

EAST CANYON RANCH



East Fork of The Little Bear River

East Canyon Ranch

51.3 Acres m/l

Cache County, Utah

A UTAH LAND INVESTMENT



Dallas Elder Property

North



BLUE BELL REALTY, INC.

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PRESENTS FOR YOUR CONSIDERATION

EAST CANYON RANCH ESTATE

(51.3 acres m/l)

Cache County, Utah

- Location:** Approximately 18 miles Southeast of Logan, Utah
1825 East Canyon Road, Avon, Utah 84328
- Asking Price:** Available upon request
- Terms:** All cash preferred
- Number of Acres:** 51.3 acres m/l
- Suggested Uses:** Resort Ranch Estate Development, Hunting, fishing, recreation, agriculture and grazing
- Distances:** From Cache County Airport to the property is **20.8** miles via State and County Highways.

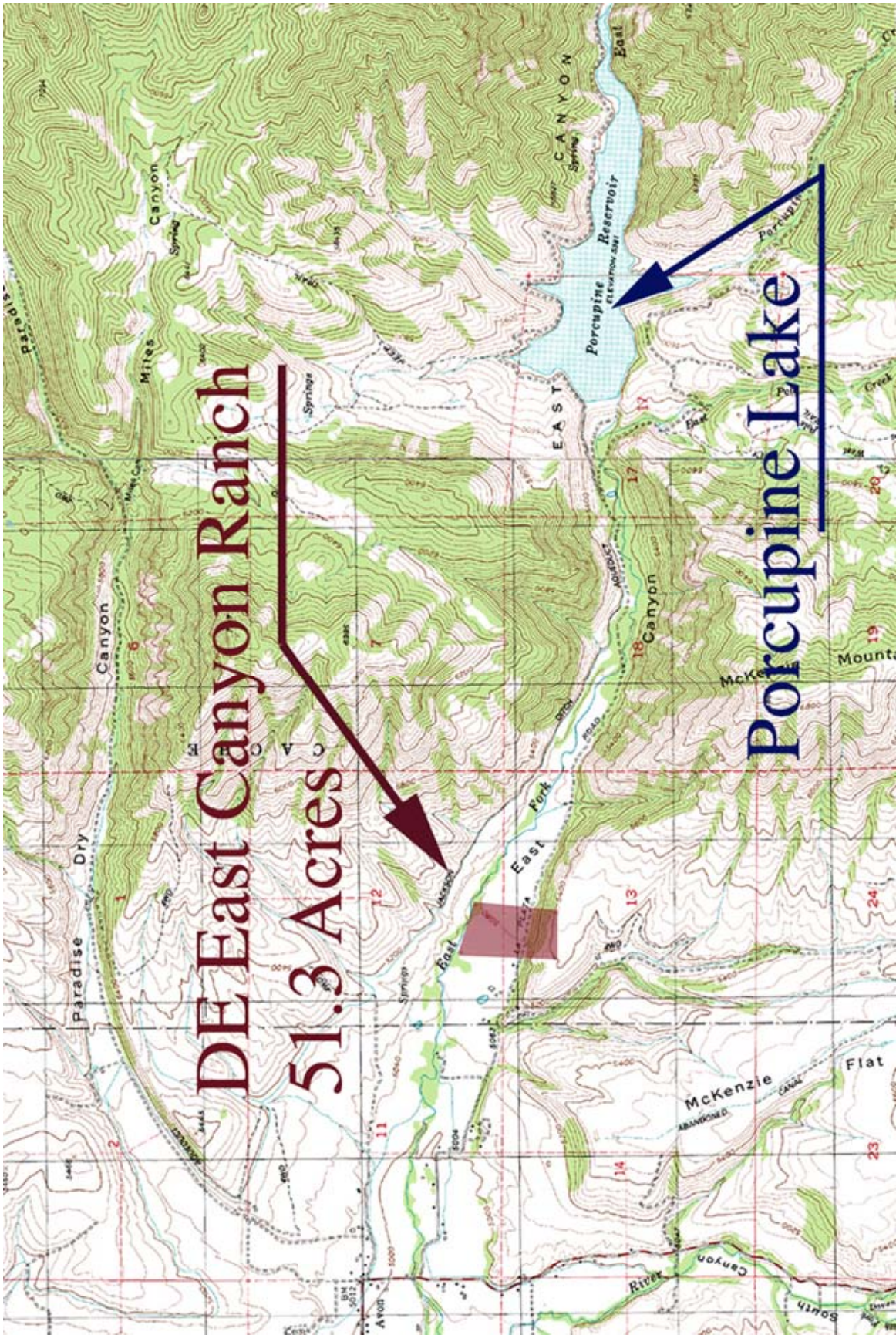
Description:

- > The ranch home and outbuildings are approximately 14 years old.
- > The East Canyon fork of the Little Bear River flows Northwesterly along the North boundary of the property. This river flows year-round and is fed partially by water from the Porcupine Lake several miles East of the ranch. There is a small lake with trout on the property.
- > The elevation, of the property, ranges from a low of 5,080 feet, to a high of 5,400 feet.
- > The property is currently used as a private residential ranch estate.
- > Hunting, fishing, boating, camping, skiing, snowmobile, horseback riding and other mountain recreation opportunities are available in the area with easy access directly from the ranch.

Contact:

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DE East Canyon Ranch
51.3 Acres

Porcupine Lake



View of Ranch from the South Plateau





South Property Boundary



View to the East from South Plateau

