

# BIRCH CREEK RANCH

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892 Acres

Near Clarkston, Cache County, Utah



**A5** REAL ESTATE, P.C.

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## PROPERTY FACTS

### OFFERING PRICE AND TERMS

- **Price:** \$1,500,000
- **Terms:** Cash due at Closing
- **Showings:** Buyer qualification is required prior to showings
- **Offers:** All offers need to include proof of Buyer's funds

### OVERVIEW

- Located less than 2 miles west of Clarkston, accessible by county gravel road
- ±892 acres in one contiguous block of deeded land, ranging from 5,200 to 7,400 feet in elevation
- Numerous springs and small creeks on ranch
- Over 6.0 miles of Caribou National Forest or State of Utah border

### WATER RIGHTS

- Includes Water Rights #25-3475 and #25-7235

### ZONING AND LAND USE

- Zoning is Agricultural Zone (A10)
- Contact the Planning and Zoning Departments for additional zoning and land use information
- Annual Taxes total less than \$1,000
- Currently enrolled in the Greenbelt Tax program

### TAX PARCELS

- Cache County Parcels: #15-018-0002 (±80.00 Acres), #15-019-0001 (±80.00 Acres), #15-017-0007 (±131.59 Acres), #15-020-0003 (±320.83 Acres), #15-035-0002 (±200.00 Acres), #15-035-0004 (±80.00 Acres)

### LIVESTOCK GRAZING

- Summer grazing for sheep
- Several watering troughs and tanks recently installed
- Includes a small state of Utah grazing permit



## WILDLIFE AND HUNTING

### HUNTING & FISHING

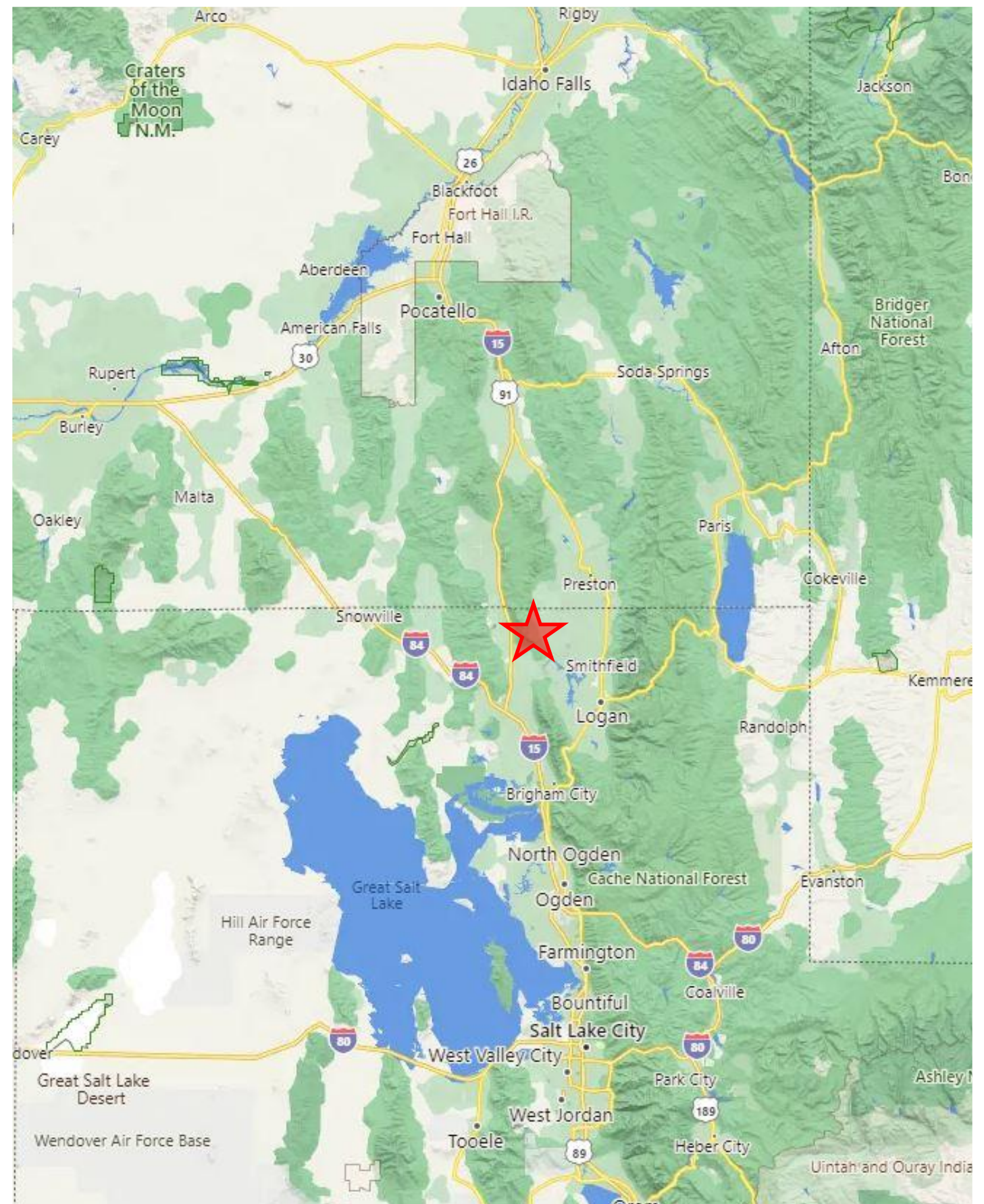
- Excellent big game hunting for mule deer and elk
- Very good wild turkey hunting, as well as other upland birds and small game hunting
- Abundant fishing opportunities in several lakes, streams, and reservoirs within 30 minutes of ranch

### HUNTING UNITS AND REGULATIONS

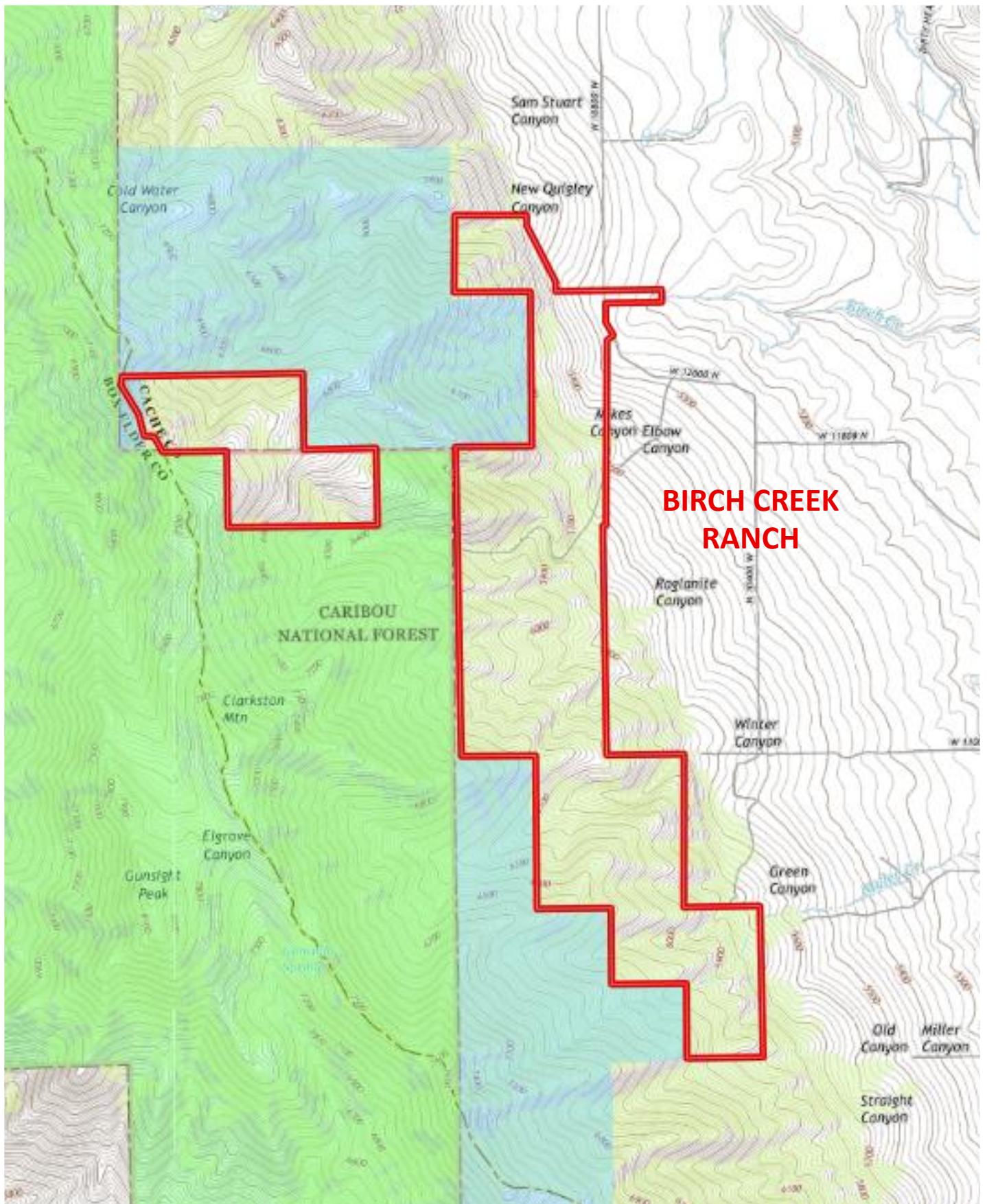
- Buck Deer - Cache General Unit. Tags are acquired through the Utah draw system with relatively good drawing odds. Depending on weapon type you could expect to obtain this Utah deer permit most years.
- Bull Elk - Cache Wellsville General Unit. Tags can be obtained over the counter, but there are only 17,500 rifle, muzzleloader, and multi-season permits that are sold on a first come first serve basis, and often sell out quickly. Archery permits are unlimited in number and available over the counter.
- Bull Moose - Cache Moose Unit. Moose tags are issued through a once in a lifetime draw system. This unit boasts some of the highest populations and biggest bull moose in the state.
- Turkeys - Northern Region General. There are two separate seasons for turkeys: spring and fall. Permits are available over the counter, with one permit allowed in the spring, and up to three in the fall.
- Upland Birds and Small Game - General Hunting License. Pheasants, Forest Grouse, and Small Game can all be found and hunted on the ranch, and require only a general hunting license. The exception to this is the Sharp Tail Grouse which requires a special permit drawn through the state application system in July. This area of Utah contains some of the largest populations of sharp tail grouse in the state. They are easily found and hunted on Birch Creek Ranch.



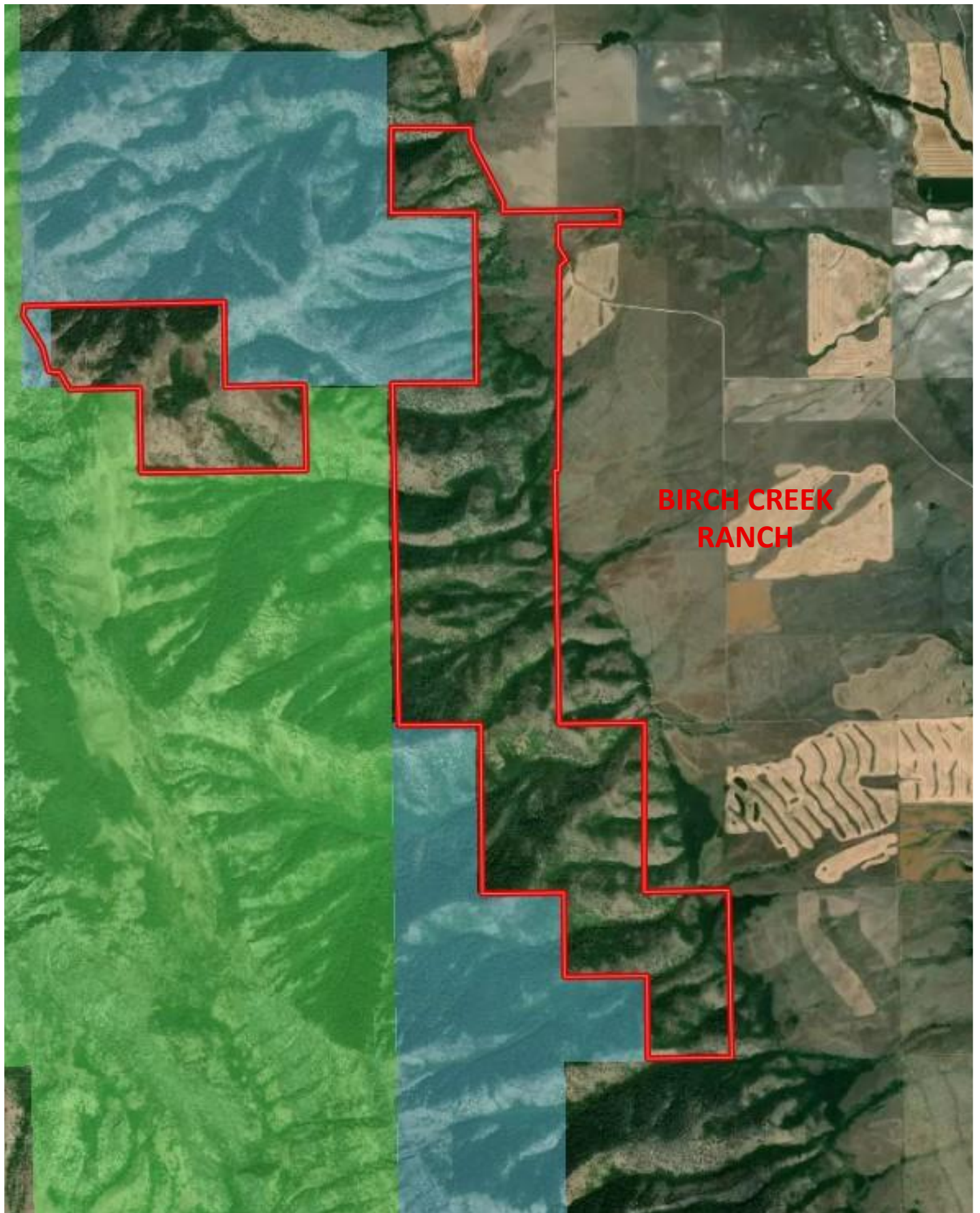




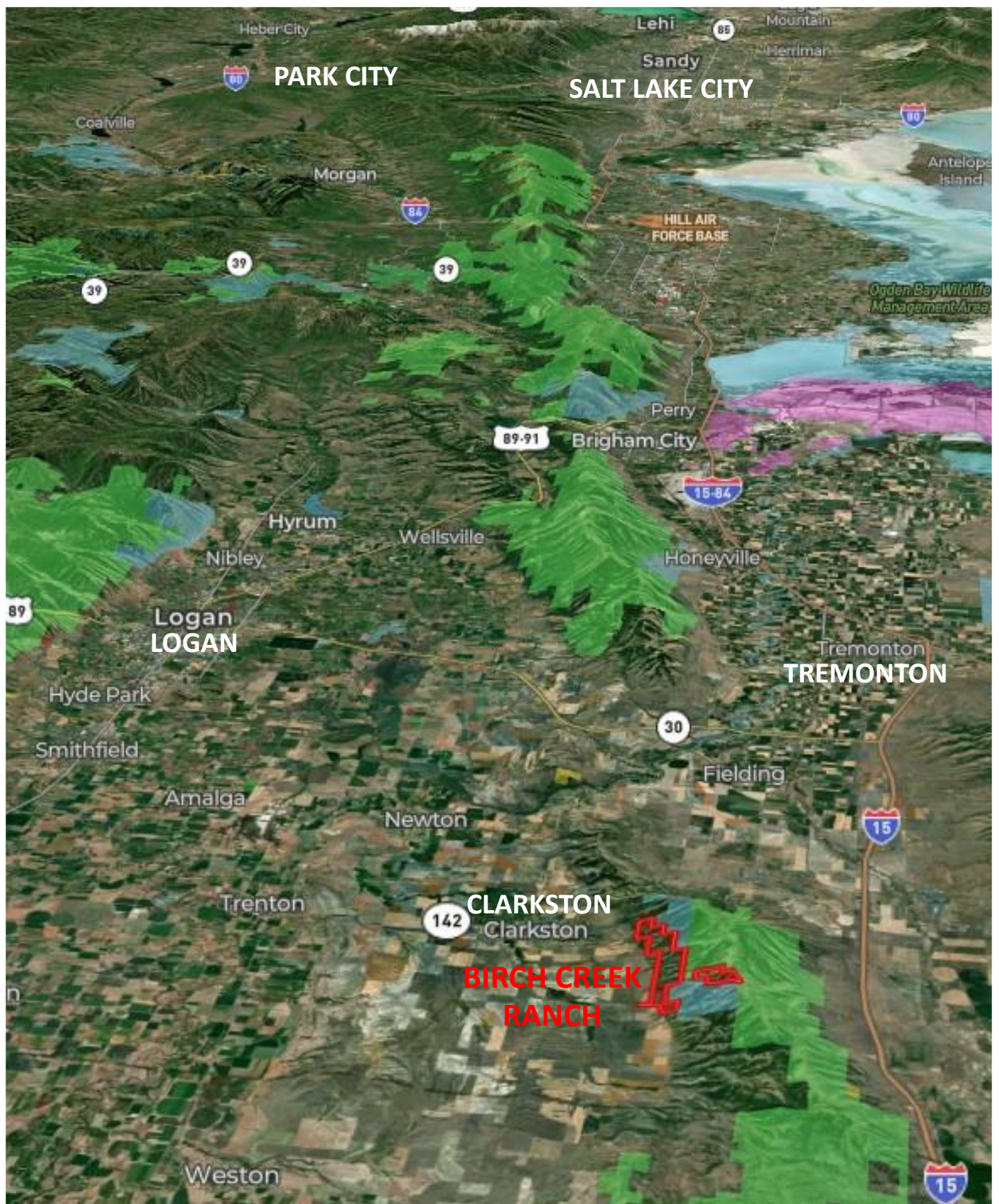






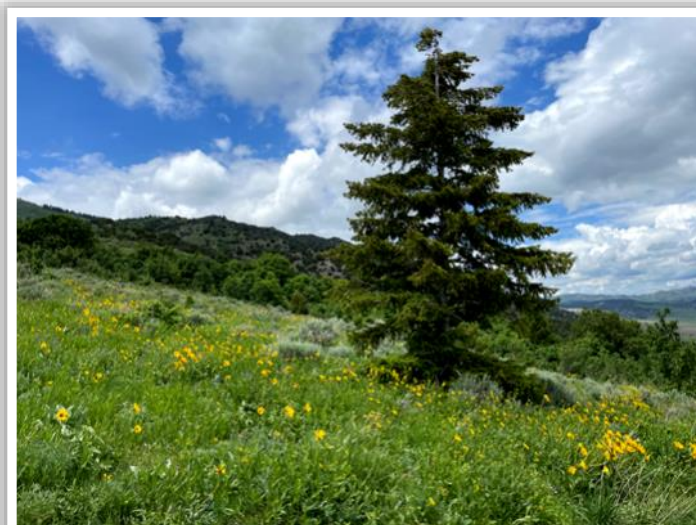
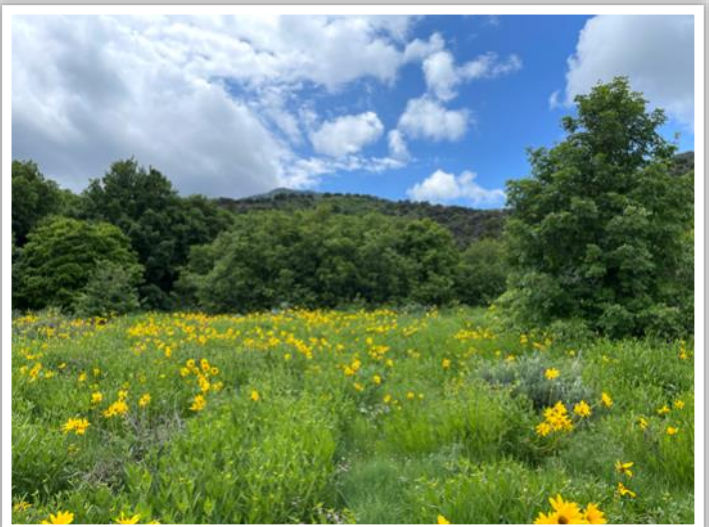








## BIRCH CREEK RANCH PHOTOS



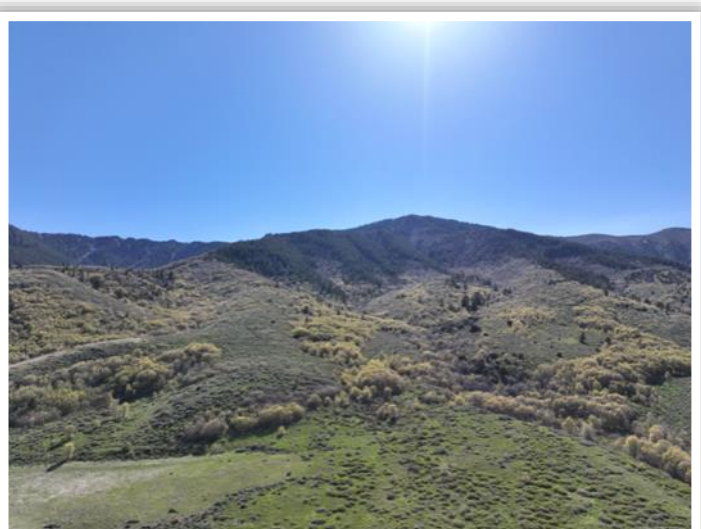
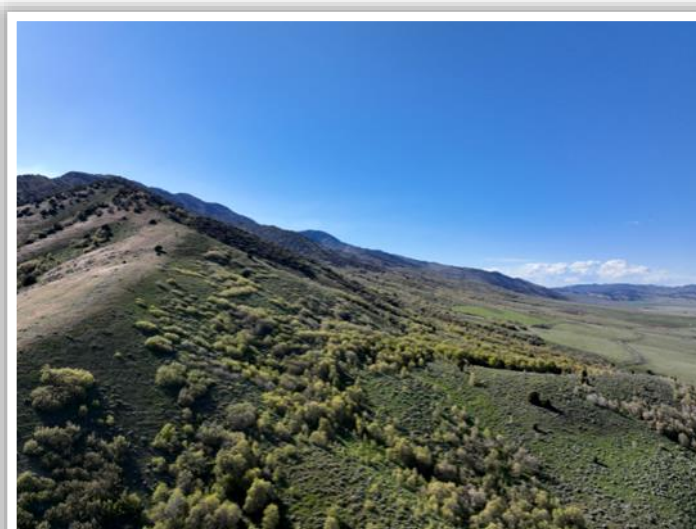
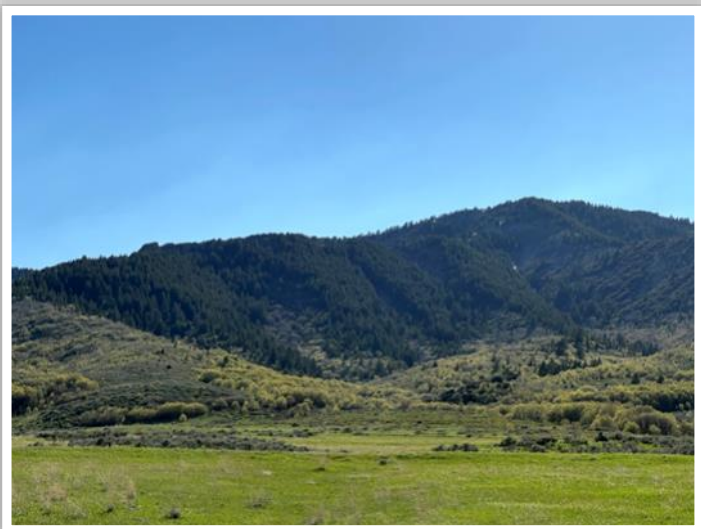
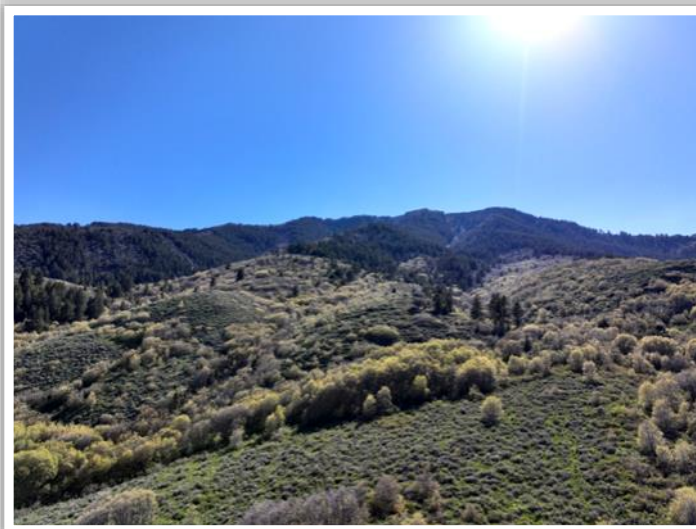


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THANK YOU FOR CONSIDERING THE  
**BIRCH CREEK RANCH**

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Near Clarkston, Cache County, Utah



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