counties in the state. Weber River flows through Morgan, and the nearby East Canyon Reservoir, constructed in the 1960s, is the centerpiece of summer recreation and community life, while the East Fork River remains a closely held angling secret. Known for its safe and friendly community, as well as its low development pressure, Morgan offers a rare combination of small-town charm and access to four seasons of outdoor experiences.



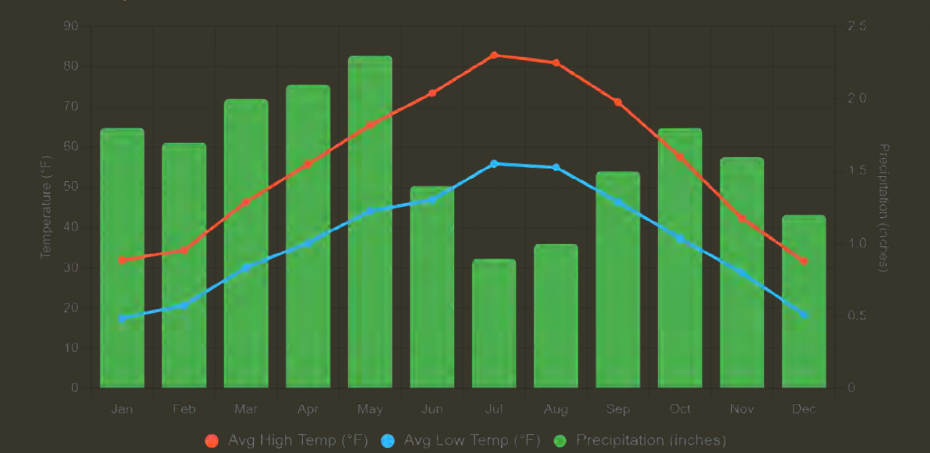
AREA CLIMATE

Morgan, Utah, has a cold, semi-arid climate with four distinct seasons, characterized by hot, dry summers and cold, snowy winters. Average high temperatures in June, July, and August range from 71° to 81° Fahrenheit. In December, January, and February, average high temperatures are between 33° and 37°. Summer average minimum temperatures range from 43° to 48°. Winter average minimum temperatures are typically between 12° and 15°. There is plenty of sunshine with an average of 185 sunny days throughout the year.

Annual high temperature
Annual low temperature
Average annual precipitation

61°F
30°F
19.02 inch

MORGAN, UTAH: AVERAGE MONTHLY TEMPERATURE & PRECIPITATION





SUMMARY STATEMENT

Sheep Creek Canyon Ranch possesses unmatched live water resources and incredible topography that provide year-round recreational opportunities in one of the West's most desirable locations. The lavish improvements create an ideal foundation for a family retreat, sporting estate, or premium investment in an area reminiscent of Deer Valley's early development. Significant capital investment in the surrounding area—including Wasatch Peaks, Powder Mountain, and Wohali Golf Resort—makes this combination of luxury amenities, live water, and

substantial acreage a tremendous opportunity for the next owner. This ranch represents one of the rarest finds in Utah, featuring outstanding water resources alongside impeccably designed and constructed luxury improvements. The property seamlessly blends designer interiors and landscaped outdoor areas with vast acres of wild terrain, including over four miles of premium water features and dynamic fishing opportunities.

Sheep Creek Canyon Ranch is absolutely a place where history, privacy, and wild beauty converge.

Your Legacy. Your Land. Your Story.

OFFERING PRICE & CONDITIONS OF SALE

Sheep Creek Canyon Ranch in Morgan County, Utah, as previously described herein, is offered at US \$72,500,000.00 Cash or Terms acceptable solely at the discretion of the Seller. The property is being sold fully furnished; all personal property, furniture, and furnishings will convey. The conditions of sale are as follows:

1. All offers to purchase or letters of intent must be in writing.
2. All Prospective Buyers must demonstrate to the sole satisfaction of the Seller and Listing Agent the financial capability to purchase the property prior to scheduling a personal tour of the property.
3. Within three (3) business days of acceptance of an offer, earnest money shall be deposited to First American Title in Salt Lake City, Utah, and will be placed in escrow with First American Title.
4. The Seller will provide and pay for a standard owner's title insurance policy issued by First American Title in Salt Lake City, Utah. Title to the real property will be conveyed by a special warranty deed.
5. All water rights and water exchange agreements used in conjunction with the ranch will be transferred to the Buyer at closing.
6. The Seller will convey the property without reservation, but makes no representation as to the quantity or quality of any mineral or other subsurface property rights.
7. Buyers' Brokers are welcome and invited to contact Sam Sanders or Tim Anderson with Swan Land Company for additional information and to set up a private tour of the property.
8. Any additional documentation provided to Prospective Buyers and their Agents related to and expanding upon the information contained in this offering brochure may be subject to terms of a Confidentiality Agreement to be signed by the Prospective Buyer and their Agents prior to the delivery of such documentation.

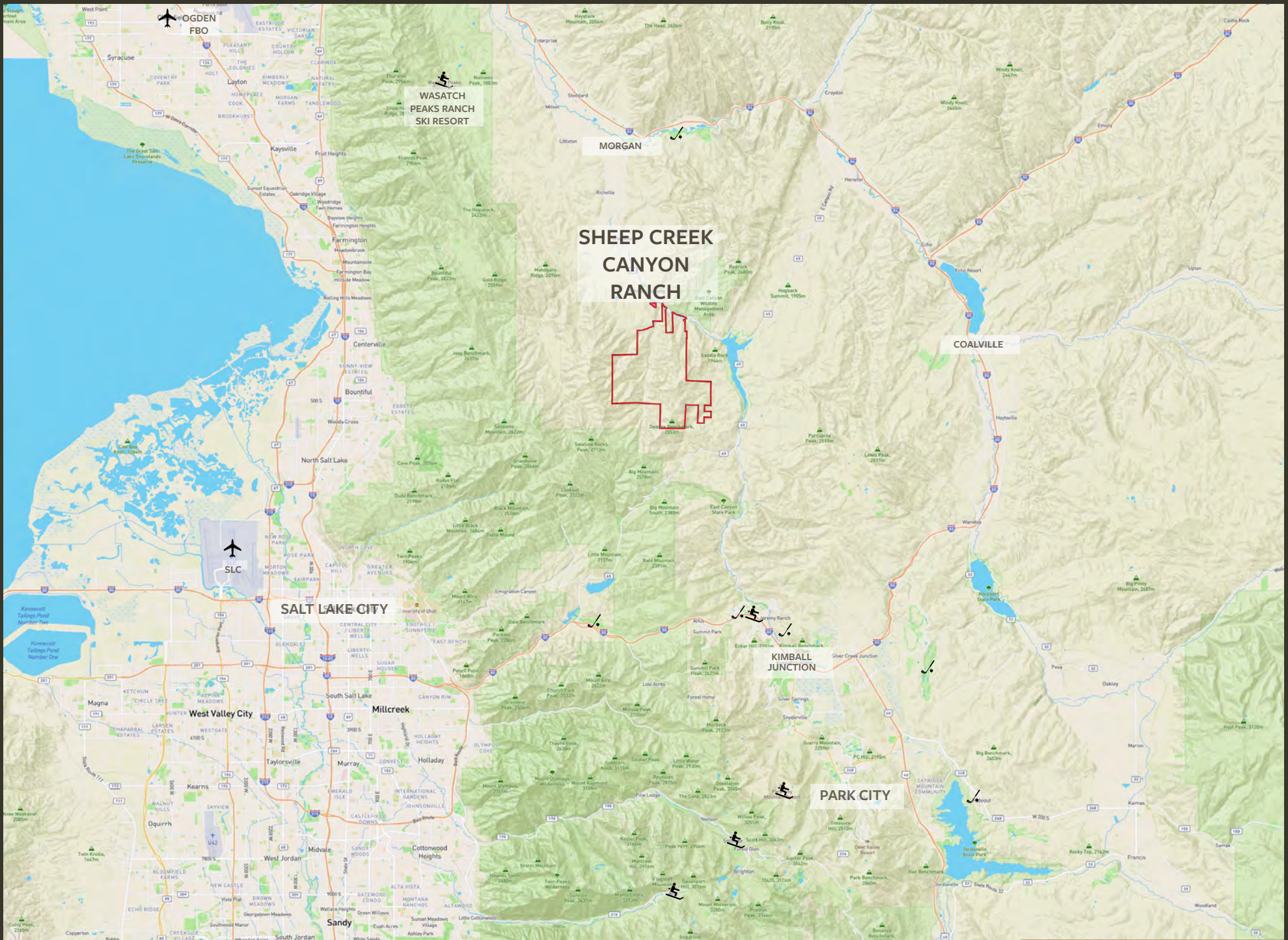


To learn more and view additional images and virtual tours
visit <https://www.swanlandco.com/properties/sheep-creek-canyon-ranch/>.



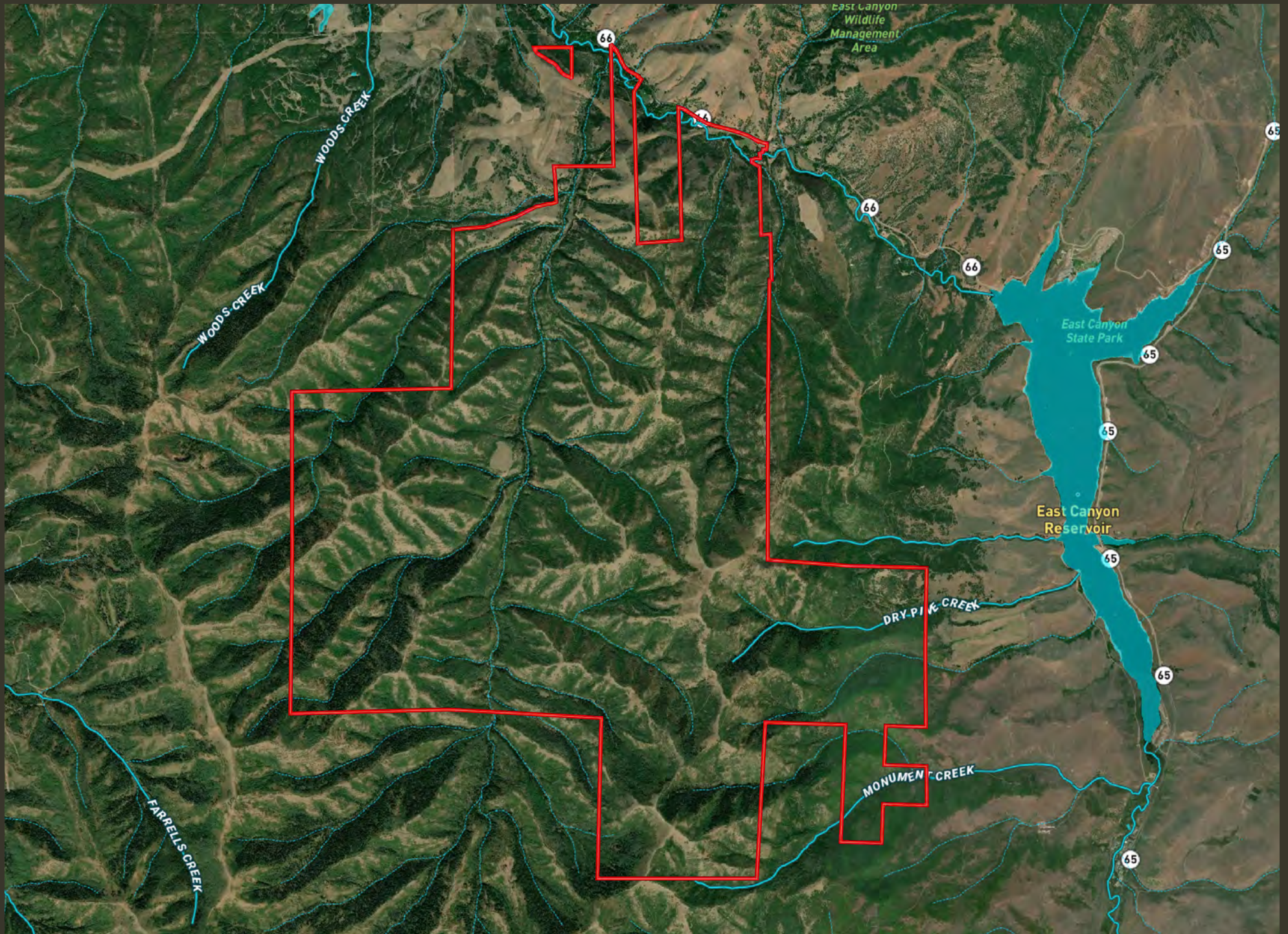
PHOTO CREDITS:

Bond Design Company
Darci Herr Photography
Story Road Films



NOTE: All acreages are approximate, and all boundary lines, roads, and easements are approximate. This map is not a survey. Information has been obtained from sources deemed reliable but is not guaranteed by either the seller or buyer. Land Company.

COPYRIGHT 2024



NOTE: All acreages are Approximate, and All Boundary Lines, Roads, and Elevations are Approximate. This Map is Not a Survey. Information has been Obtained From Sources Deemed Reliable but is Not Guaranteed by Either the Seller or Swan-Land Company.

COPYRIGHT 2024



CONTACT INFORMATION



SAM SANDERS
BROKER



801.694.2092
SAM@SWANLANDCO.COM

Swan Land Company has been authorized by the Seller to act as the Exclusive Real Estate Broker on the sale of Sheep Creek Canyon Ranch. Since 2002, we have focused on the brokerage of significant ranches, farms, and recreational properties throughout the Rocky Mountain West.

This Offering is based on information believed to be correct; however, it is subject to errors, omissions, prior sale, and change or withdrawal without notice. Information contained herein has been provided by the Sellers or obtained from other sources deemed reliable. The Agent does not, however, guarantee accuracy and recommends that any Prospective Buyer conduct an independent investigation.

A 48-hour notice is requested to make proper arrangements for an inspection of Sheep Creek Canyon Ranch.

SWAN LAND COMPANY

1185 NORTH 14TH AVENUE – SUITE ONE
BOZEMAN, MONTANA 59715

OFFICE 406.522.7342 | TOLL FREE 866.999.7342
WWW.SWANLANDCO.COM



TIM ANDERSON
BROKER



406.580.2229
TIM@SWANLANDCO.COM

**FOR MORE INFORMATION OR TO MAKE AN APPOINTMENT TO INSPECT THE
PROPERTY, PLEASE CALL SAM OR TIM.**

PROUDLY SERVING

MONTANA

WYOMING

COLORADO

NEBRASKA

UTAH

IDAHO

FROM THE
Kitchen Table TO THE
CLOSING TABLE

SWAN LAND COMPANY

WWW.SWANLANDCO.COM | 866.999.7342 | INFO@SWANLANDCO.COM