

BEAR RIVER WETLANDS & WATERFOWL

935 Acres

Box Elder County, Utah



A5 REAL ESTATE

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PROPERTY FACTS

OFFERING PRICE AND TERMS

- **List Price:** \$2,500,000
- **Terms:** Cash due at Closing
- **Showings:** Buyer qualification is required prior to showings
- **Offers:** All offers need to include proof of Buyer's funds

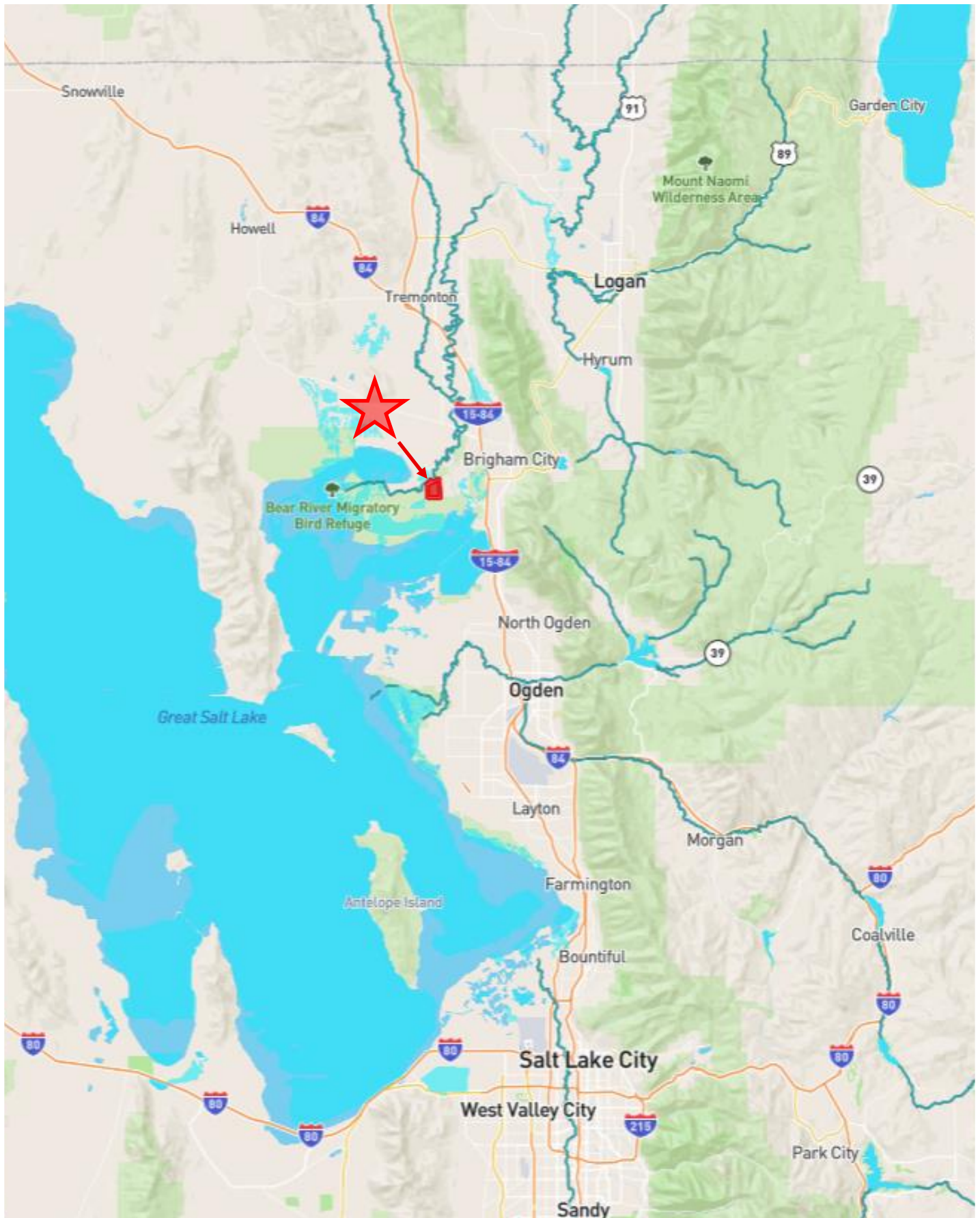
PROPERTY FACTS:

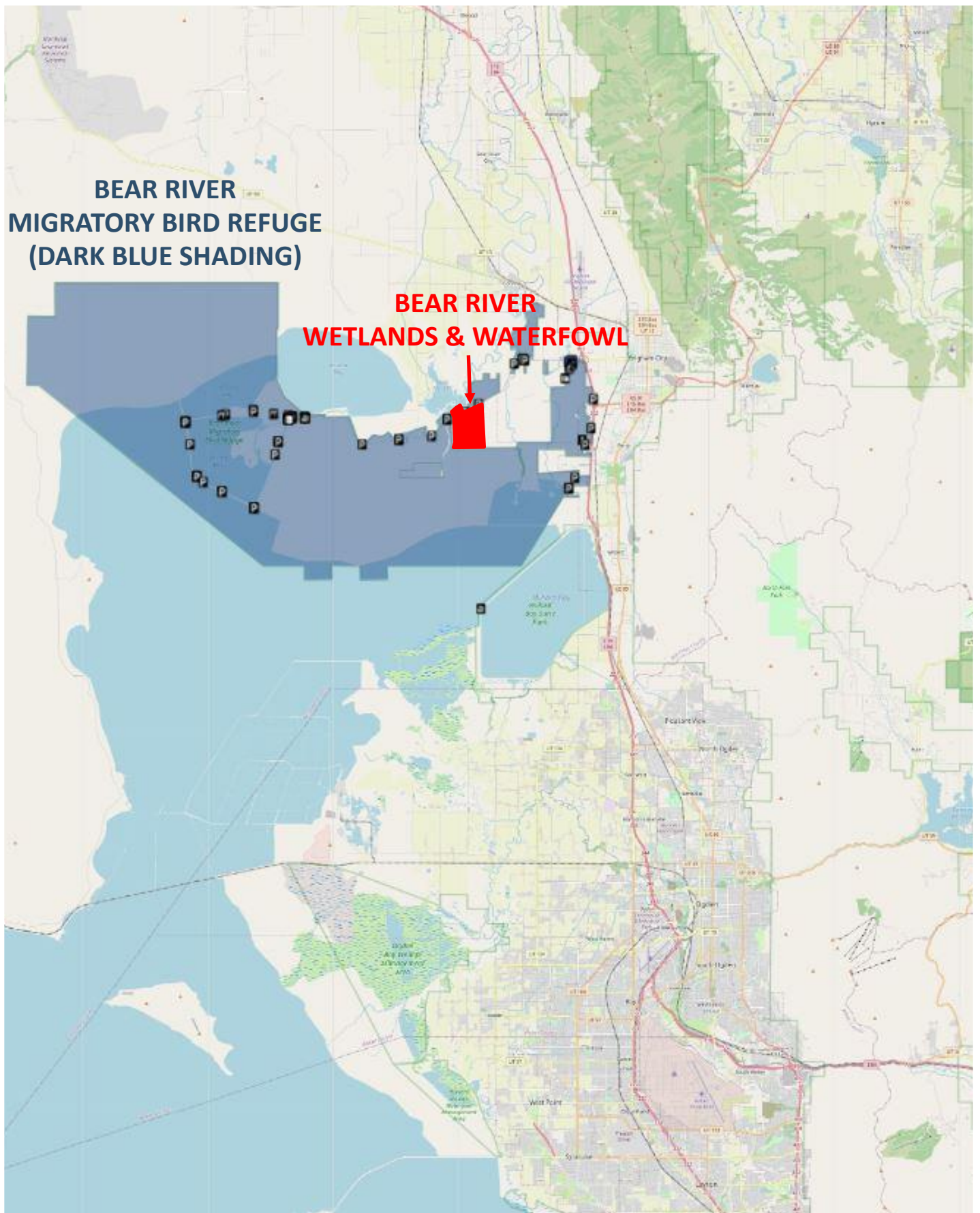
- Truly a "one-of-a-kind" property, the likes of which come along only once in a generation
- ±935 acres of contiguous private land, with massive water rights from the Bear River
- Water rights include 50% of R&P Wetlands and Waterfowl, L.L.C.'s interest in WR #29-1912 & #29-3495
- Unencumbered by any conservation easements, for which it would be a prime candidate
- Has ±3,850 feet (or ±3/4 mile) of frontage on the Bear River
- Excellent proximity and paved year-round access via Forest Street & Bird Refuge Road:
 - ⇒ Approximately 7 miles west of downtown Brigham City
 - ⇒ Approximately 5.5 miles west of I-15
 - ⇒ Approximately 7 miles to Brigham City Municipal Airport
 - * Brigham City Airport Information: KBMC, 4,229.9 feet elevation, 8,900 x 100 ft. runway
- Excellent habitat and premium hunting for waterfowl:
 - ⇒ Over 30 different species of waterfowl inhabit this property and the surrounding refuge
 - ⇒ Used extensively by Ducks, Geese and shore birds during both hunting season and nesting season
 - ⇒ The range and habitat has been expertly managed for optimum waterfowl capacity and grazing
- Includes all or portions of six tax parcels in unincorporated Box Elder County, three of which will require a survey and will be split by the current owner prior to a sale of the property
 - ⇒ 2022 Property Taxes to Box Elder County were \$176.25 (currently in Greenbelt)
 - ⇒ Portion north of Bird Refuge Road is zoned A-20, and the rest is in an un-zoned area of the county
 - ⇒ Contact Box Elder County Planning & Zoning at 435-734-2634 for additional zoning questions
- Bordered on three sides by the Bear River Migratory Bird Refuge (U.S. Fish & Wildlife Service)

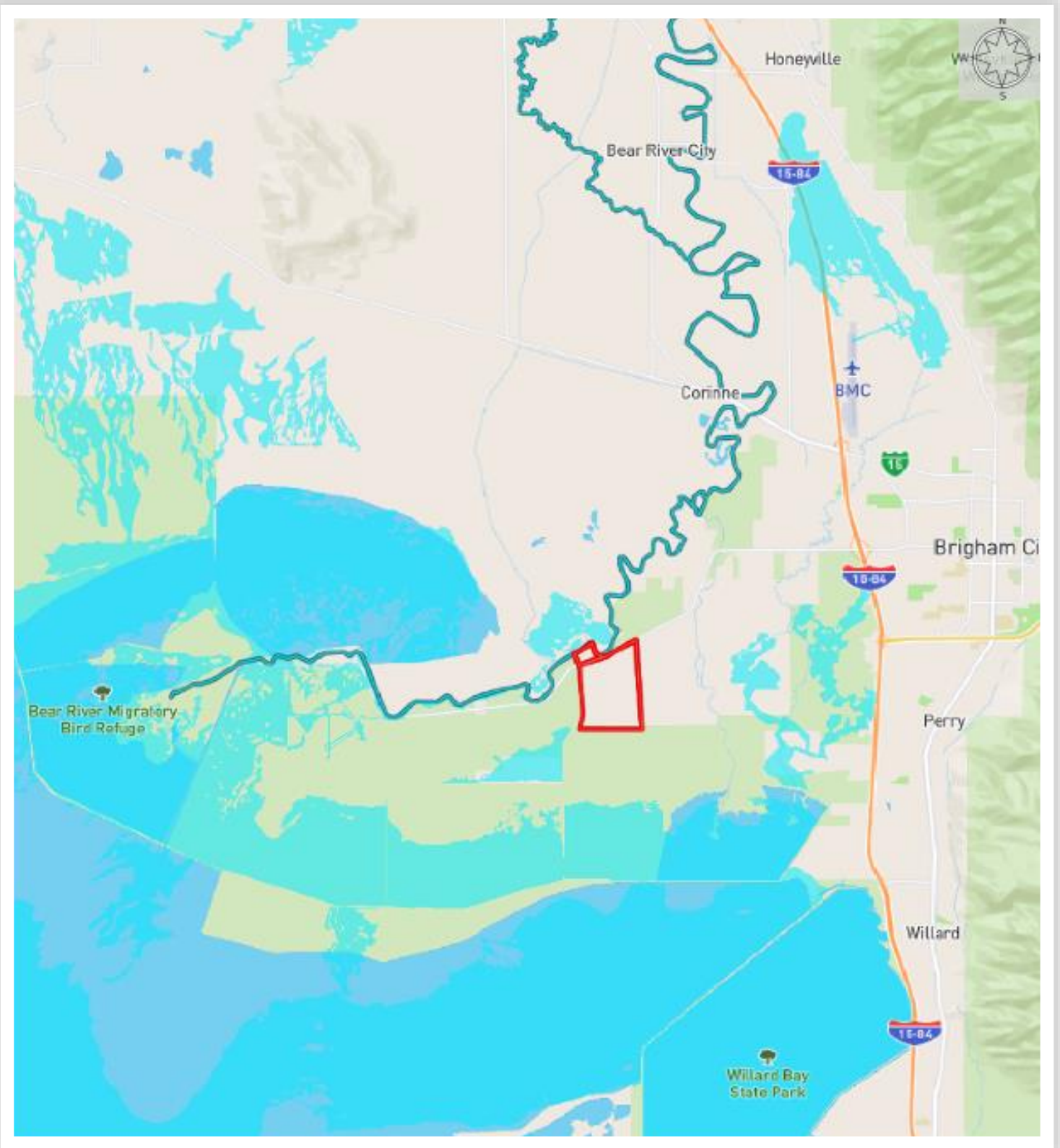
ADJOINING BEAR RIVER MIGRATORY BIRD REFUGE ("BIRD REFUGE") FACTS:

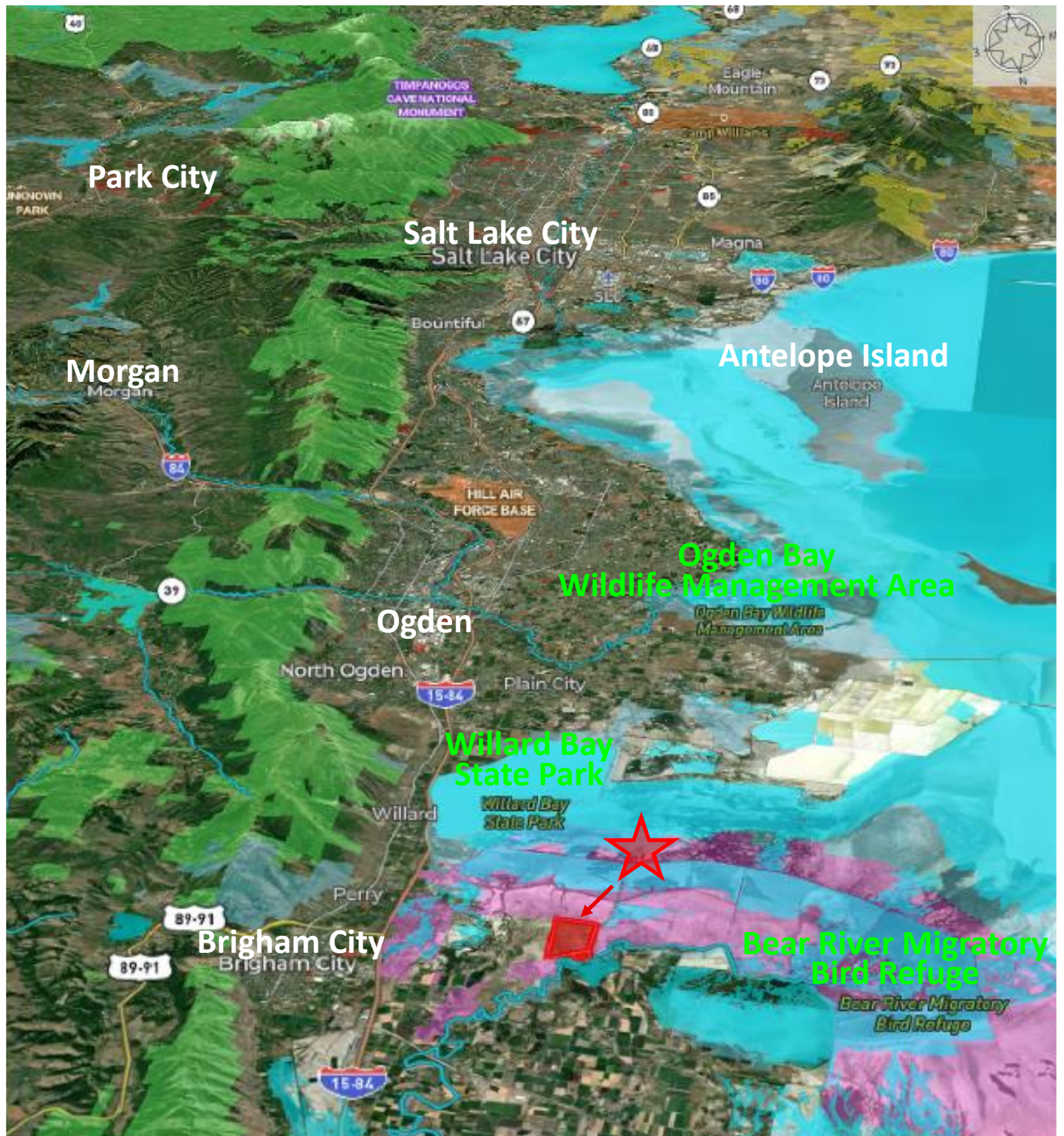
- The Bird Refuge is a 74,000 acre National Wildlife Refuge, the largest in the state of Utah
- Over 250 species of birds can be found here, of which 67 species use as critical nesting habitat
- One of the largest bird refuges in the world conserving vast portions of the Great Salt Lake and Bear River Marsh freshwater ecosystems

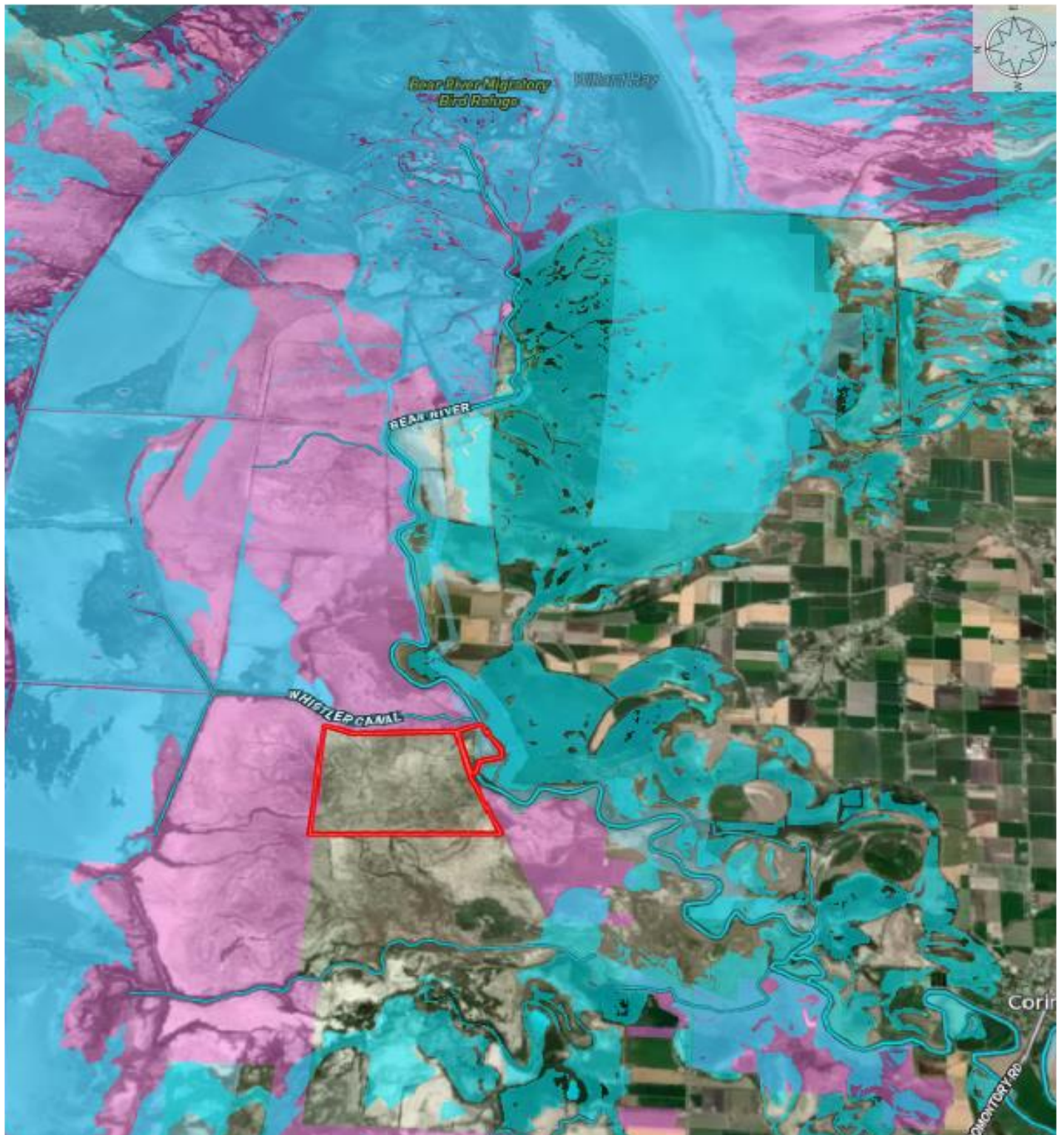




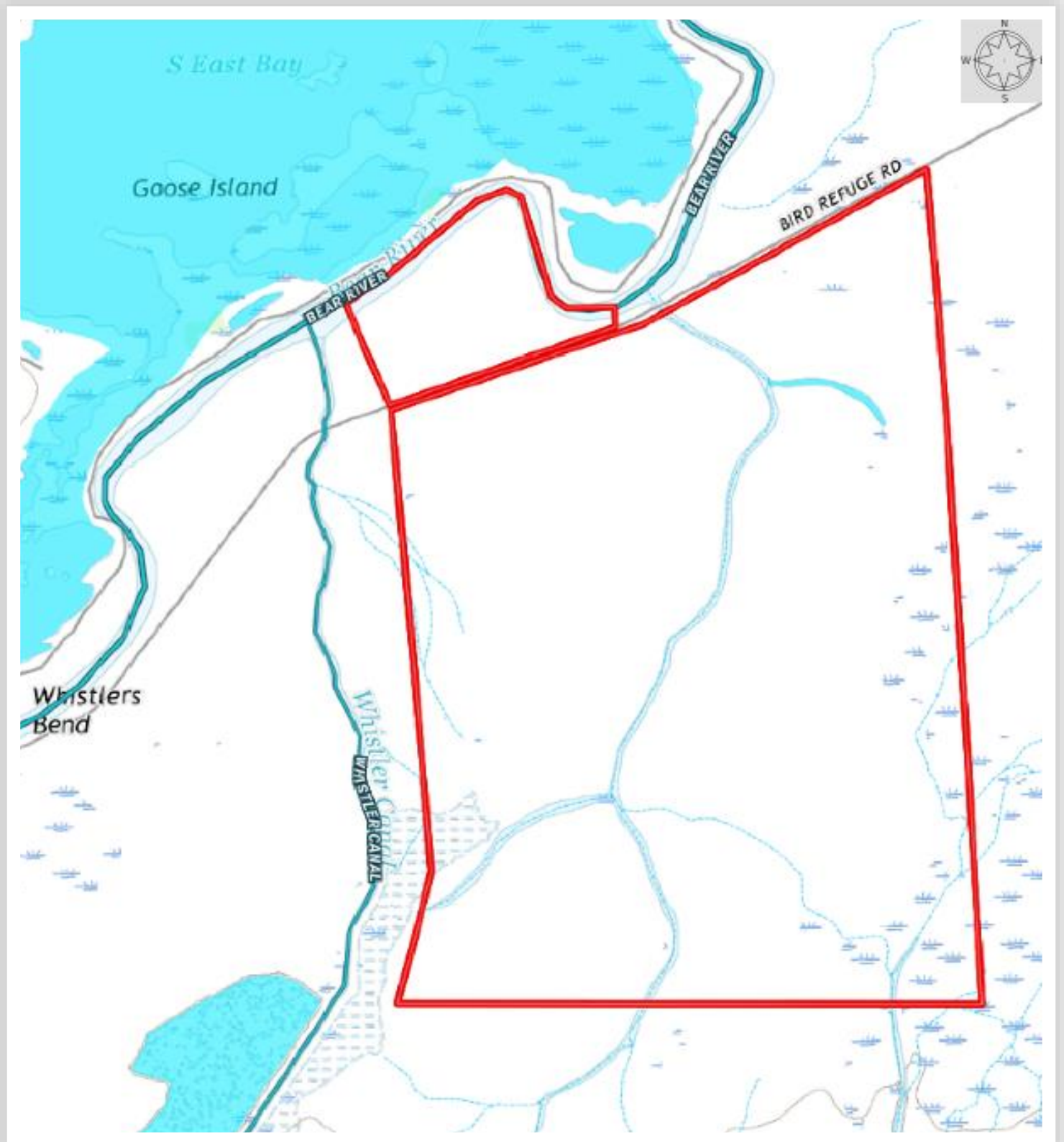




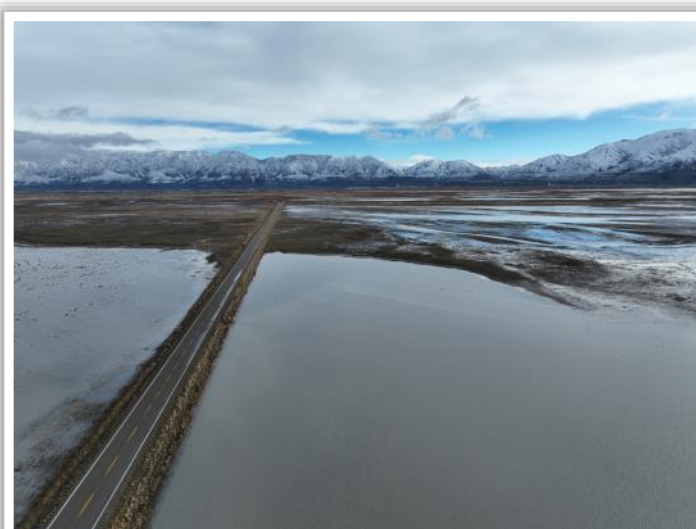




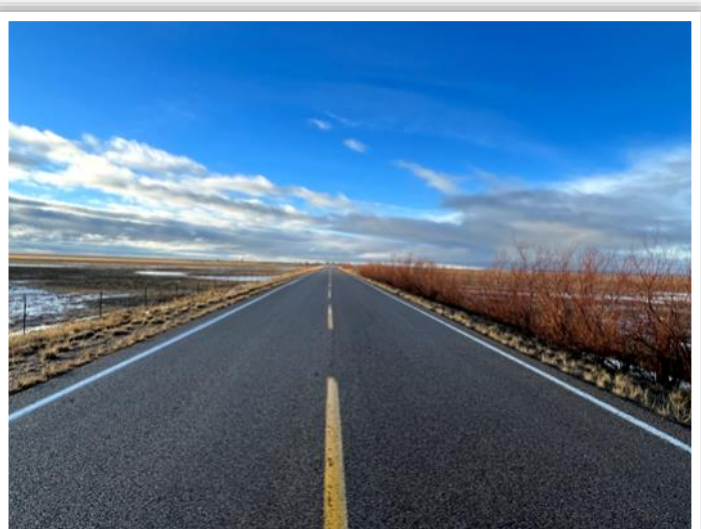
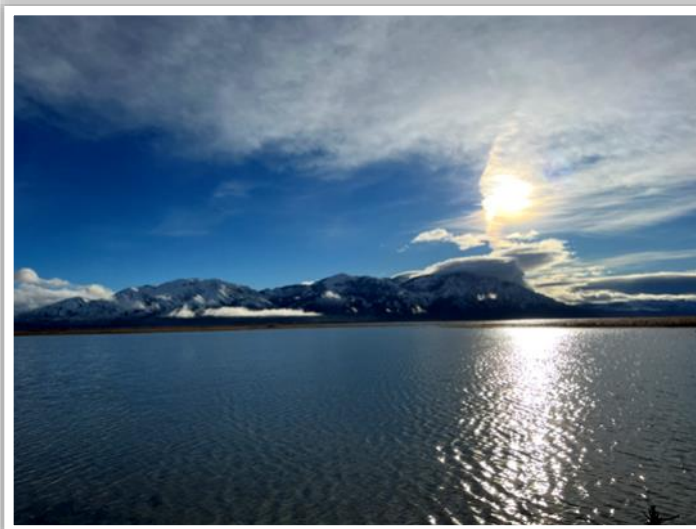




BEAR RIVER WETLANDS & WATERFOWL DRONE PHOTOS



BEAR RIVER WETLANDS & WATERFOWL SURFACE PHOTOS





THANK YOU FOR CONSIDERING THE

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935 Acres
Box Elder County, Utah



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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.