

\$10,000,000 1400 acre Southern Utah Ranch with excellent water rights: 5% Buyer's Agent Commission (Iron County, Utah)

Unique opportunity, future potential.

For sale: historic 1400 acre Page Ranch in Southern Utah.

- Private yet conveniently located with easy access, 46 miles north of popular St. George, and 23 miles west of Cedar City
- Unspoiled open space ranch
- Endless recreational possibilities and potential to also generate income. Could be used as a private or corporate retreat, working cattle ranch, equestrian center, a dude ranch, for crops or a small organic farm or as an animal sanctuary.
- Excellent water rights, including a large spring-fed pond, three wells, and 1,200 water rights, more than ample water for culinary and agriculture purposes. A small seasonal stream runs through property. It cannot be understated how excellent the water rights to this land are. Much land in the South-West can be purchased, but few ranches, if any, have better water rights. The water ownership of this property by itself has been valued at \$1.2 million dollars.
- Bordered mostly by BLM and National Forest lands.
- Electricity from the local utility provider is connected to the property and distributed to several locations

See a video tour of the property on the website <http://www.thepageranch.com/>

For more information, call Cindy Roy with RealtyPath-St. George 435-703-5755 or by email at cindyr80@gmail.com. THERE IS A 5% BUYER'S AGENT COMMISSION FOR THE SALE OF THIS PROPERTY