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FOR MORE INFORMATION:

Cindy Roy  
RealtyPath St. George  
435-703-5755  
cindyr80@gmail.com  
www.thepageranch.com

### Page Ranch on the market

A priceless piece of Utah history is for sale. The historic Page Ranch in southern Iron County is some 1,400 acres of beautiful ranch land surrounded by the Dixie National Forest. Just off the Spanish Trail at the western edge of the Harmony Mountains, the Page Ranch was originally settled in 1858 by a group sent to Southern Utah by Brigham Young. The legacy property is poised to move into the future as a unique corporate or private retreat.

Secluded and private yet accessible, the property is just 46 miles north of popular St. George, and 23 miles west of Cedar City. This unspoiled open space ranch has excellent water, including a large spring-fed pond, three wells, and 1,200 water rights, providing more than ample water for culinary and agriculture purposes. A small seasonal stream runs through the 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. A rustic lodge could be built; there are several prime view potential home sites. It has endless recreational possibilities and has potential to also generate income. It could be used as a working cattle ranch, equestrian center, for crops or a small organic farm or as an animal sanctuary. All or part of the ranch could be donated to a land conservation trust to obtain tax advantages for the buyer of this property. Some buyers may have an opportunity for a tax-advantage 1031 exchange. Low interest financing may be available via agricultural credit unions and specialized lending groups. This property will hold its value and appreciate in the future because it is near land that cannot be developed and is in proximity to a southern Utah ski area and National Parks.

“This is a unique opportunity to acquire a private yet accessible property for less than \$8,000 per acre. Respecting its rich history, bringing the Page Ranch back to life, could bring joy to the new stewards of this land. And the intangible benefits—the beautiful setting, uninterrupted family time, the peace found there in nature—are many,” said Realtor Peter Durkson, as he gave a recent tour of the property. “You can bring your own vision to this legacy property.” See [www.thepageranch.com](http://www.thepageranch.com) for a video tour.