

# Little Mountain Deep Creek Ranch

654.00 Acres | Uintah County, UT | \$1,308,000



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## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Small Game  
Stream/River  
Water Access

## Land Details

Address: 12885 E 15000 N & 13130  
E 16000 N & 13015 E 14615 N Deep  
Creek, Vernal, Utah 84078, USA

Closest Town: Lapoint/Vernal

Total Acres: 654.00

Deeded Acres: 654.00

Leased Acres: 0.00

Source of lot size: Unknown



### **About This Property**

Little Mountain Deep Creek Ranch is a 654 acre ranch located in Deep Creek, Utah, near Vernal with Little Mountain and Dry Fork Canyon in close proximity. The property borders Deep Creek Ranches, which is a planned development offering maintained roads and year round access. A spring and a stream exist on the property, as well as several locations with knock-out views for building your dream home. Public land borders a portion of the ranch.





## Land

Little Mountain borders the ranch, offering thousands of acres of additional recreation and hunting opportunities. A late season Elk hunt offers over the counter Elk tags. The ranch also has power, a well, and a small stream on a portion of the property. The southern end of the ranch has an excellent spring frequented by Elk, deer, and other wildlife. Black Bears and mountain lions are also often found in the ranch and the surrounding areas.

This 654 acre ranch will be offered in whole to purchase, but the seller will consider selling large acreage parcels separately. In addition, the seller will consider seller financing to buyers with approved credit.

Access is through Deep Creek Ranches via a deeded Grant of Easement and Right of Way. The Little Mountain Deep Creek Ranch is zoned RFM, which allows for the development of 5 acre lots– excellent development potential!





## Recreation

Recreation in the area features the 200,000 plus acre Dinosaur National Monument, the Uintah Mountains, and Flaming Gorge, a reservoir renowned for its incredible fishing and breathtaking scenery. Flaming Gorge alone makes the area incredibly unique. The reservoir is 92 miles long and filled to the brim with champion lake trout, rainbow trout, brown trout, and kokanee salmon– all available for anglers. The highlight of this repertoire is undoubtedly the magnificent lake trout. Thirty-pound pound giants are regularly caught in the lake, with the record weighing in at over fifty pounds. The Green River below the Flaming Gorge Dam is also worth a definite mention. The river has blue ribbon trout, giant brown trout, and rainbow trout. There are over 15,000 fish per mile in this river and the water is crystal clear.

If fishing isn't your forte, other opportunities for outdoor recreation abound throughout the ranch and in the surrounding areas. As mentioned above, a public over the counter Elk hunt exists on Little Mountain which borders the ranch and all types of game abound. You can also horseback ride, hike, mountain bike, and ride your ATV on the Little Mountain Deep Creek Ranch, with opportunities for plenty of the same in the immediate area and the region at large.





## Region & Climate

Vernal, Utah is 35 minutes from the ranch and offers regional commercial jet service. Salt Lake City and all of its associated amenities is a 3 hour drive away.

Call Bill Rodgers at (435) 299-5192 for you private tour today! Proof of Buyer's financial capability must be provided and approved before all showings.

*\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*



## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

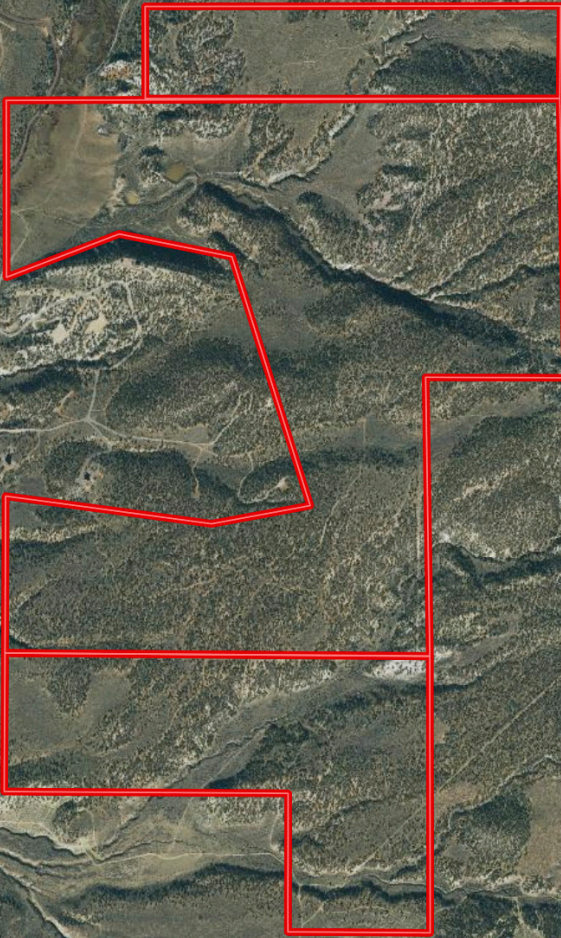
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testimonials



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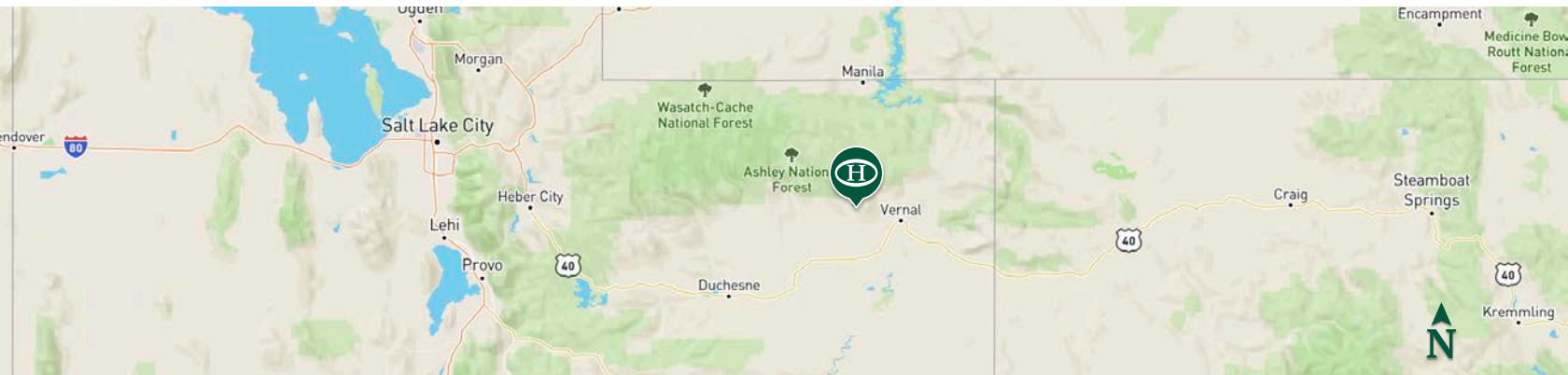
DEEP CREEK RD

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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



# Bill Rodgers

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