

The Historic
"CAT RANCH"

520 Acres

Henry Mountains, Garfield County, Utah



A5 REAL ESTATE

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OFFERING & PROPERTY FACTS

OFFERING PRICE AND TERMS

- Price: \$3,500,000
- Terms: Cash due at Closing
- Showings: Buyer qualification is required prior to showings
- Offers: All offers need to include proof of Buyer's funds

SUMMARY OF PROPERTY FACTS

- The historic "Cat Ranch" is available for the first time in decades
- Extremely rare private inholding in the Henry Mountains
- Located south of Hanksville, strategic to several National Parks, Monuments, & Recreation Areas
- Surrounded by world famous mule deer hunting in the Henry Mtns unit
- The wild buffalo herds that free-roam "The Henrys" are a major attraction
- The Cat Ranch has a year-round creek and irrigation rights for 80 acres
- Located on the flanks of 10,741 ft Mount Hillers, with views of 11,522 ft Mount Ellen
- BLM inholding, and bordered on three sides by the Mount Hillers Wilderness Study Area
- 3,200 sq.ft. home and garage building, and large free-standing shop with full off-grid utilities
- Evidence of native american inhabitants is easily found scattered across the ranch
- The "one-of-a-kind" label is not misplaced when describing the Cat Ranch



WILDLIFE AND HUNTING

WORLD CLASS TROPHY MULE DEER

- The Henry Mountains are considered by many avid hunters and wildlife experts, to be the single best hunting unit in the western United States for consistently producing record book mule deer bucks.
- The Henry Mountains mule deer hunting unit is classified as a “premium limited entry unit”, and is carefully managed by the Utah Division of Wildlife Resources which limits the annual hunting tags offered. The goal is to protect and foster the very highest trophy quality bucks in the state of Utah based on genetics and antler size.
- The vast majority of the Henry Mountains are public lands, and the Cat Ranch is a true rarity, a private “in-holding” located in the very heart of this world renowned hunting unit. The ranch’s extremely rare water rights and irrigated lands, make it an absolute wildlife magnet for these famed deer herds.

AMERICAN BISON

- The Henry Mountains Bison Herd was created in 1941 when 18 bison, including three bulls, were moved from Yellowstone National Park and released near the Dirty Devil River, south and east of Hanksville, Utah. An additional five bulls were added to the population in 1942. The Henry Mountains are currently home to approximately 350 American bison.
- Via genetic testing of mitochondrial and nuclear DNA, the Henry Mountains bison herd was recently shown to be one of only three free-roaming and genetically purebred bison herds on public lands in the United States. The other two American herds are in Yellowstone National Park, and Wind Cave National Park in South Dakota.
- The herd has gradually moved toward the Henry Mountains, frequenting elevations up to 10,000 ft. The Henry Mountain herd has been brucellosis-free since 1963. Brucellosis is a bacterial disease that was imported with non-native domestic cattle to North America.
- Since the bison on the Henry Mountains are healthy and reproduce easily, the herds have grown large which has allowed the Utah Division of Wildlife Resources to transplant animals to other areas in the state, and to issue special licenses annually to hunt the animals and help reduce the excess population.

OTHER HUNTING, WILDLIFE AND BIRDS

- Elk inhabit and can be hunted on the Henry Mountains, along with Turkeys, Mountain Lions, and bears, all of which can be hunted on the ranch with the proper permits obtained through the Utah DWR.
- Small game and upland birds also thrive, attracted by rare abundance of water on the Cat Ranch.



Photo taken by A5 Real Estate on Henrys



Photo credit library.sandiegozoo.org



Photo taken by A5 Real Estate on Henrys

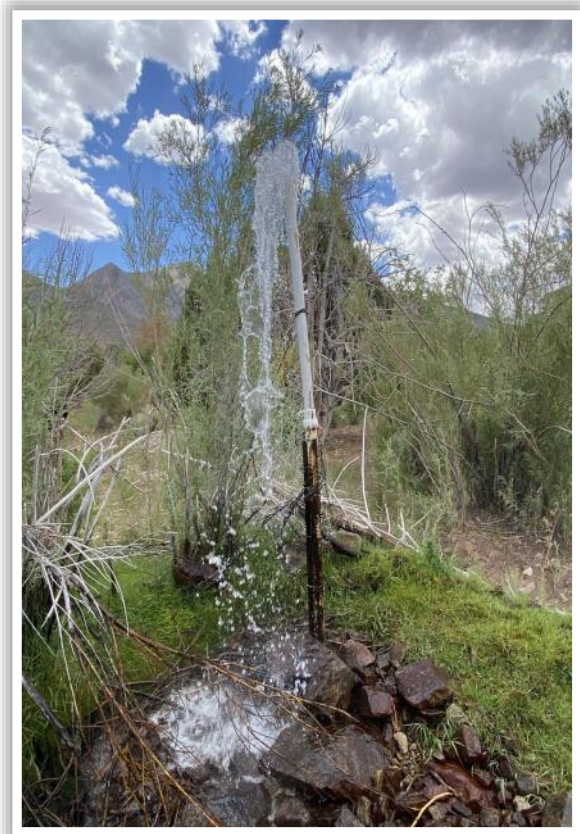
WATER & IRRIGATION

WATER & IRRIGATION

- Cove Creek and Speck Creek, small mountain spring fed creeks, flow through the Cat Ranch.
- An extremely unique and valuable water right to irrigate 80 Acres of land is included with the Cat Ranch, and irrigation and water distribution is managed by ditches and flood irrigation.
- A lawn area, orchard, and two farm fields are irrigated with water piped and diverted from Gibbons Reservoir, a small 19 acre-foot capacity earthen dam, which is located just above the homestead area and can be filled five times a year.

WATER RIGHTS (Utah Div. of Water Rights)

- * Right #95-496
- * Priority Date: 1901
- * Irrigation: 80 acres from 4/1 to 10/31
- * Stock: 400 livestock units
- * Domestic: 4 domestic units
- * Includes Gibbons reservoir storage right



IMPROVEMENTS - ZONING - TAX PARCELS

IMPROVEMENTS

- **Home**
 - * Functional 3,200 sq.ft. (inc. garage area) steel frame home nicely finished with three bedrooms, two bathrooms, kitchen and living area, skylights, and ladder-accessed loft area for play and bunking.
 - * Large attached garage with concrete flooring, and wall and roof insulation.
 - * Full off-grid utility system with solar, propane, septic, and a developed spring for culinary water.
- **Shop**
 - * Steel framed 1,600 sq.ft. shop for equipment protection and storage needs.
- **Historic Structures**
 - * Remnants of the original Cat Ranch homestead still exist, adding to the authentic historical charm

ZONING

- The ranch is located in unincorporated Garfield County and is zoned Agricultural (A).
- Residential use in this zone is allowed with a 6 acre minimum lot size.
- Click this [LINK](#) for Garfield County’s Agricultural Zoning Code

TAX PARCELS

- The ranch is comprised of three existing tax parcels administered by Garfield County, as summarized below.

Parcel #	Acres	Section/Township/Range	County Legal Description
20-0020-0461	80.00	Sect 11/T33S/R11E	THE E 1/2 OF THE SE 1/4 OF SEC 11 T33S R11E SLB&M
20-0020-0071	80.00	Sect 12/33S/11E	THE W 1/2 OF THE SW 1/4 OF SEC 12 T33S R11E SLB&M
20-0020-0072	360.00	Sect 23/33S/11E	THE NE 1/4 THE E 1/2 OF THE NW 1/4 THE E 1/2 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SEC 23 T33S R11E SLB&M
Total	520.00		



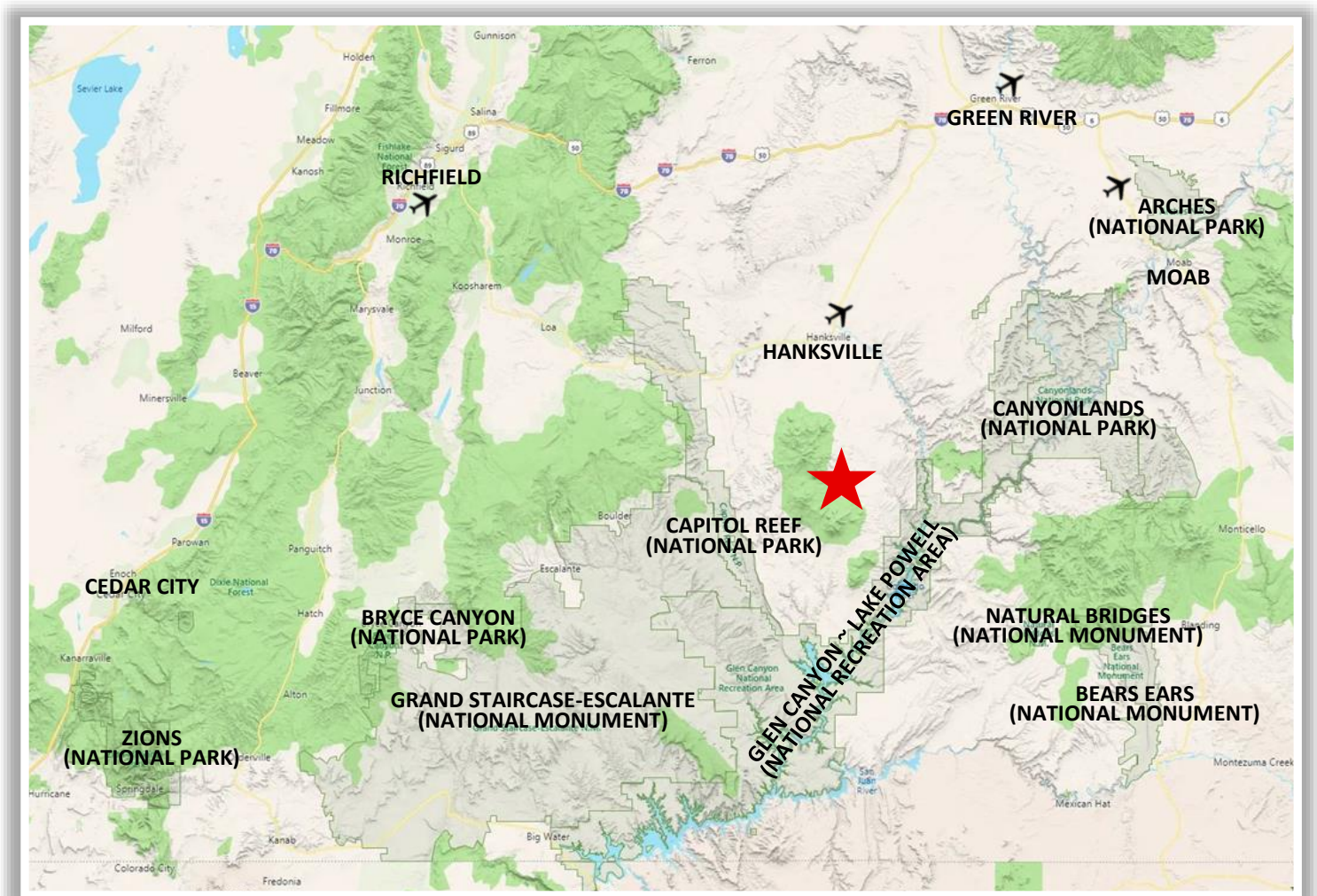
ACCESS - PROXIMITIES

DRIVING ACCESS & PROXIMITIES

- 6 miles to Paved State Road 276
- 37 miles to Hanksville
- 41 miles to Glen Canyon National Recreation Area (Lake Powell - Bullfrog Marina)
- 64 miles to Capitol Reef National Park
- 80 miles to Interstate-70
- 89 miles to Natural Bridges National Monument
- 93 miles to Green River
- 144 miles to Moab
- 152 miles to Canyonlands National Park
- 141 miles to Arches National Park
- 189 miles to Bryce Canyon National Park
- 268 miles to Salt Lake City

AIRPORT ACCESS

- **Hanksville Airport** (airnav.com/airport/KHVE), Runway 5,001 x 75 ft., asphalt, 4,454 ft elvtn
- **Green River Municipal Airport** (airnav.com/airport/U34), Runway 5,600 x 75 ft., asphalt, 4,234 ft elvtn
- **Richfield Airport** (airnav.com/airport/KRIF), Runway 7,100 x 100 ft., asphalt, 5,318 ft elvtn
- **Canyonlands Regional Airport** (airnav.com/airport/KCNY), Runway 7,360 x 100 ft., asphalt, 4,553 ft elvtn



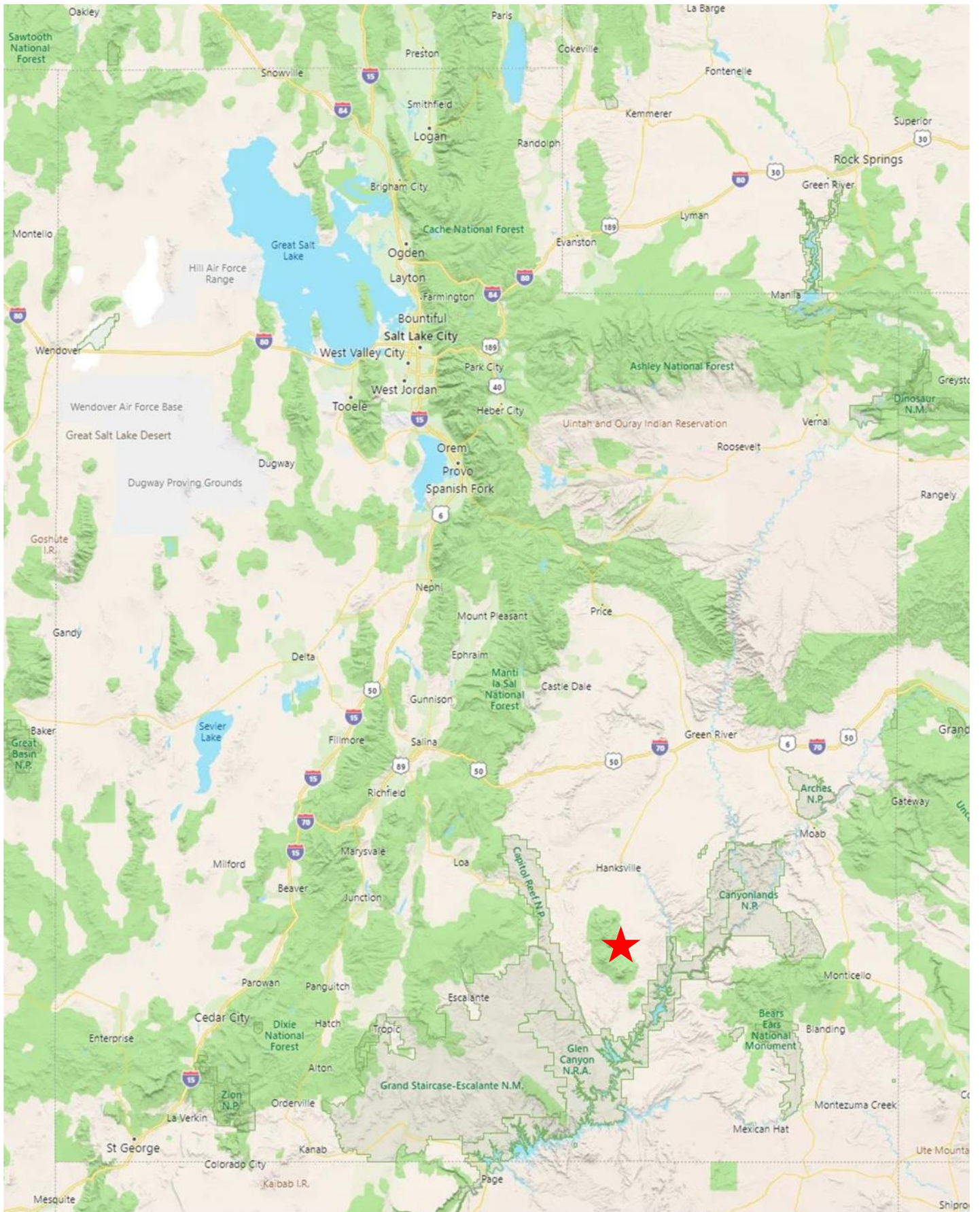
THE STORY OF THE HENRY MOUNTAINS

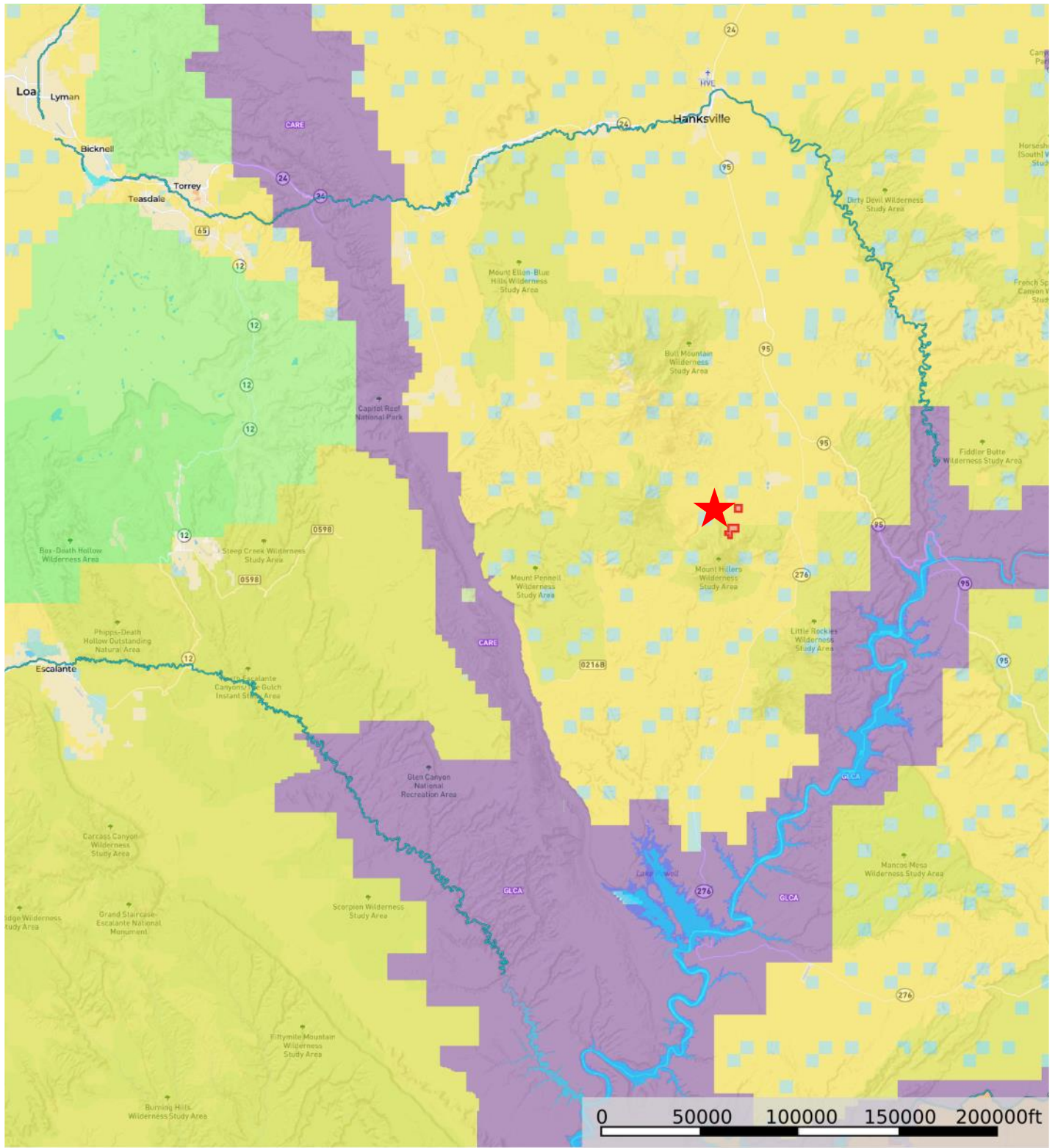
The Henry Mountains were named by Almon Thompson in honor of Joseph Henry, the first secretary of the Smithsonian Institution, and were the last mountain range to be added to the map of the 48 contiguous U.S. states in 1872. Before their official naming by Thompson, the Henrys were sometimes referred to as the "Unknown Mountains". In Navajo, the range is still referred to as "mountain whose name is missing".

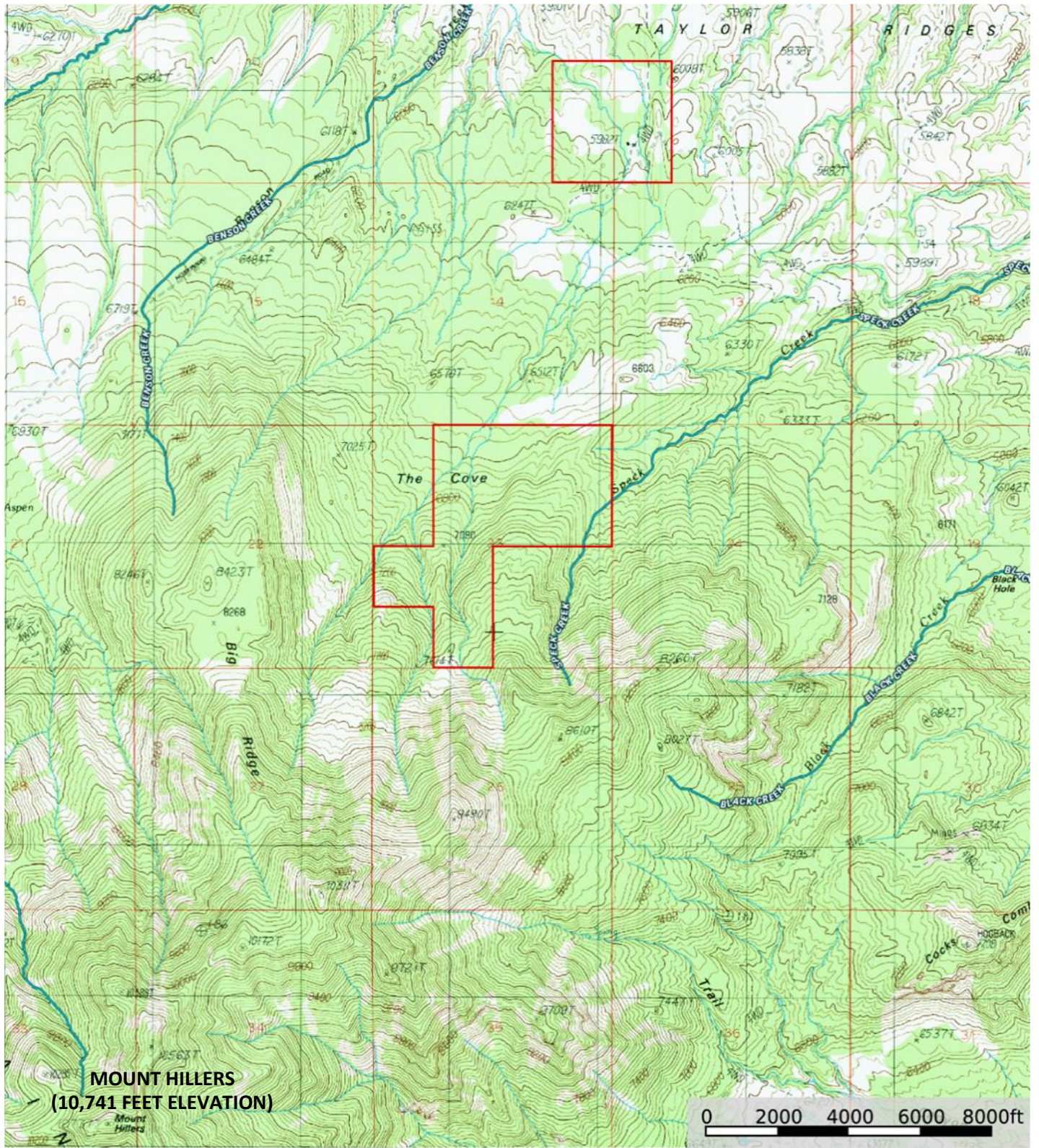
The Henry Mountains are a 30 mile-long mountain range clustered into two main groups, with Highway 276 dividing the two portions. The northern group is the taller of the two with Mount Ellen standing at 11,522 ft above sea level, Mount Pennell at 11,371 ft, and Mount Hillers at 10,723 ft. The range is drained by a number of canyon systems which radiate away from the isolated range, flowing north into the Fremont River, east into the Dirty Devil River, or south into Lake Powell. The Cat Ranch is ideally situated on the foothills of Mountain Hillers.

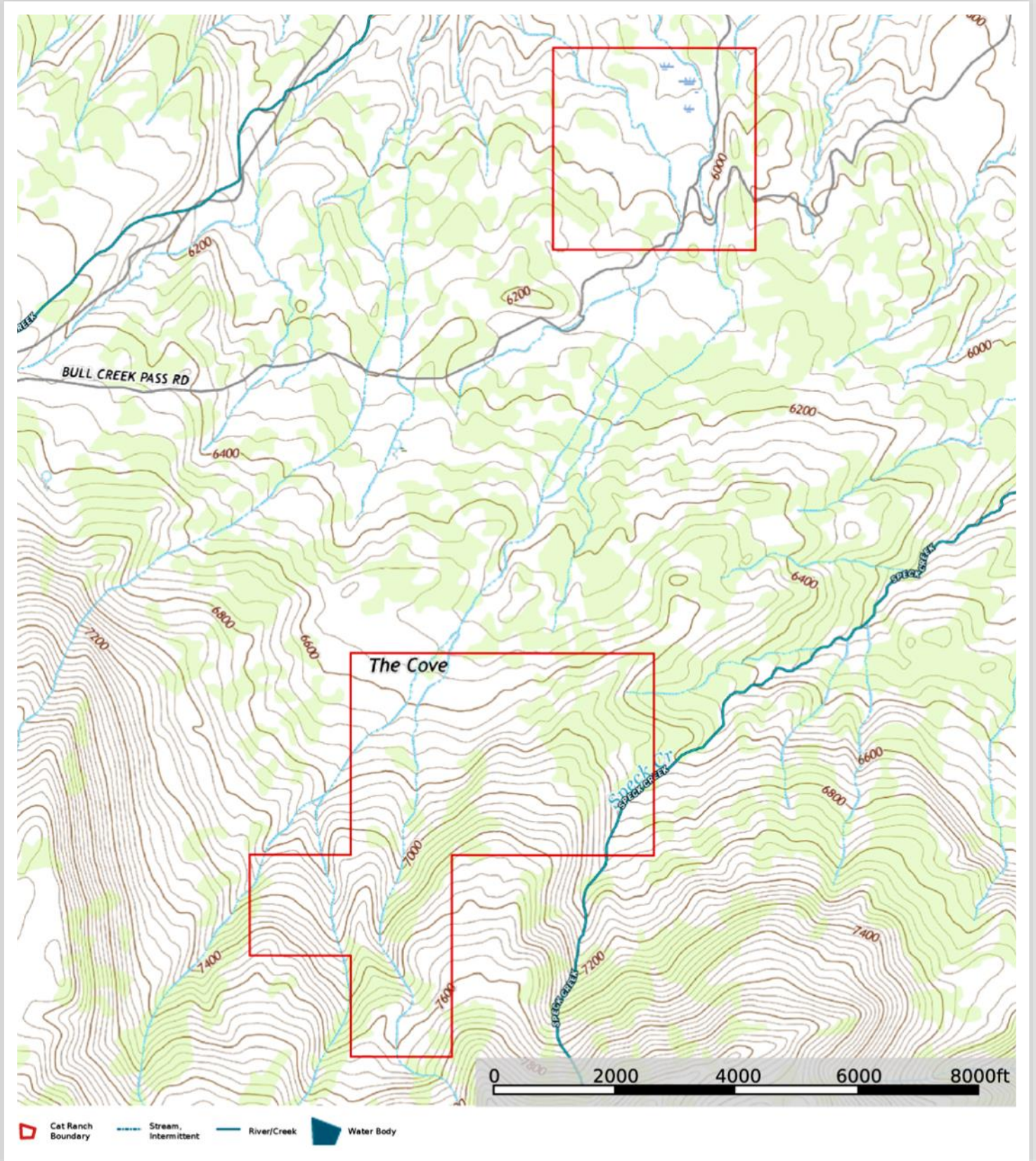
In 1875-1876, Grove Karl Gilbert first studied the unique geology of these mountains, coining the term "laccolite" to describe the characteristic shapes of some of the igneous intrusions that core the mountains. The geology of these mountains is similar to that of the La Sal Range and of the Abajo Mountains, both also on the Colorado Plateau in southeastern Utah. Lake Powell and the Colorado River are to the south, and the Waterpocket Fold is to the west.







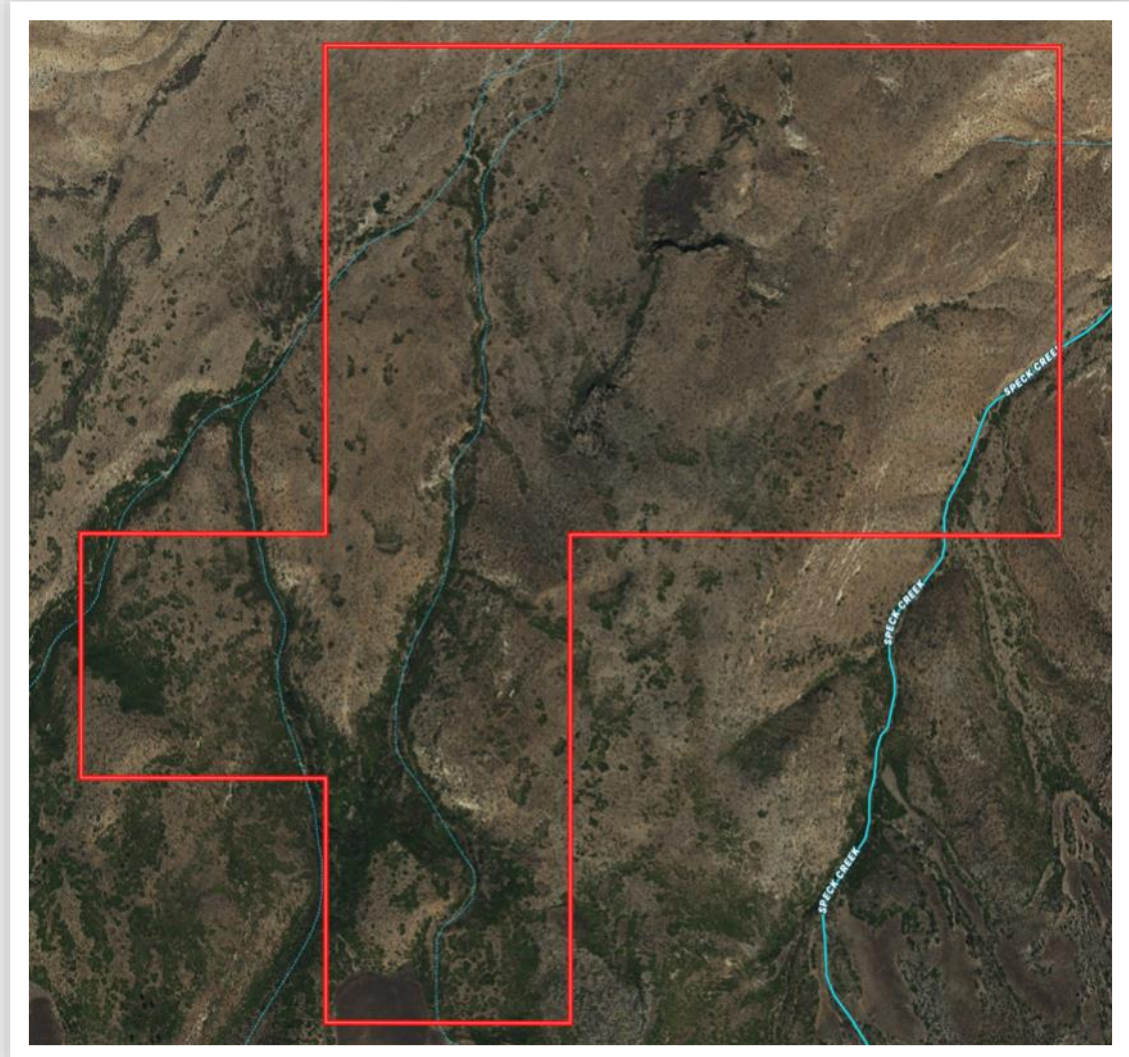




**CAT RANCH
(520 acres)**

**HOMESTEAD PORTION
(160 acres)** →

**MOUNTAIN PORTION
(360 acres)**















THANK YOU FOR CONSIDERING THE

CAT RANCH

520 Acres

Henry Mountains, Garfield 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.