

BAR J RANCH

6,234 Acres

Lost Creek, Sevier County, Utah



A5 REAL ESTATE

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OFFERING & PROPERTY FACTS

OFFERING PRICE AND TERMS

- Price: \$27,000,000
- 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

- 6,234 deeded acres located 10 miles southeast of Salina, Utah
- Inholding in the Fish Lake National Forest
- Owner's home, barn, shop, and historic homestead
- Paved year-round county maintained access to front gate, 6 miles south of I-70
- The Richfield Municipal Airport is only 30 minutes from the ranch
- Starting at 6,680 ft elevation and topping out at 9,200 ft in southeast corner
- Incredible mix of ecosystems from cottonwood lined river-bottoms up to alpine basins of aspen & pine
- 8.0 miles of private trout streams with live year-round water
- Some of the most senior water rights from Gates Creek and Lost Creek to irrigate over 235 acres
- Countless small creeks, springs, natural ponds, and a small private reservoir on ranch
- Three large lakes or reservoirs nearby, including Rex and Johnson Valley Reservoirs, and Fish Lake
- Private single-owner CWMU (Bar J CWMU) with 9 Bull Elk tags, and over 12 Buck Deer tags annually
- World class bull elk hunting with one of the highest B&C averages in the entire State of Utah
- Premium hunting for Mule Deer, Bear, Mountain Lion, Turkeys, and Waterfowl
- Excellent summer unit for sizable cattle operation, comfortably supporting 300 to 400 cow/calf pairs
- Zoning under Sevier County is GRF-20S (Grazing/Recreation/Forestry/Seasonal)
- Approximately 5,776 acres of the ranch is preserved by a conservation easement
- The Bar J Ranch has been in the Jorgensen family for 150 years, dating back to the homestead act



WORLD CLASS HUNTING & PRIVATE CWMU

WILDLIFE OVERVIEW

- The Bar J Ranch has one of the most wildlife rich and ecologically diverse privately owned landscapes in the region, with thriving populations of elk, deer, and numerous other wildlife and bird species.
- The ranch participates in the Cooperative Wildlife Management Unit (CWMU) program with the state of Utah, through which it is given nine bull elk tags and over a dozen buck deer tags annually.

ELK & DEER HUNTING

- Trophy bull elk hunting defines the Bar J Ranch. Many consider it to be the single best elk hunting ranch in the state of Utah based on average B&C scores, bull elk density, and overall hunting experience.
- Excellent mule deer hunting is found throughout the ranch as well, fine trophy bucks are common.
- CWMU cow elk tags are also issued, which are a bonus to fill many freezers with healthy elk meat.
- The landowner bull elk and buck deer vouchers under the CWMU program can be sold for profit by the landowner under the CWMU program, and represents a very significant source of income to the owner.

OTHER HUNTING, WILDLIFE AND BIRDS

- Turkey hunting is excellent on the ranch, and permits can be obtained through the Utah DWR.
- Mountain Lion & Bear also inhabit the ranch, and can be hunted with the proper permits.
- Small game, upland birds, and waterfowl thrive across all the ecosystems of the ranch.



WATER & FISHING

LIVE WATER

- The Bar J Ranch has been shaped by four major streams, Gates Creek, Lost Creek, and Gooseberry Creek, along with their various tributaries which flow across and through the property.
- Approximately 8.0 linear miles of live year-round streams run through the ranch, which are sizeable enough to hold populations of trout. The following distances have been measured for each stream on the ranch:
 - * **Gates Creek** 6.0 miles through the ranch
 - * **Lost Creek** 1.0 miles through the ranch
 - * **Gooseberry Creek** 1.0 miles through the ranch

FISHING

- **Lost Creek** is the largest and most significant trout fishery running through the ranch, which originates near Mount Terrill to the east on the Fishlake National Forest and the Lost Creek Reservoir. By the time Lost Creek flows onto the ranch, it has grown to an ideal size for trout to thrive. This cool-water stream provides exceptional habitat for the ranch's wild endemic cutthroat trout. But these gorgeous cutthroats are not the only denizens of Lost Creek; brown trout also reproduce wildly from historic stocking. Well-presented flies are rarely refused by these willing trout, which can easily grow to over 18 inches in the deep runs and protected bends found along this private section of Lost Creek.
- **Gates Creek** has small but healthy Manning Bonneville Cutthroat trout, an indigenous species to the region, and provides classic high mountain "pocket water" fishing.
- **Gooseberry Creek** also flows through the north portion of the ranch adding to the fishable waters.
- Nearby Reservoirs include **Rex Reservoir** located less than a quarter mile west of the ranch, which offers great fishing for large Rainbows and Browns. The famed **Fish Lake** is only twelve miles southeast, and offers fishing for Lake Trout, Splake, and Rainbow Trout. **Johnson Valley Reservoir, Gates Lake, Salina Reservoir, and Farnsworth Reservoir** are also located near the ranch and have excellent fishing.

WATER RIGHTS & SENIORITY

- The Bar J Ranch's senior water rights are some of the oldest rights found in the area, and include:
 - * **Water Right #63-3194**, Decreed Irrigation, 1/8 of Lost Creek & Brian Reservoir, 1880 priority
 - * **Water Right #63-3874**, Lost Creek Domestic Well right for one EDU, 1883 priority
 - * **Water Rights #63-3198 & #63-3199**, Gates Creek Irrigation Right for 168 acres, 1880 priority
 - * **Water Right #63-3200**, Gates Creek pond storage right for 150 acre feet, 1880 priority
 - * **Water Right #63-3201**, Gates Creek Stock-watering right for 319 ELUs, 1880 priority
 - * **Water Right #63-4154**, Gates Creek hydro-electric right, 1996 priority
 - * **Water Right #63-4379**, Gates Creek Domestic Well right for 2 EDUs, 1880 priority
 - * **Water Right #63-4294**, Well right for 2 EDUs, 10 ELUs, and 4.74 acres Irrigation, 1880 priority



LAND USE & CONSERVATION

FARMING & IRRIGATION

- **Gate's Creek Farms**
 - * 168 acres irrigated with wheel and handlines, gravity pressurized from Gates Creek division pond.
 - * The Gates Creek irrigation water right is the oldest and most senior right on Gates Creek.
 - * Fields are planted in a grass/alfalfa mix that produce high yields. The 1st crop is cut & bailed, while the 2nd crop is directly grazed by livestock. These fields are also grazed by upwards of 50 elk a day.
- **Lost Creek Valley Farm/Irrigated Meadows**
 - * 67 acres are flood irrigated through a system of ditches diverted directly off of Lost Creek.
 - * Many additional acres of natural sub-irrigated meadows provide feed for livestock and wildlife.
 - * The Lost Creek irrigation water right is one of the most senior rights in Lost Creek, and includes a 1/8 interest in Brian Reservoir, and use of 1/8 of all waters in Lost Creek after June 15th each year.

CATTLE RANCHING

- For decades the Bar J Ranch has been used as summer grazing for cattle. With its lower elevation meadows and farmland, and its continuous sweep of hills and canyons climbing gradually to over 9,200 feet, livestock thrive on the Bar J.
- A full set of working corrals is located in the Lost Creek Valley, comfortably accessible by haul trucks
- "Round-up" time is easy, as the cattle naturally move down to the Lost Creek or Gates Valleys in late fall.

COUNTY ZONING & PROPERTY TAXES

- The ranch is located in unincorporated Sevier County and is zoned GRF-20S (Grazing, Recreational, and Forestry Seasonal Zone). Residential use in this zone is allowed at a density of one unit per 20 acres.
- The ranch is currently enrolled in the "Greenbelt" tax program, which lowers the annual tax burden on operating farms and ranch dramatically. According to the Sevier County Assessor's office, the total estimated taxes for 2021 are only \$4,565 for the entire ranch.

CONSERVATION

- Because of the Bar J Ranch's unique ecosystems and extraordinarily high wildlife values, the owner has elected to preserve 5,776 acres of the ranch by placing it in a series of four conservation easements with the Nature Conservancy, to ensure that this truly unique place will continue unspoiled for generations.
- Several hundred acres of the ranch located along Gooseberry Road fall outside of the easement, and have no development restrictions.



ACCESS & PROXIMITY

DRIVING ACCESS

- **Gooseberry Road:** Provides paved year-round county maintained access to Bar J Ranch's front gate
- **Interstate 70:** Accessible via Gooseberry Road only 6 miles north of the ranch

AIRPORT ACCESS

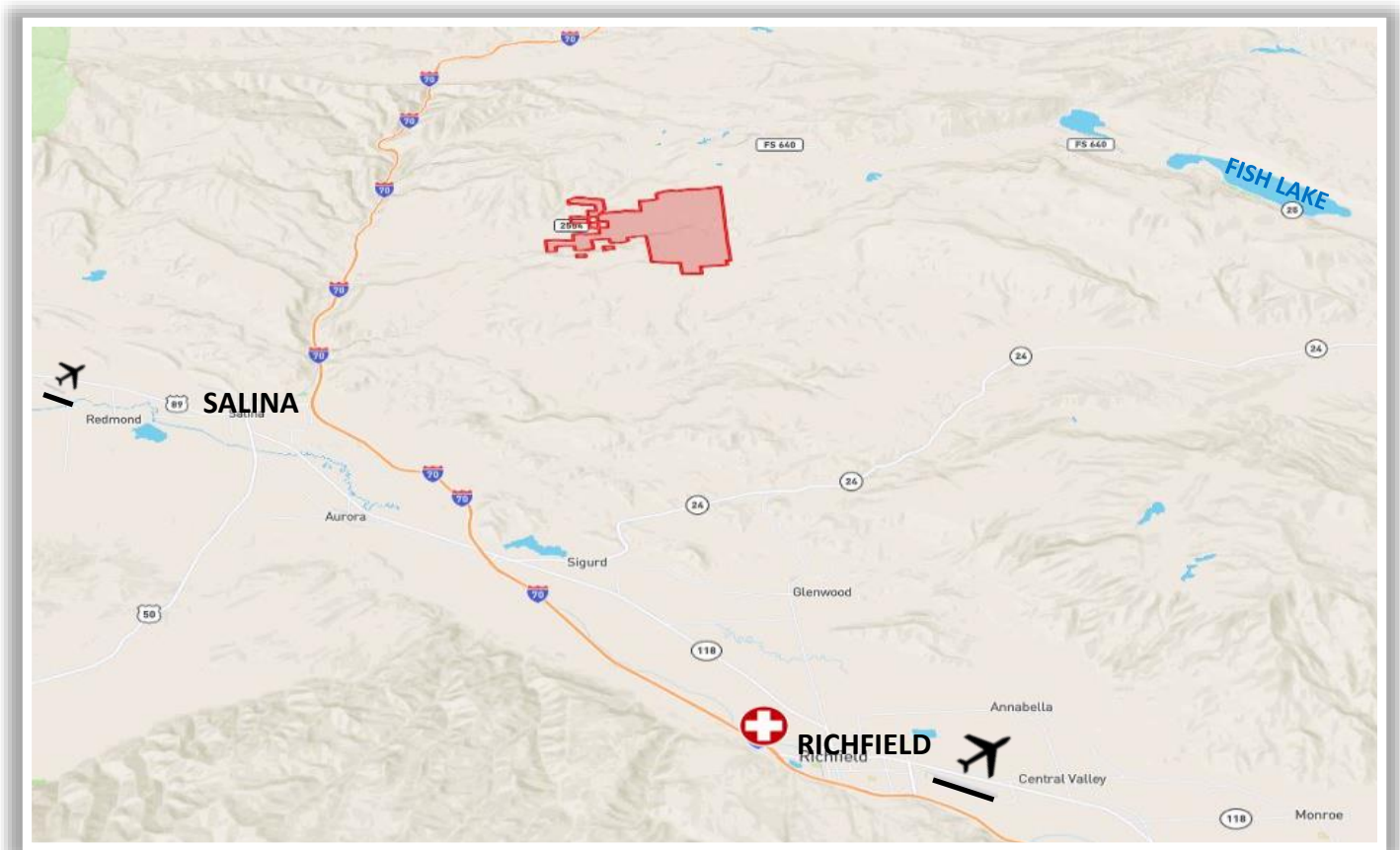
- **Richfield Municipal Airport** (airnav.com/airport/KRIF), publicly-owned by City of Richfield
⇒ Runway 7,100 x 100 ft., asphalt, 5,318 ft elevation, Fuel available: JET-A JET-A+
- **Salina-Gunnison Airport** (airnav.com/airport/44U), publicly -owned by Cities of Salina & Gunnison
⇒ Runway 3,855 x 60 ft., asphalt, 5,150 ft elevation

PROXIMITY

- **12 miles to Salina** (population 2,500, local airport, hotels, gas, groceries, dining)
- **29 miles to Richfield** (population 7,730, regional airport, hospital, hotels, gas, groceries, dining)
- **48 miles to Ephraim** (population 7,100, airport, Snow College, hotels, gas, groceries, dining)
- **110 miles to Provo** (population 116,500, airport, university, all services and culture)
- **150 miles to Salt Lake City** (state capitol, international airport, university, all services and culture)
- **National & State Parks** (located within a two hour drive of numerous national & state parks)

EMERGENCY SERVICES

- **30 miles to Sevier Valley Hospital** (1000 N Main St, Richfield, UT 84701)
- **28 miles to Gunnison Valley Hospital** (64 E 100 N St, Gunnison, UT 84634)



RANCH HISTORY

The Jorgensen family has been ranching in South Central Utah and particularly Sevier County since about 1865. Johann Gustav Jorgensen and his wife Serina (Norwegian immigrants) were perhaps the first homesteaders at Fishlake. They ran a dairy at “Jorgensen Creek” near the north end of Fishlake on Pelican Bay. The Jorgensen family established good relations with the Indians and at least one of the children, Enoch, spent some summers with them and was able to communicate with the Ute and Piute Indians. Enoch’s half-brother Sam became a prominent livestock producer and member of the Utah legislature, and in about 1915 to 1920 Sam carved the Jorgensen Bar J Ranch out of the then Salina Grazing Association property on Lost Creek in which he owned a very large interest. Sam Jorgensen grazed large herds of sheep and cattle throughout what is now the Fishlake National Forest.

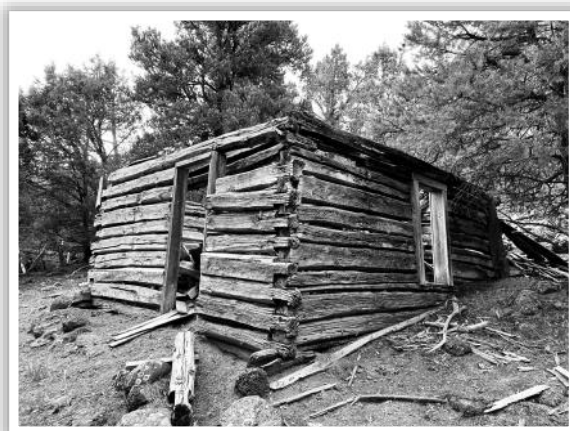
The first homesteaders at the ranch built a primitive homestead in the mid 1860s. The rock meat house on Lost Creek is said to be one of the original structures. The cabin burned down about the turn of the century and the existing cabin was rebuilt on site about 1895 to 1900 using some of the materials from the original cabin. Culinary water was carried from a spring downstream on the east bank of Lost Creek. The extraordinarily beautiful valley on Lost Creek was a favorite resting place for the Indians, who hunted and fished the region during the summer. Many artifacts attest to their long presence on the ranch. It is rumored that the Butch Cassidy gang sometimes picked up fresh horses at the ranch as they headed east into the “bad lands” to elude the law.

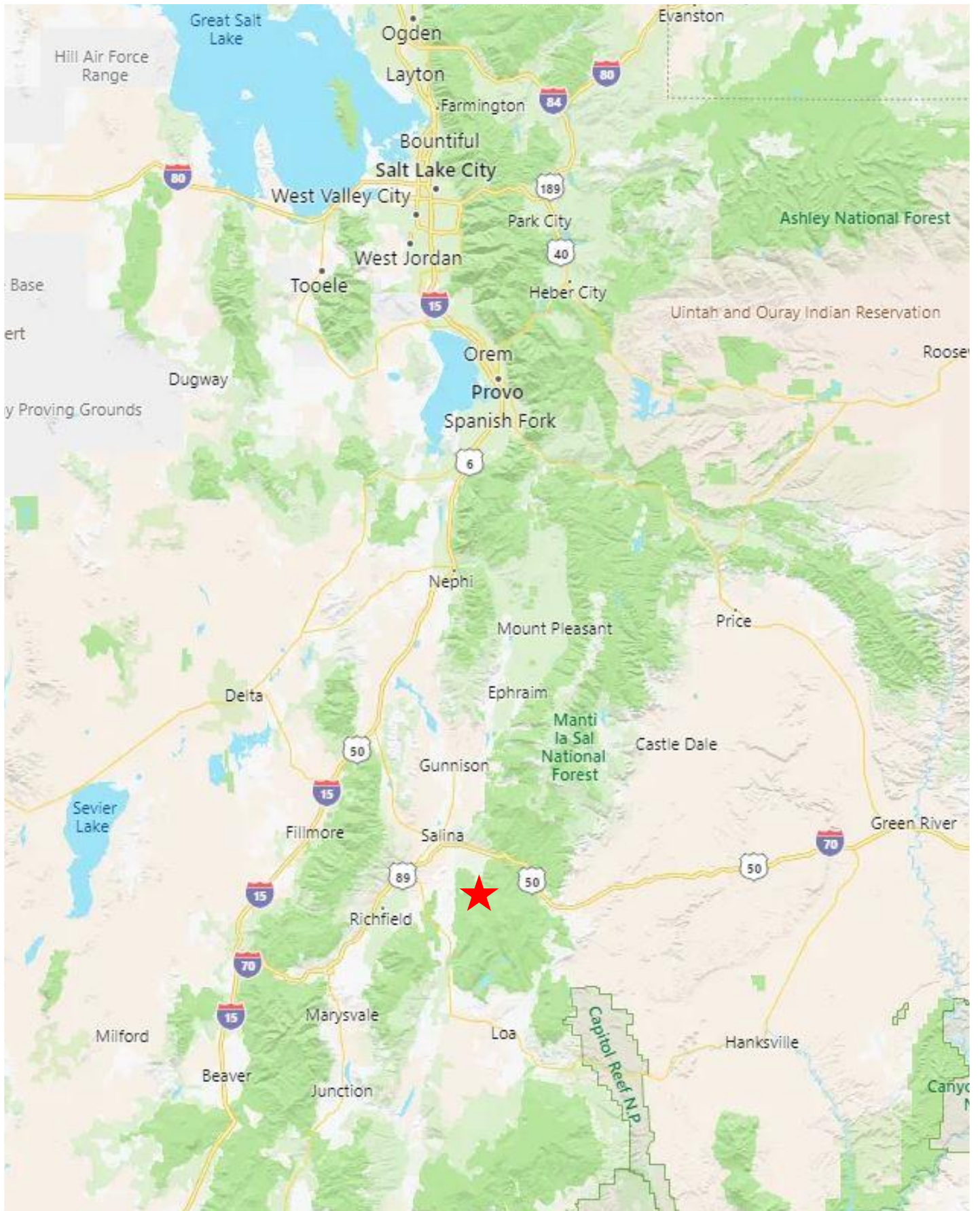
Over the years other crops raised at Lost Creek and Gates Creek include barley, oats, wheat, corn, milo, alfalfa, and a variety of pasture mixes. Vegetable gardens were maintained at both locations and the usual milk cow, pig and chickens were also kept for personal consumption. At various times the ranch has supported sheep and cattle--since 1990 exclusively cattle. Elk were introduced in 1928 and some were reportedly corralled and fed hay at Gates Creek for a couple of months.

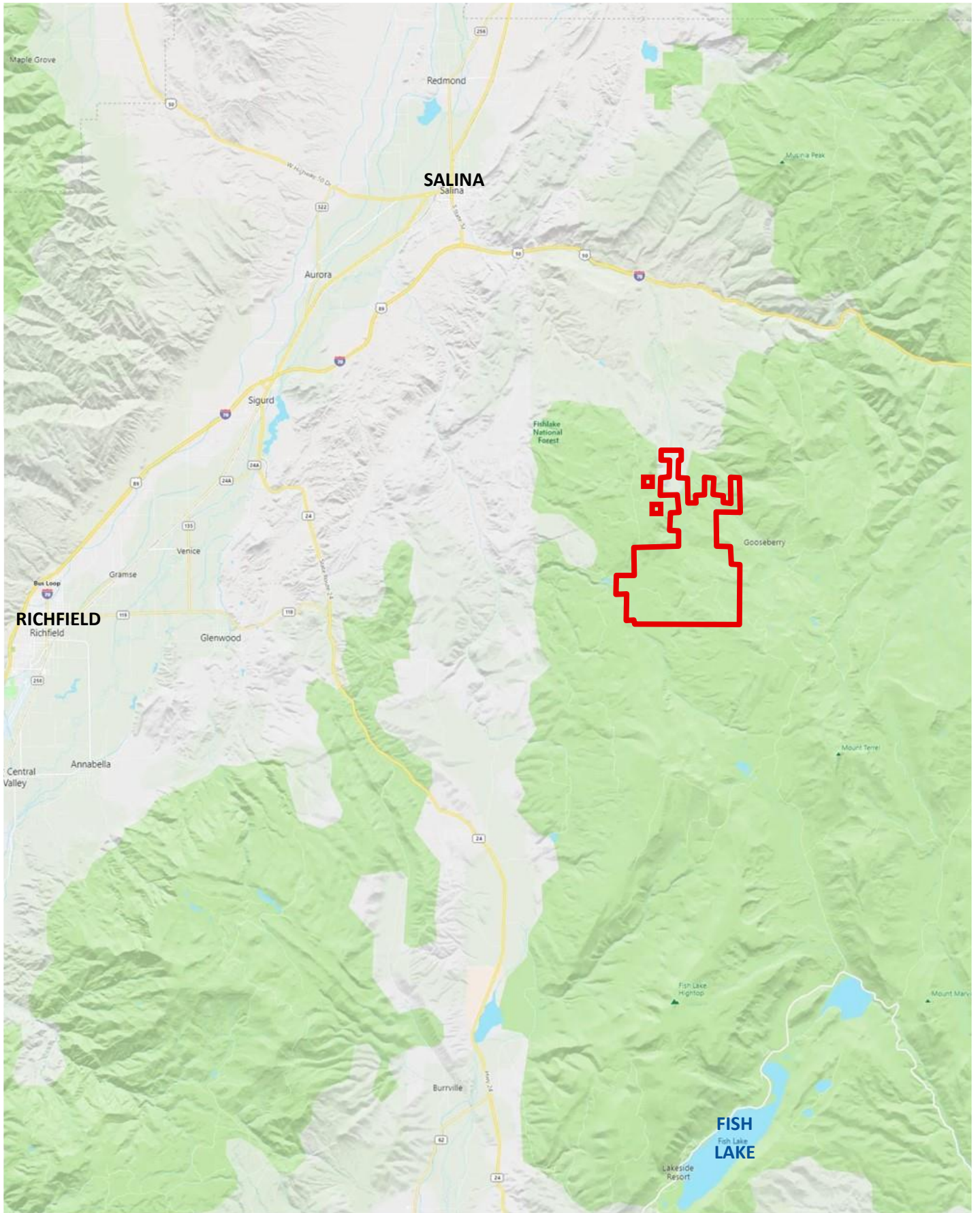
In 1986 Dan C. Jorgensen, a grandson of Enoch, purchased the Jorgensen Ranch from the various descendants of Sam Jorgensen senior. The Jorgensen family has five generations involved with ranching in Sevier County. Dan also acquired the Freece Ranch in 1987, expanding the ranch to about 6,200 acres of deeded land. Dan rebuilt almost all the fences and modernized the Gates Creek irrigation system with a sprinkling system, also adding a small hydro-electric plant on the 10” pipeline. Later Dan added a solar system. In the early 2000s Dan built a large shop, barn and log home at Gates Creek. The Gates Creek home was built using two pioneer cabins, one circa 1860 and the other circa 1870.

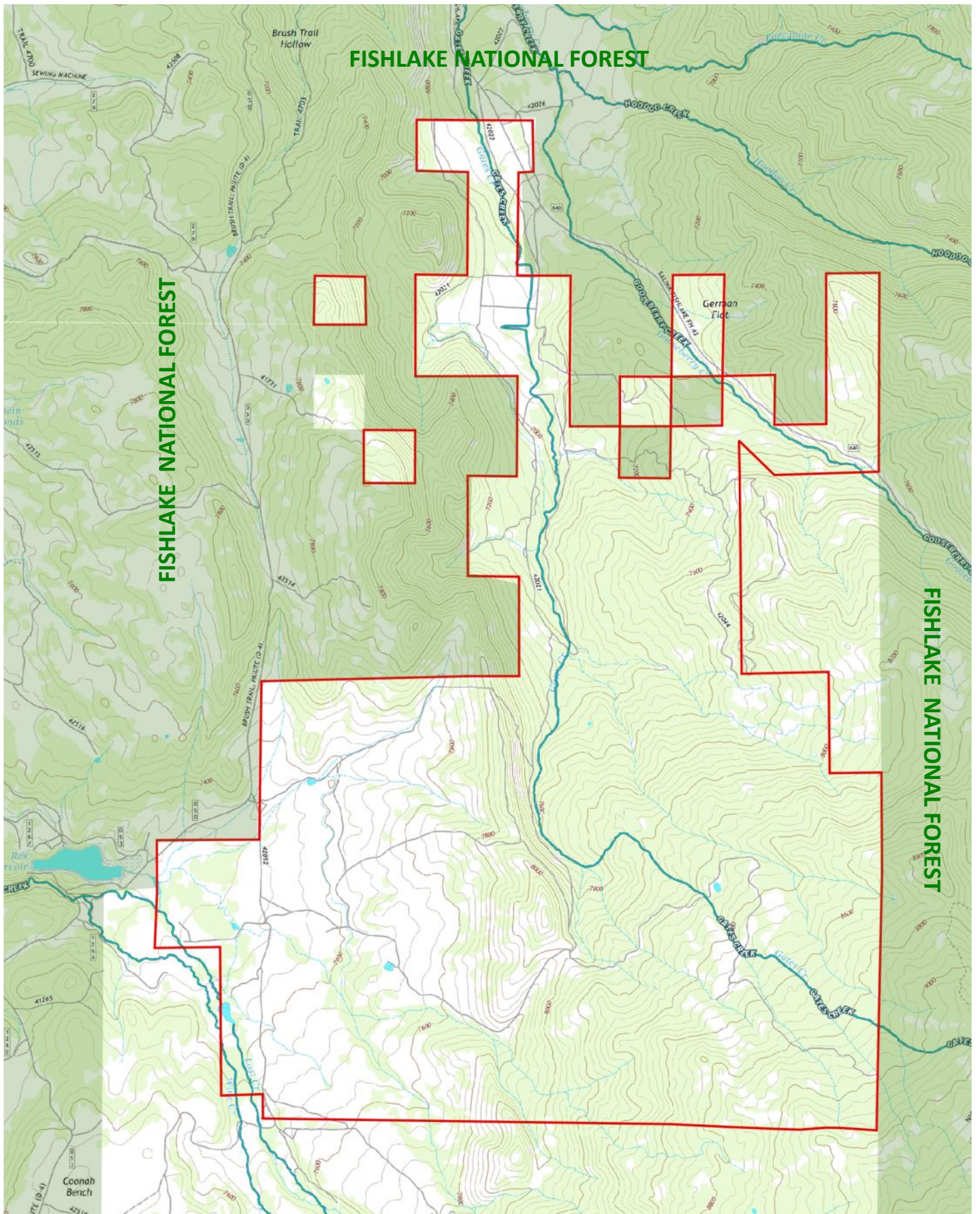
The current Bar J Ranch is said by many to be the best ranch in the region, for its grazing, water, rich abundance of game, and its breath-taking beauty. If you visit the ranch it will quickly become a part of you, and the worries of civilization will be left long behind.

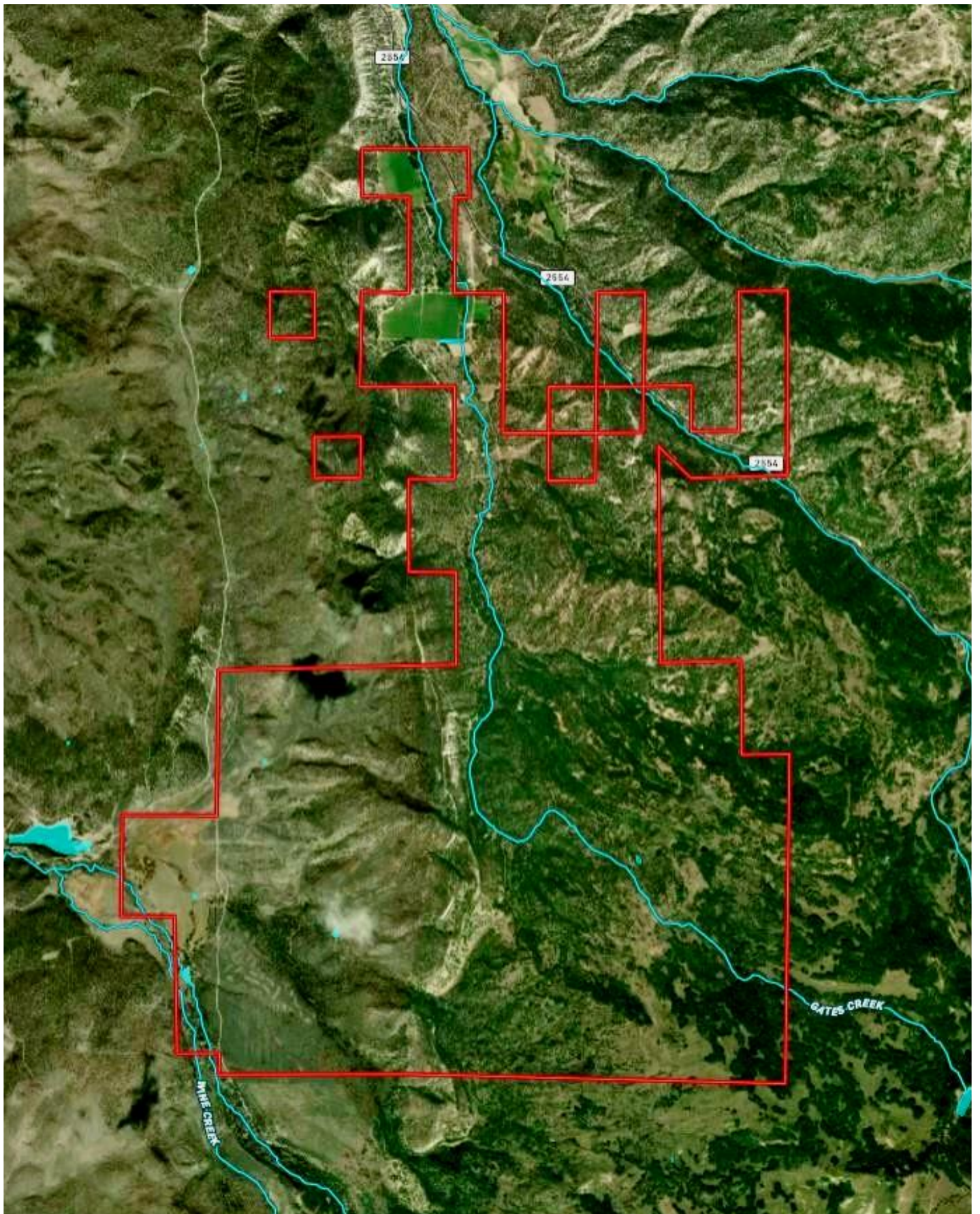
~ Written by Dan Jorgensen Sr, April 2019



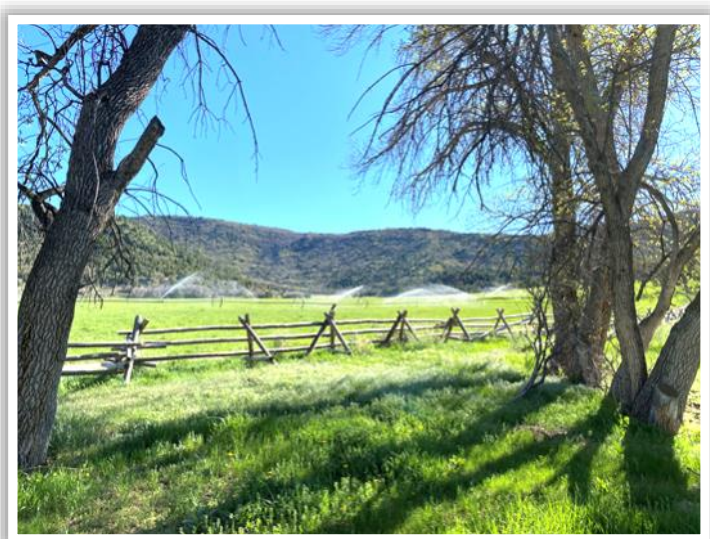








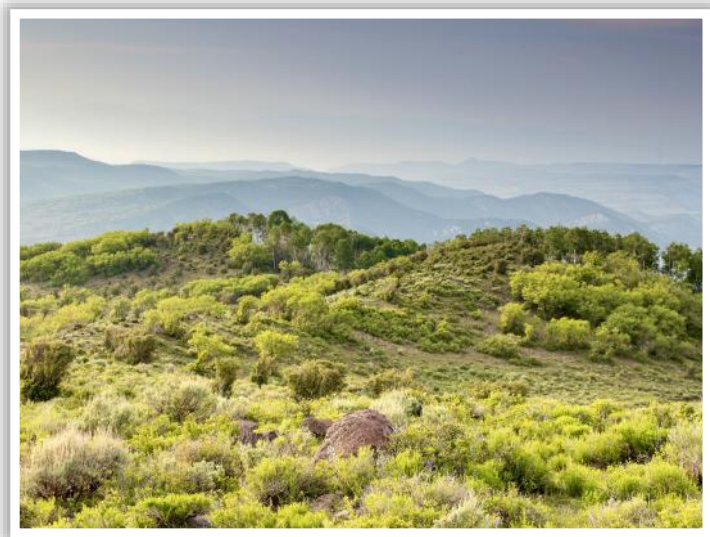
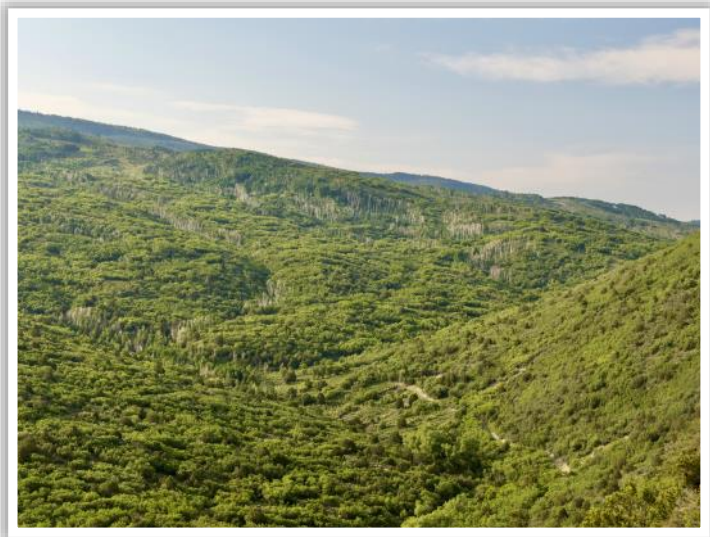
GATES CREEK FARMS & HOMESTEAD



LOST CREEK VALLEY & HISTORIC HOMESTEAD



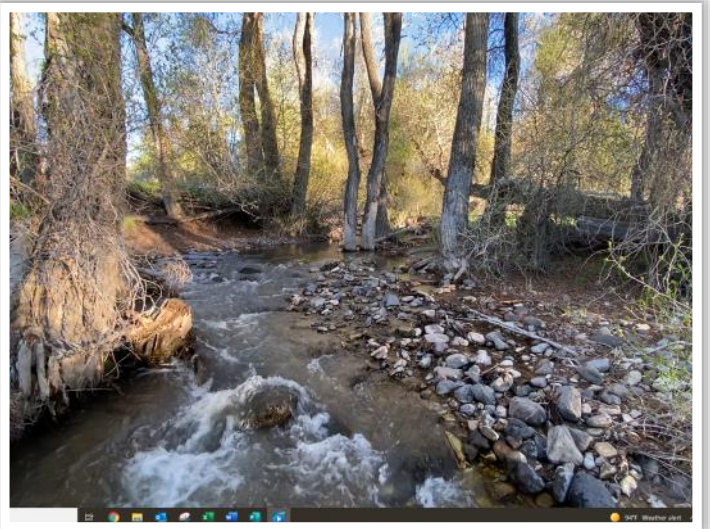
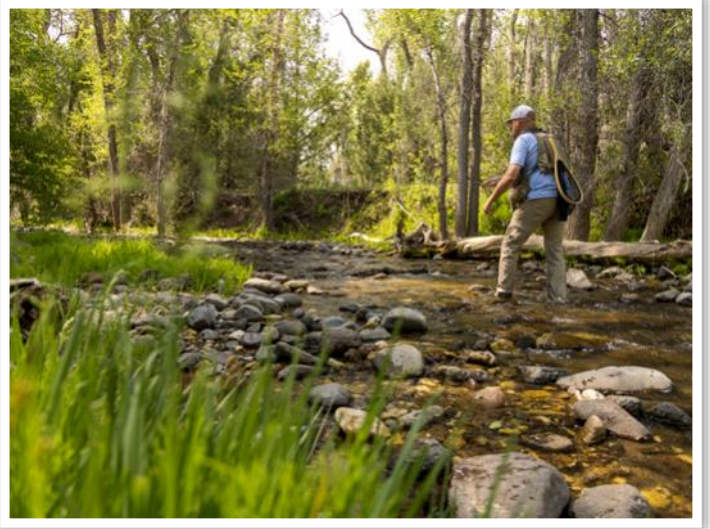
MID ELEVATION LANDSCAPES



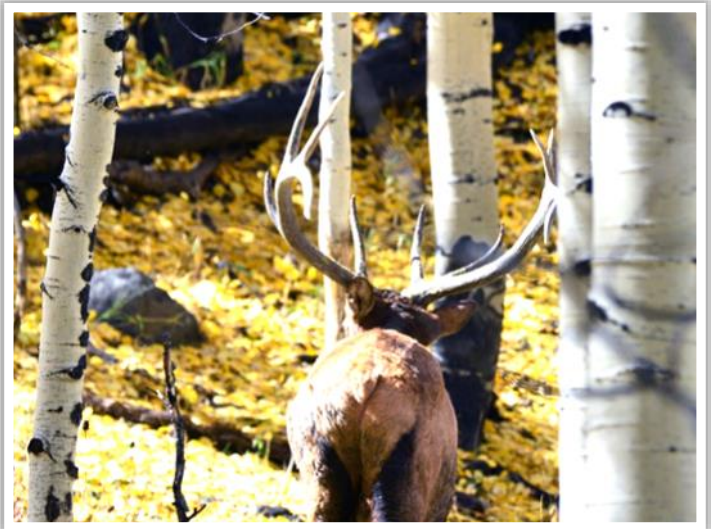
HIGH ELEVATION LANDSCAPES



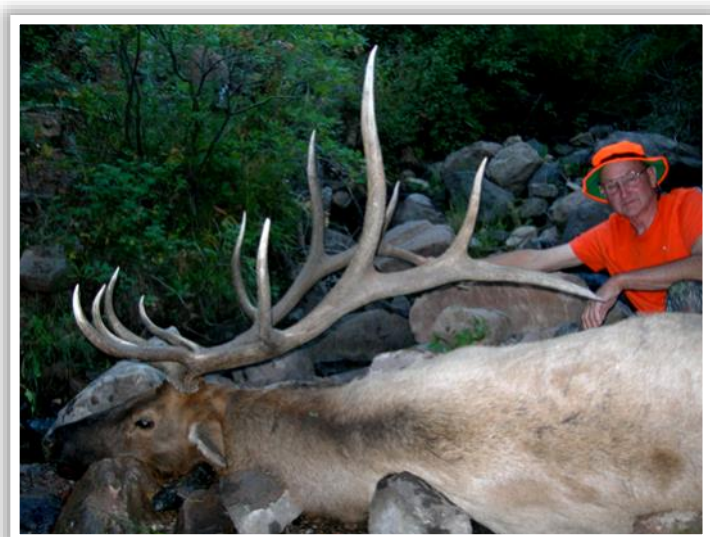
LIVE WATER



LIVE ELK (ALL PHOTOS TAKEN ON RANCH)



ELK HARVEST PHOTO GALLERY



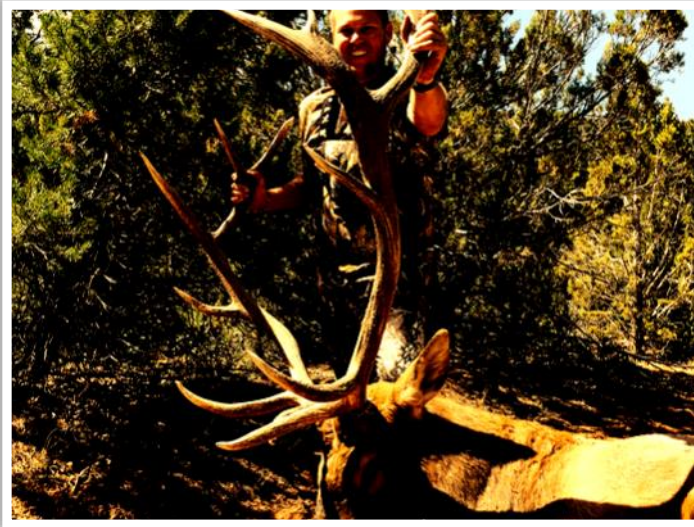
ELK HARVEST PHOTO GALLERY



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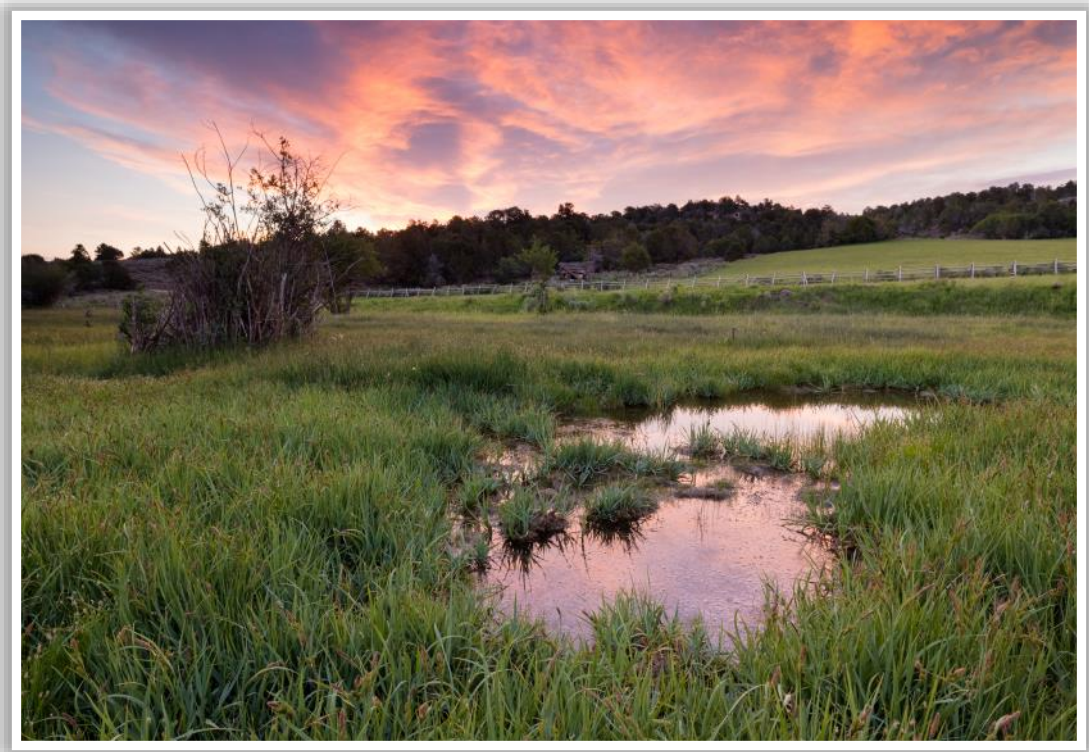


ELK HARVEST PHOTO GALLERY



ELK & DEER HARVEST PHOTO GALLERY





THANK YOU FOR CONSIDERING THE

BAR J RANCH

6,234 Acres

Lost Creek, Sevier 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.