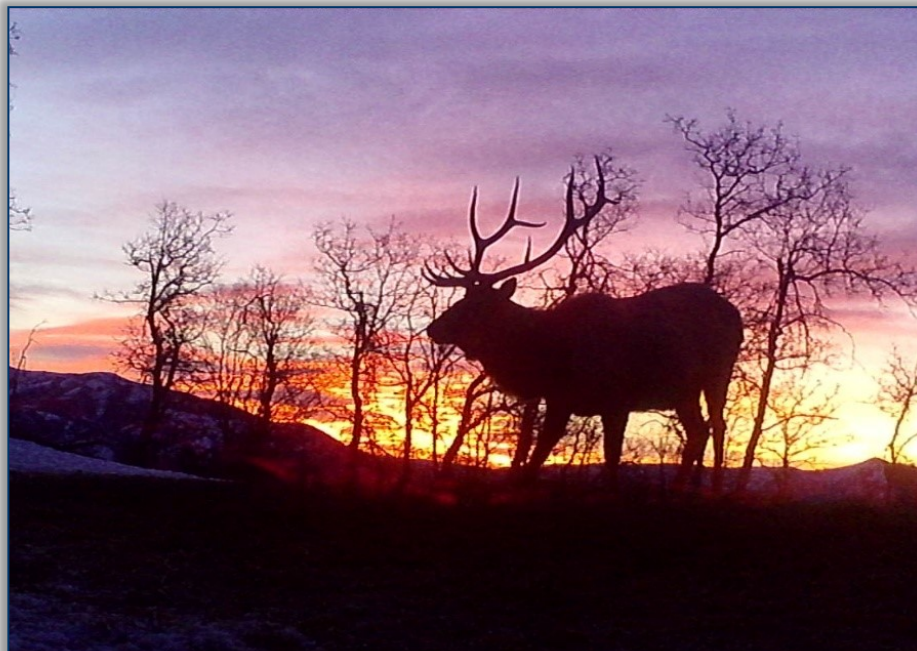


CHRISTIANSEN PRESERVE

866.32 +/- Acres



Located in
Porterville | Morgan County | Utah



John W. Hansen
Principal Broker
801-540-2000 (c)
jhansen@johnwhansen.com

OVERVIEW

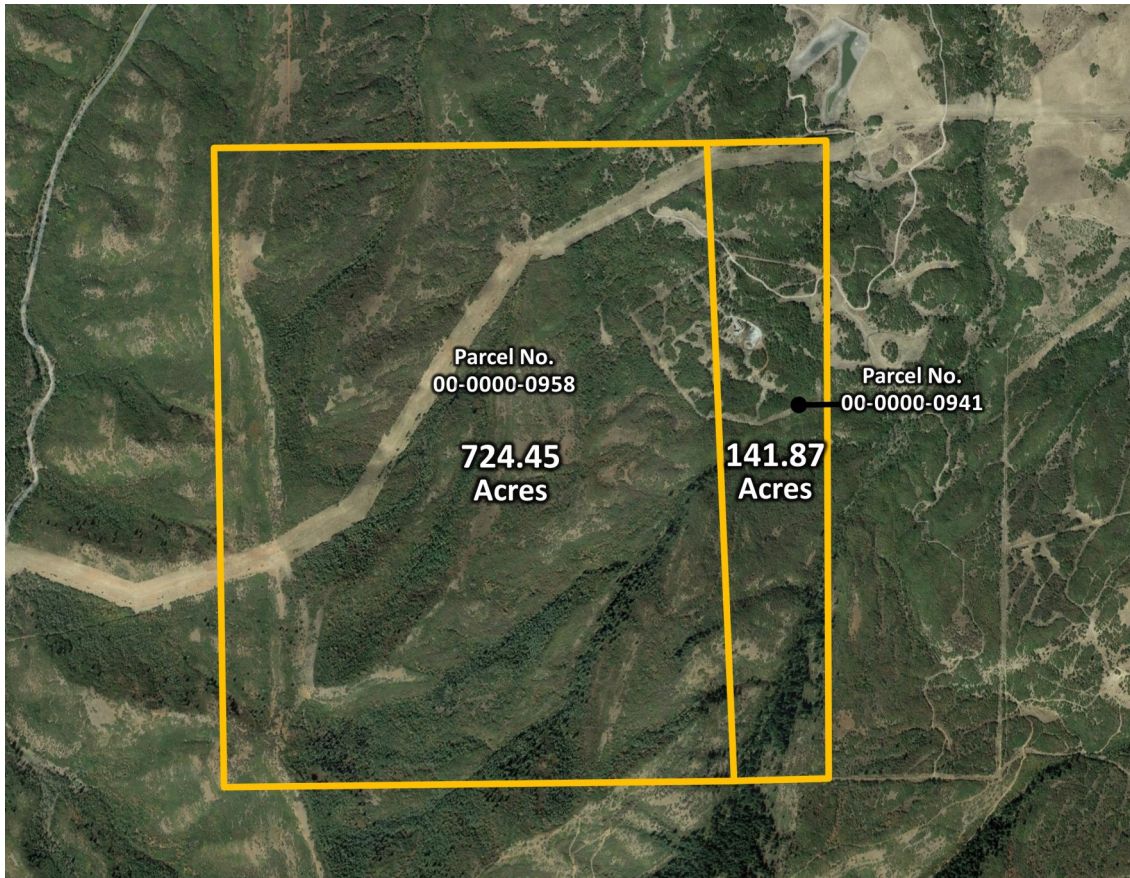


This property is located in Porterville, Morgan County, UT. It consists of 866.32 +/- acres of pristine recreational & hunting property with an incredible location minutes from East Canyon Reservoir. Commonly referred to as the 'Preserve', this exceptional piece of recreational property has been managed to enhance all the hunting and outdoor activities commonly sought in similar properties at much higher prices. Lots of space for driving ATVs and Snowmobiles.

Only 50 minutes from the Salt Lake City/Park City area, and just 40 minutes from Ogden, this piece of property boasts extraordinary year round hunting opportunities without needing to load up the 5th-wheel camper and drive for hours just to get there.

Elevation ranges from about 5,600' to 7,300' providing a range of habitat.

PROPERTY DESCRIPTION



<u>Parcel No.</u>	<u>Acreage</u>	<u>Zoning</u>
00-0000-0958	724.45	F-1 (Forestry District)

Legal Description: All of Sec 2, T2N, R2E, SLB&M

<u>Parcel No.</u>	<u>Acreage</u>	<u>Zoning</u>
00-0000-0941	141.87	F-1 (Forestry District)

Legal Description: The W PT of Sec 1, T2N, R2E, SLB&M

Offering Price

\$4,750,000

*Acreage was obtained from Morgan County Records.

DWELLINGS

The Preserve consists of one main cabin (living room, full kitchen, bedroom, bathroom, & loft) with propane, solar & running water. There are an additional 5 guest cabins that also have propane & solar electricity. There are also 2 bathrooms (one full, one half) located between the main cabin and the guest cabins. Complete off the grid living!



DWELLINGS



HUNTING

The Preserve boasts plentiful amounts of bull elk, mule deer, turkeys, small game, furbearers, mountain lion, black bear, grouse, and more! Springs and ponds located throughout the property provide excellent animal habitat.

Bull Elk: Over the counter general season

Buck Deer: General season draw

Turkey: Spring early draw, spring general season over the counter, fall general over the counter

Mountain Lion: Draw

Bear: Draw

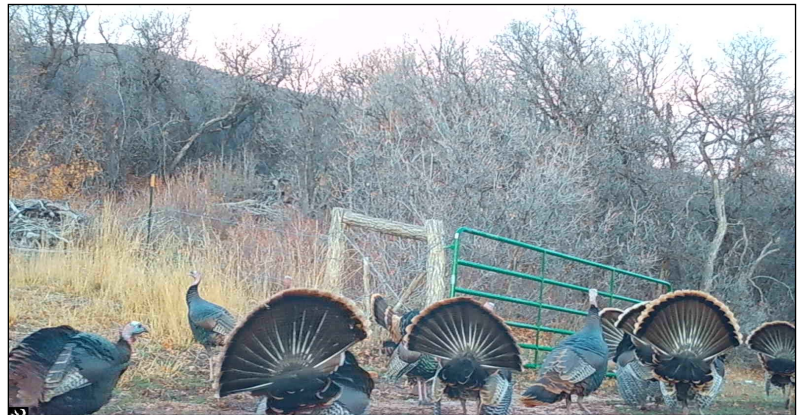
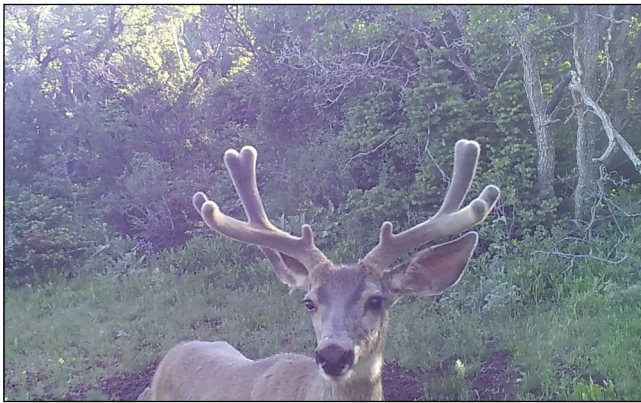


HUNTING

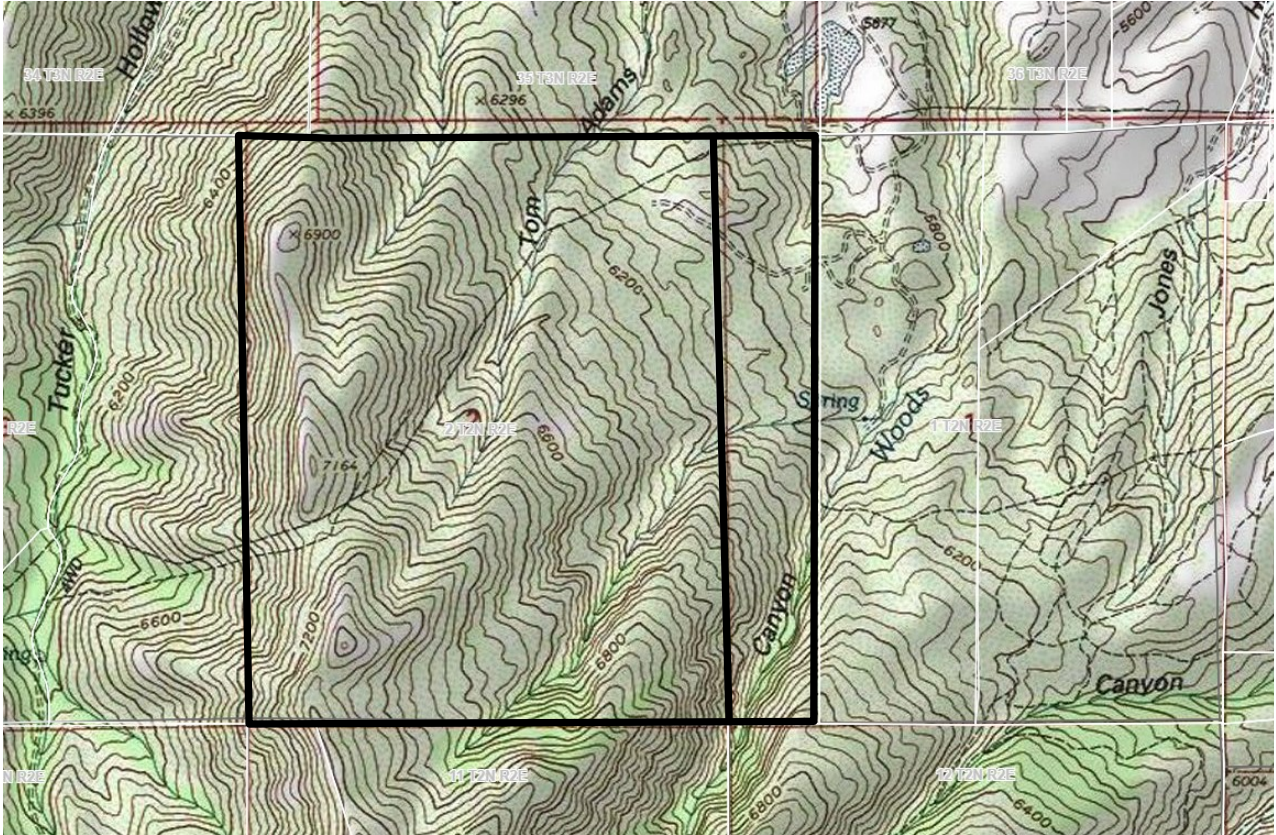
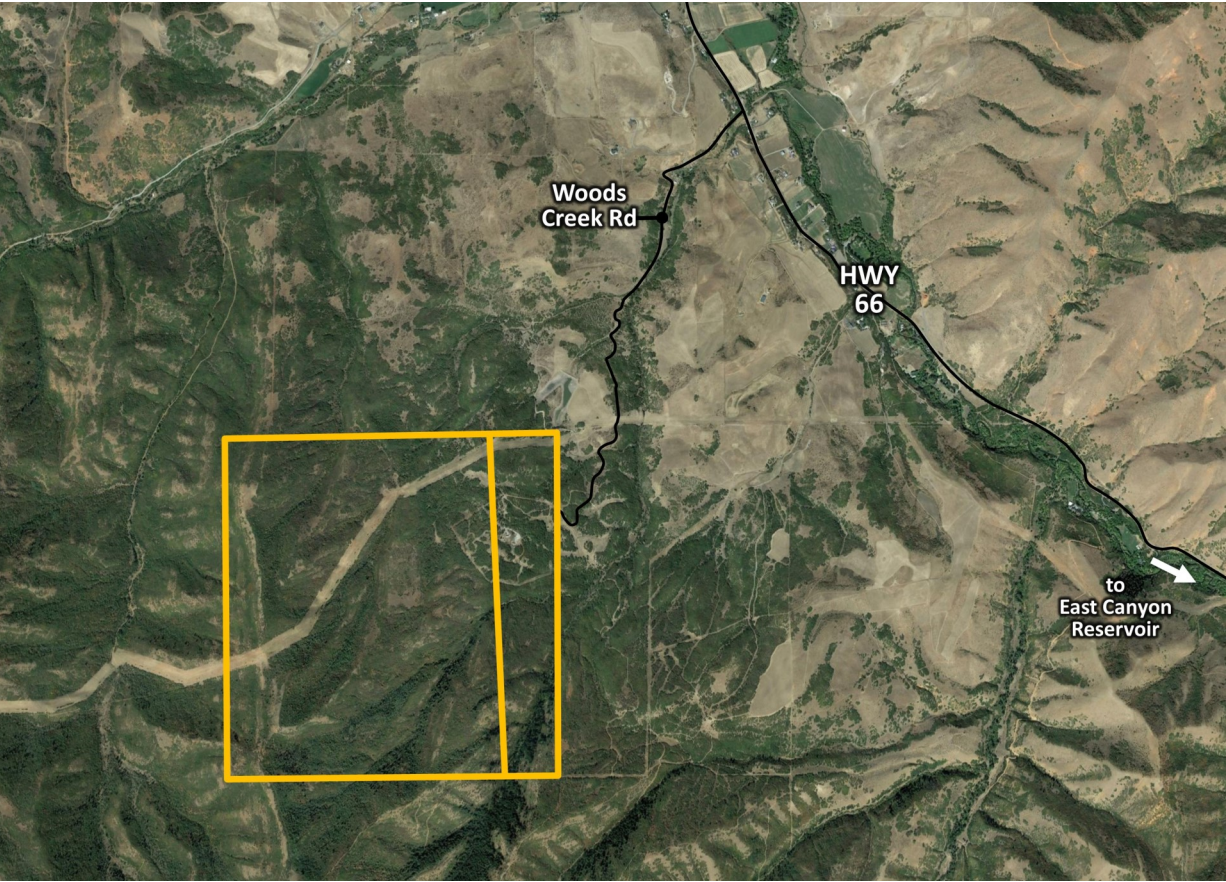


*Note: Private trout pond currently under reconditioning as of August 2022 for the installation of a pond liner.

HUNTING



MISC. MAPS



AERIALS



AERIALS

