

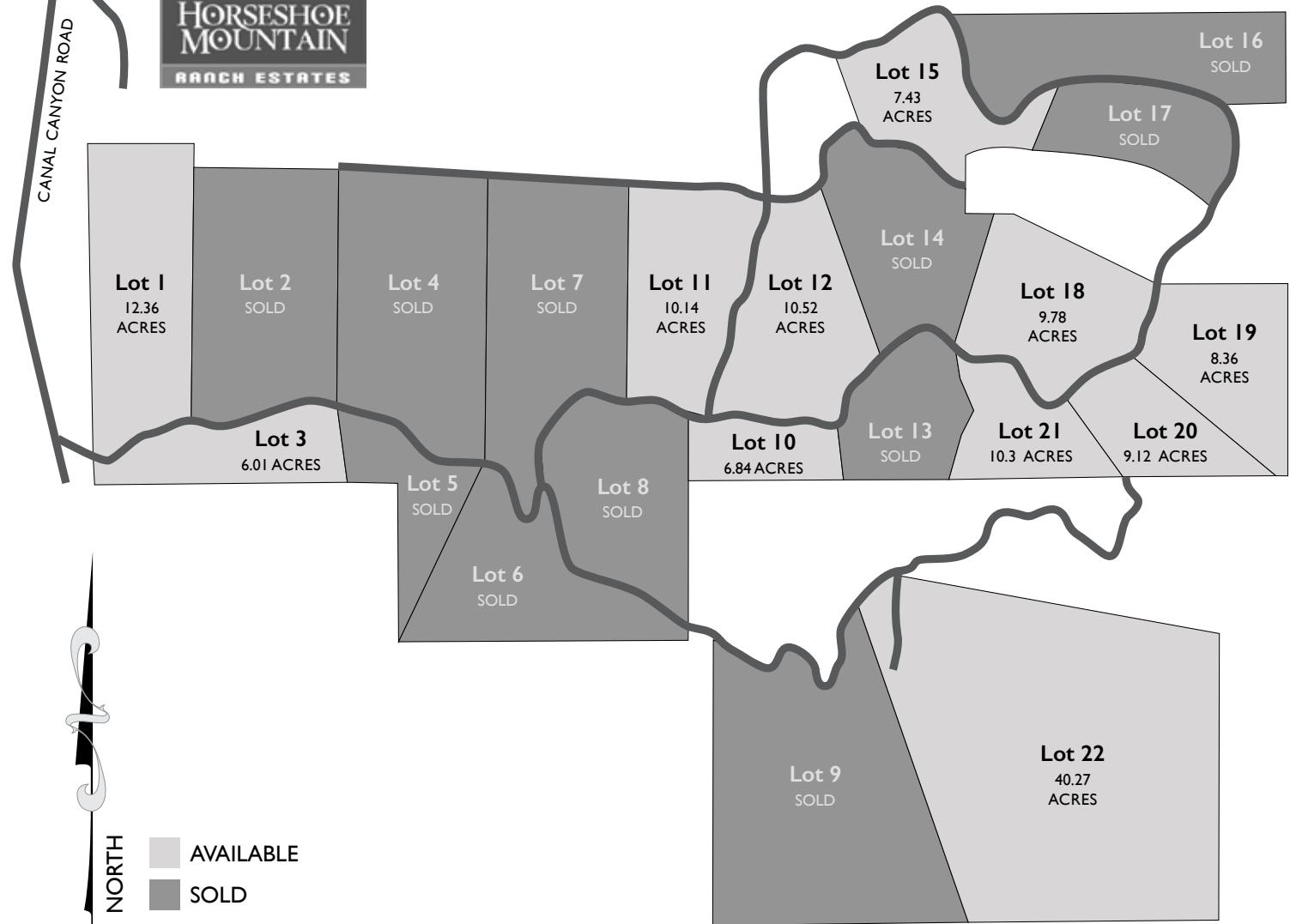
HORSESHOE MOUNTAIN RANCH ESTATES

POSTCARD-PERFECT VISTAS OF THE
SANPETE VALLEY AND MT. NEBO RANGE



**HORSESHOE
MOUNTAIN
RANCH ESTATES**

CANAL CANYON ROAD



Framed by the majestic splendor of Horseshoe Mountain, this 400+acre, one-of-a-kind property is located in Spring City, UT.

The parcels are tucked behind an electronic entry gate along with several acres of common area that offers a recreational Rocky Mountain trout lake, sandy beach, pavilions, and 40+acres of irrigated greenbelt. In addition to underground utilities and paved roads, the estate lots have a culinary water system which was developed from a unique underground spring. Alive with wildlife, this property is home to elk, deer, moose, eagles, and many other species. For residents, there is an outstanding trail system that is designed for horseback riding, cross-country skiing, hiking and biking. The property backs up to the Manti-La-Sal National Forest wilderness, providing numerous outdoor activities. The home sites, which are just eight miles from a public airport, are a convenient, one-hour drive from

Provo and a two-hour drive from Salt Lake City International Airport.



PRICE LIST

Lot	Acreage	Price
1	12.36	\$145,000
3	6.01	\$115,000
10	6.84	\$155,000
11	10.14	\$175,000
12	10.52	\$140,000
15	7.43	\$145,000
18	9.78	\$165,000
19	8.36	\$145,000
20	9.12	\$160,000
21	10.30	\$155,000
22	40.27	\$270,000



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Summit

Sotheby's
INTERNATIONAL REALTY