



EAGLEFORD RANCH

±820 Acres | Wasatch County, Utah

2265 E Murray Holladay Road, Suite 206, Holladay, Utah 84117

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UTWA68569 - 02.09.2021

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PROPERTY OVERVIEW

LOCATION The Property is located directly east of Victory Ranch Community, minutes from Park City & Deer Valley, less than an hour to Salt Lake City or Provo.

SIZE ±820 Acres

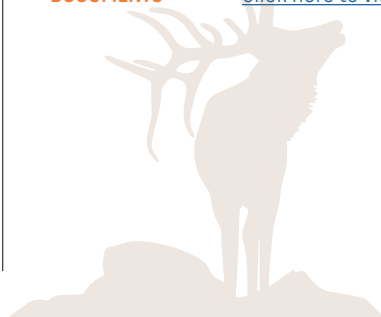
PRICE \$25,000,000

PARCELS 00-0008-1161
00-0008-1278
00-0008-1294
00-0015-5528
00-0008-1286
00-0015-5908
00-0021-0370
00-0008-1179

ZONING Residential, Agriculture & P-160 Preservation

COUNTY Wasatch County

DOCUMENTS [Click here to view Documents.](#)

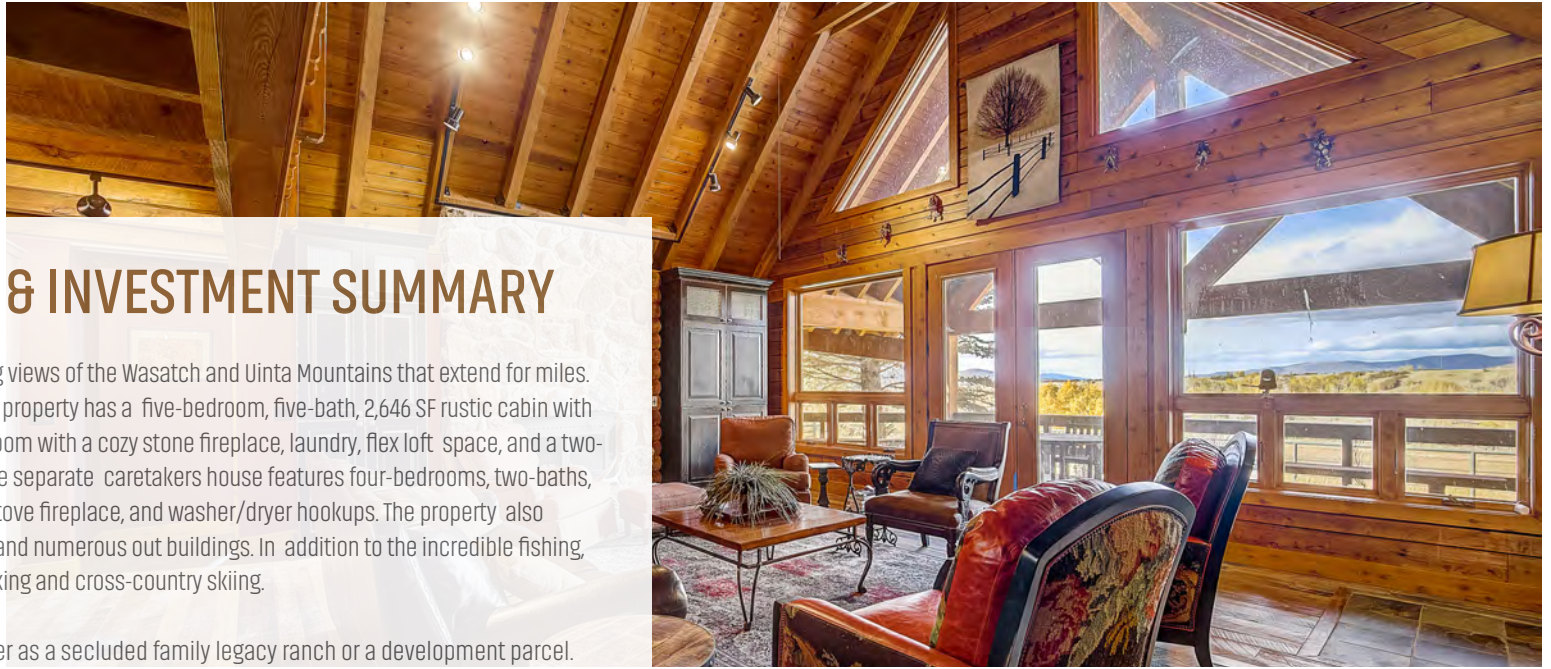




INTRODUCTION & INVESTMENT SUMMARY

This private estate features stunning views of the Wasatch and Uinta Mountains that extend for miles. Currently an iconic family ranch, the property has a five-bedroom, five-bath, 2,646 SF rustic cabin with a gourmet kitchen, beautiful living room with a cozy stone fireplace, laundry, flex loft space, and a two-car attached garage. Additionally, the separate caretakers house features four-bedrooms, two-baths, lots of living space, wood-burning stove fireplace, and washer/dryer hookups. The property also comes equipped with corrals, barn, and numerous out buildings. In addition to the incredible fishing, the land itself offers spectacular hiking and cross-country skiing.

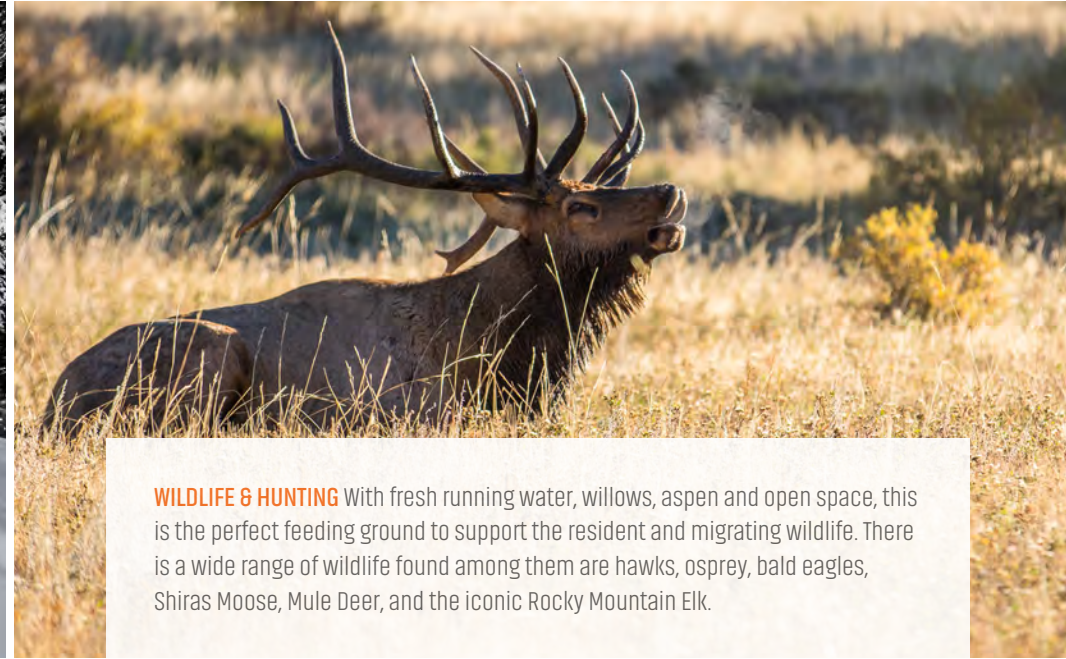
This is an amazing opportunity either as a secluded family legacy ranch or a development parcel. This 820+ acre property is located directly east of Victory Ranch Community, minutes from Park City & Deer Valley, less than an hour to Salt Lake City.



ATTRACTIONS & AMENITIES



SKIING Located between the majestic Wasatch Range and Uinta Mountains, Eagleford Ranch views are iconic with access to Deer Valley Resort and cross-country skiing.



WILDLIFE & HUNTING With fresh running water, willows, aspen and open space, this is the perfect feeding ground to support the resident and migrating wildlife. There is a wide range of wildlife found among them are hawks, osprey, bald eagles, Shiras Moose, Mule Deer, and the iconic Rocky Mountain Elk.



FISHING Knowing Provo River has the Blue River status, the ½ mile water access assures the fishing quality and experience is top notch. Blue Ribbon status certifies the water is reviewed by the Utah Division of Wildlife biologists and the Advisory Council to sustain a healthy fish population delivering a quality fishing experience.



[Click here to view more photos of the property.](#)



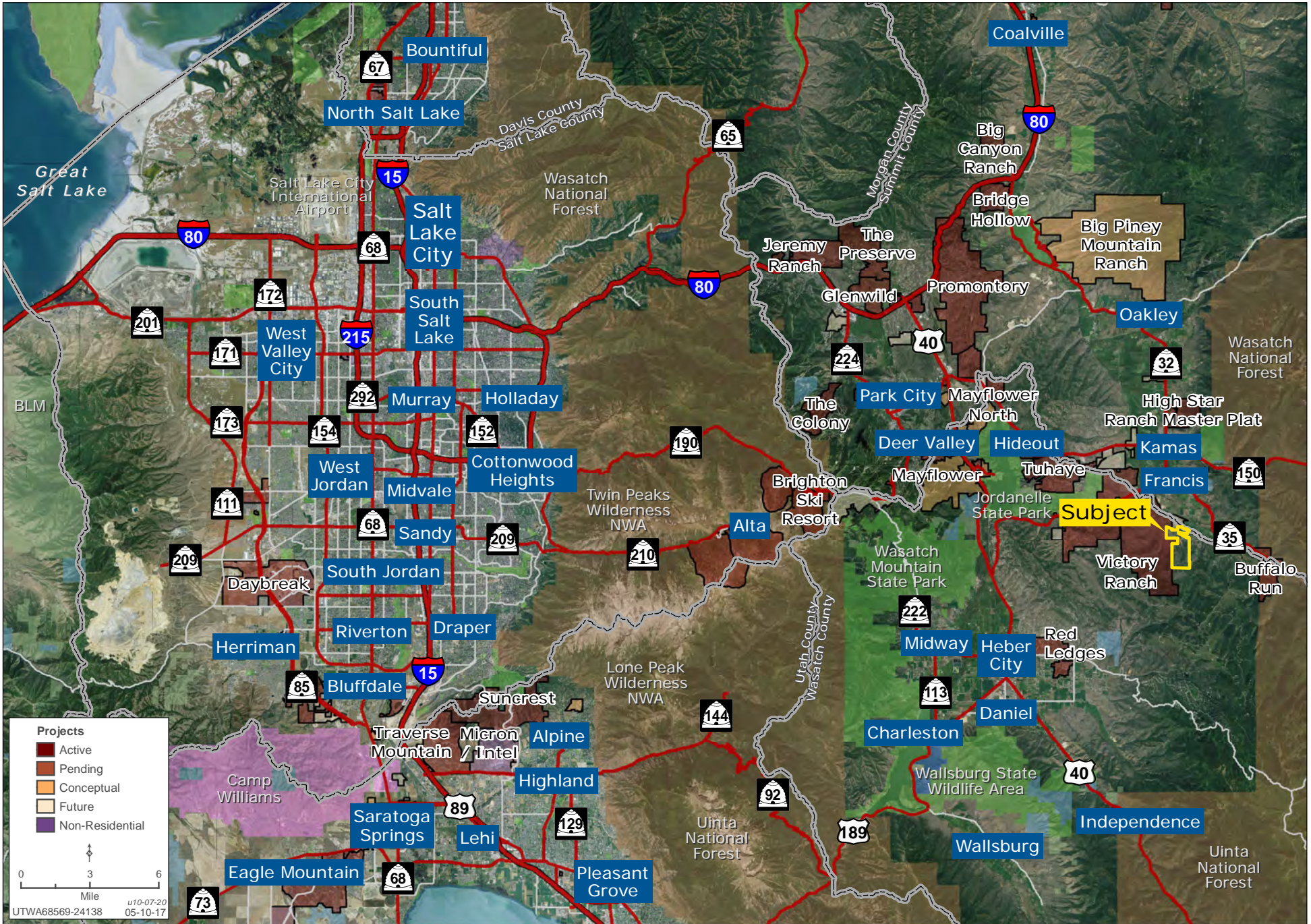
PARK CITY MARKET

Everyone knew that the 3rd quarter statistics would be extremely telling, and they did not disappoint. The latest stats revealed the most active 3rd quarter in over 15 years! In short, the “urban exodus” fueled the strongest seller’s market seen in the Wasatch Back. The lowest interest rates in over 50 years have also added additional impetus, and inventory levels are now at an 8-year low as more people look to move to our wonderful mountain communities.

As the pandemic stretches on, there is heightened awareness that both “work from home” and “home schooling” in a variety of forms can be in harmony, given the right property choice. And outdoor gathering spaces have never been as important to consumers. So for homeowners who are thinking of selling, this is an outstanding market for a property with the right amenities.

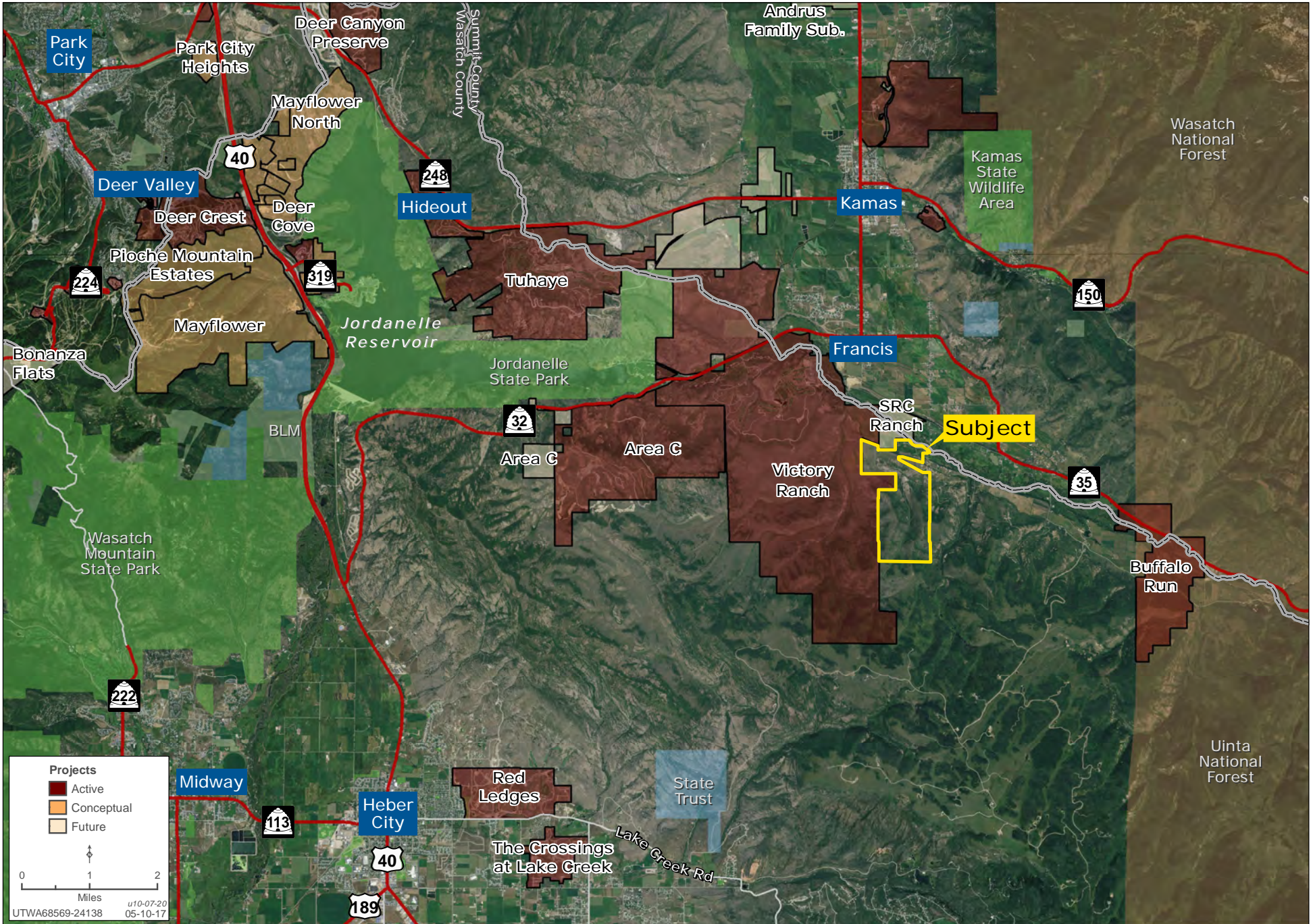
[Click here to view the Wasatch Back 3rd Quarter 2020 Market Snapshot by Utah Luxury Real Estate Group.](#)





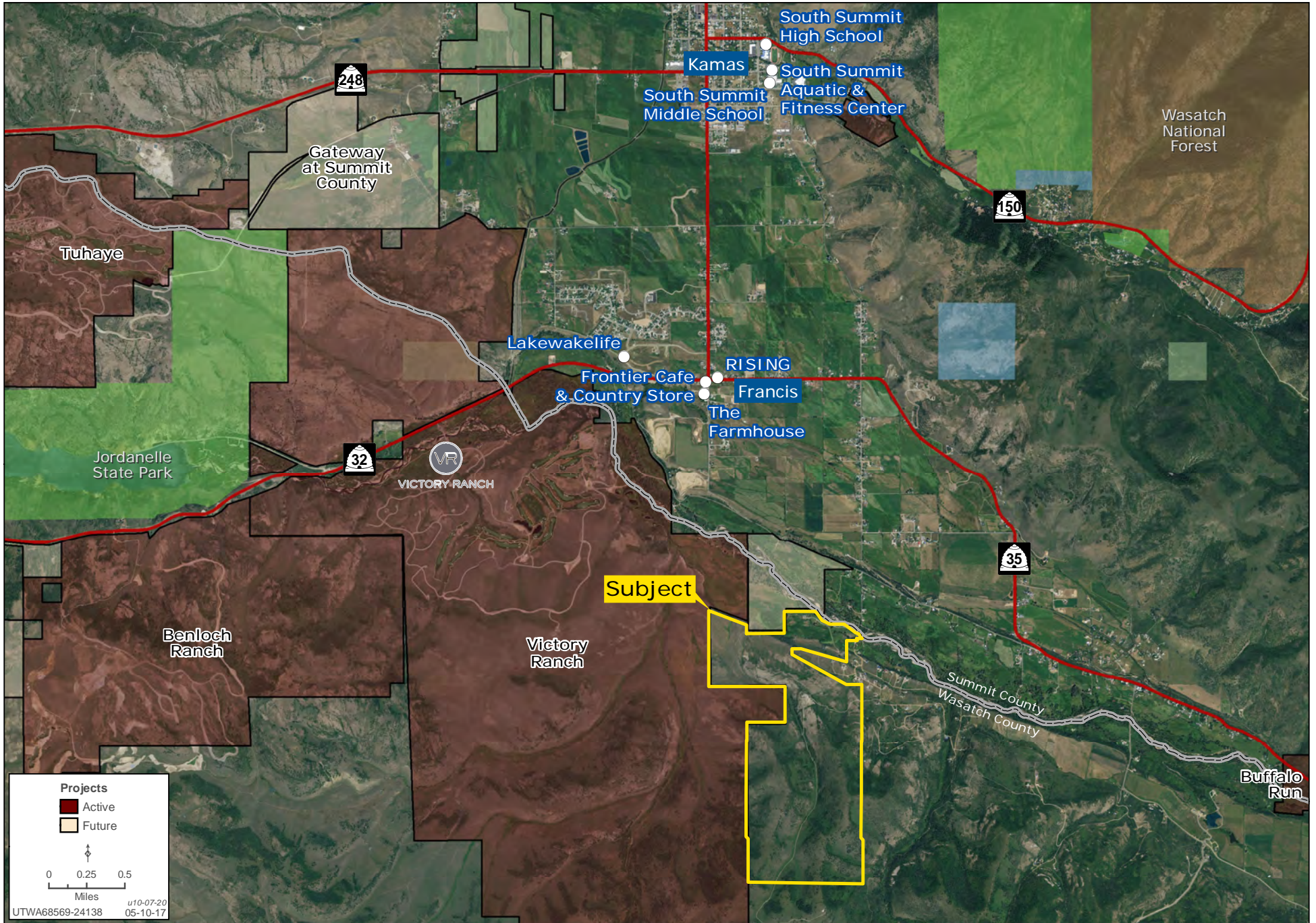
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Development



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Amenities



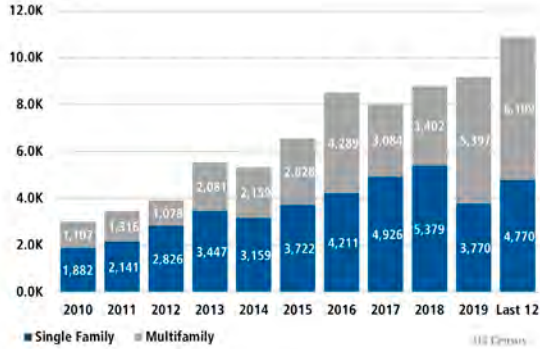
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NEW HOUSING TRENDS¹

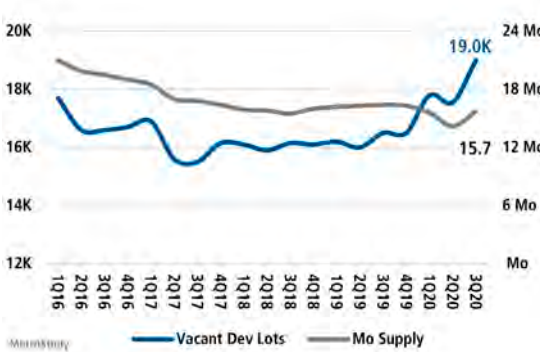
Single & Multi-Family Permits



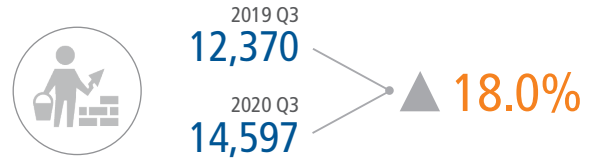
Median Price New & Existing Homes



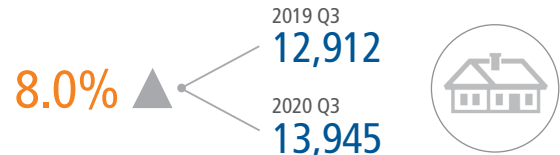
Vacant Developed Lot Supply



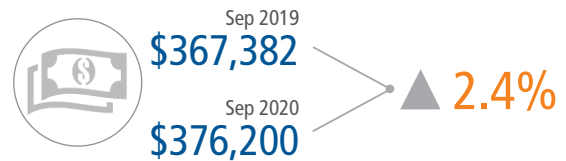
ANNUALIZED SF NEW HOME STARTS



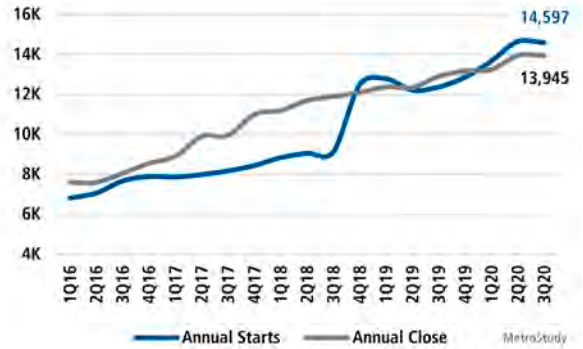
SF NEW HOME CLOSINGS



MEDIAN SINGLE FAMILY NEW HOME PRICE



Annual Starts vs Closings



MLS RESALE STATISTICS - SALT LAKE COUNTY²

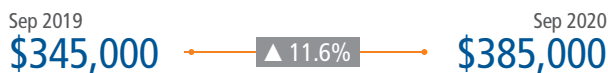
CLOSED SALES



SF DAYS ON MARKET



SF MEDIAN SALE PRICE



MONTHS OF INVENTORY



ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

SALT LAKE CITY

Apr 2020 Sep 2020

11.3% **5.2%**

▼ -6.1%

UTAH

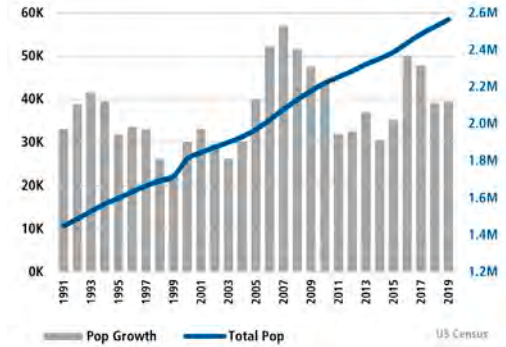
Apr 2020 Sep 2020

10.4% **4.7%**

▼ -5.7%



Population Growth & Total Population



TOTAL NONFARM EMPLOYMENT (in thousands)

SALT LAKE CITY

Sep 2019 Sep 2020

755.2 **739.8**

▼ -2.0%

UTAH

Sep 2019 Sep 2020

1,579 **1,559**

▼ -1.2%



30 Year Fixed Mortgage Rate



EMPLOYMENT CHANGE

SALT LAKE CITY

Annualized Employment Change*

-0.7%

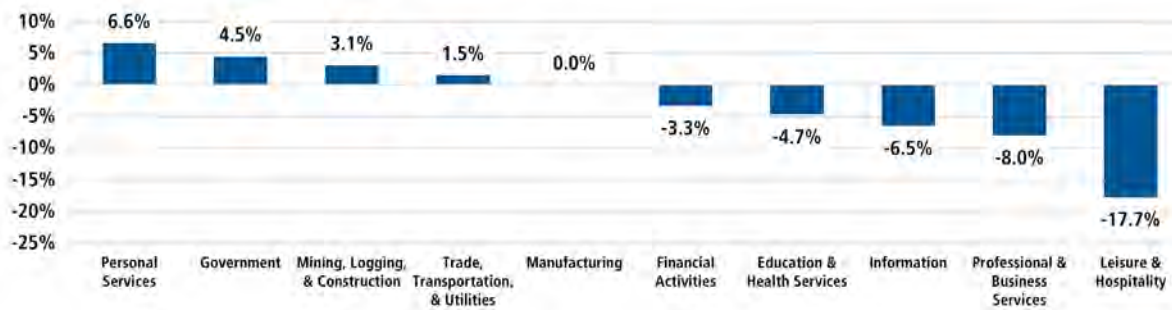
UTAH

Annualized Employment Change*

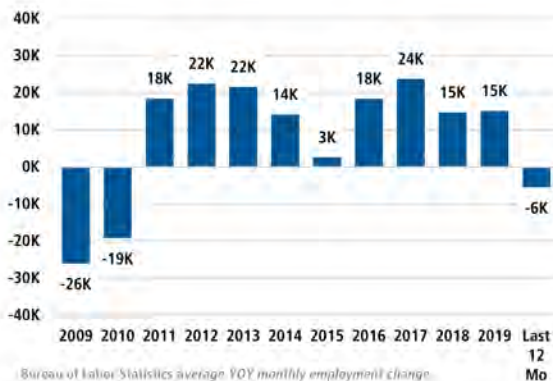
-0.2%



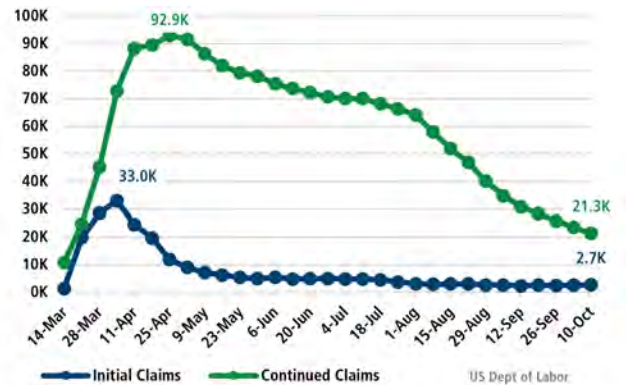
YOY Change in Employment By Sector



Change in Employment



UT Unemployment Benefits Claims



Sources: (3) Bureau of Labor Statistics
*Seasonally Adjusted



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