

# Avintaquin Canyon Ranch

9,254.00 Acres | Duchesne & Wasatch Counties, UT | \$18,000,000



HAYDEN  OUTDOORS.



# Avintaquin Canyon Ranch

TOTAL ACRES:

9,254.00

PRICE:

\$18,000,000

COUNTY:

Duchesne &  
Wasatch Counties

CLOSEST TOWN:

Fruitland, UT

*Presented by*



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### About This Property

Introducing an extraordinary multi landowner assemblage! The Avintaquin Canyon Ranch is a sanctuary of peace, privacy, and natural beauty nestled in the secluded beauty of Avintaquin Canyon. This expansive ranch offers the rare opportunity to own a piece of pristine wilderness. From lush, irrigated hay meadows to steep, rugged terrain to miles of live, fishable waters, the ranch is nothing short of remarkable!





## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Cattle/Ranch  
Conservation Easement  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/Varmint, Small Game  
Irrigation  
Outbuilding/Barn/Shed/Shop  
Stream/River  
Water Rights  
Water View  
Waterfront  
Wooded

## Land Details

Address: 19201 S Avintaquin Road, Fruitland,  
Utah 84027, USA  
Closest Town: Fruitland  
Total Acres: 9,254.00  
Deeded Acres: 9,254.00  
Elevation: 6400-8400  
Topography: Flat to steep  
Water Rights: Yes  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Basement: None  
Parking Types: Driveway  
Waterfront Features: Avintaquin Creek





## Land

The ranch encompasses a diverse landscape, spanning approximately 9,254 deeded acres of varied terrain, sprawling across a mix of canyons, ridges, and benches offering endless possibilities for exploration and recreation! The property features over 15 miles of fishable live water winding along the canyon floor, which is spread across Avintaquin Creek, South Fork Avintaquin Creek, and West Fork Avintaquin Creek. The ranch boasts roughly 150 acres of irrigated hay meadows nourished by a flood irrigation system comprising four diversions and five irrigation ditches. The land borders both forest and state land, providing an added layer of privacy and direct access to public lands for recreation. The forest allotment, spanning 12,000 acres, offers vast areas for exploration, grazing, or sustainable management.

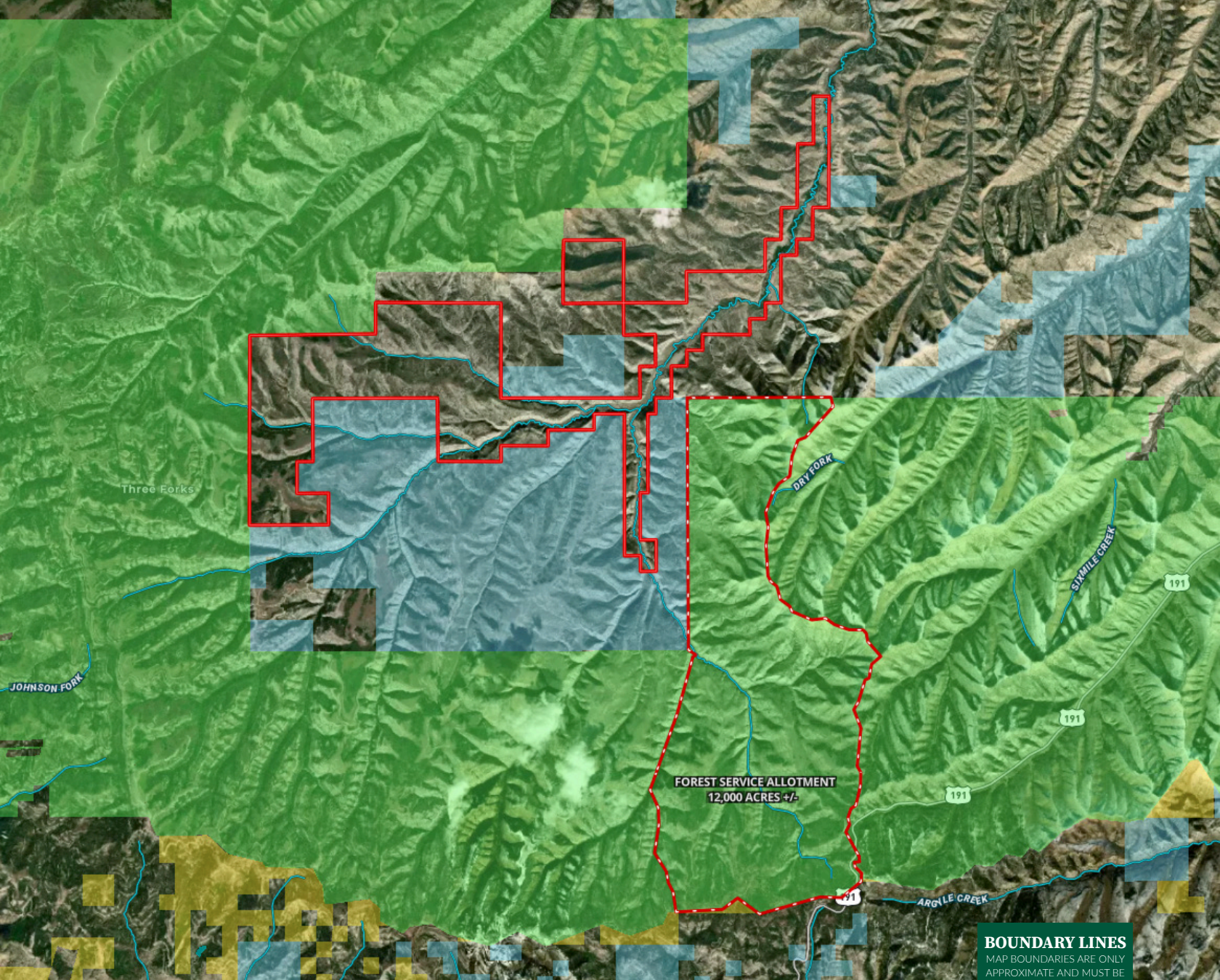
The ranch is situated within the Wasatch unit for elk and deer, and its Cooperative Wildlife Management Unit (CWMU) provides exclusive hunting opportunities, including four bull tags, nine buck tags, and several cow tags each year. The ranch is also home to a variety of wildlife, including but not limited to elk, deer, moose, bear, mountain lion, and turkey, making it an exceptional location for hunting, wildlife viewing, or simply enjoying the natural beauty that surrounds it. As an additional benefit, the property also includes a shooting range for recreational use.






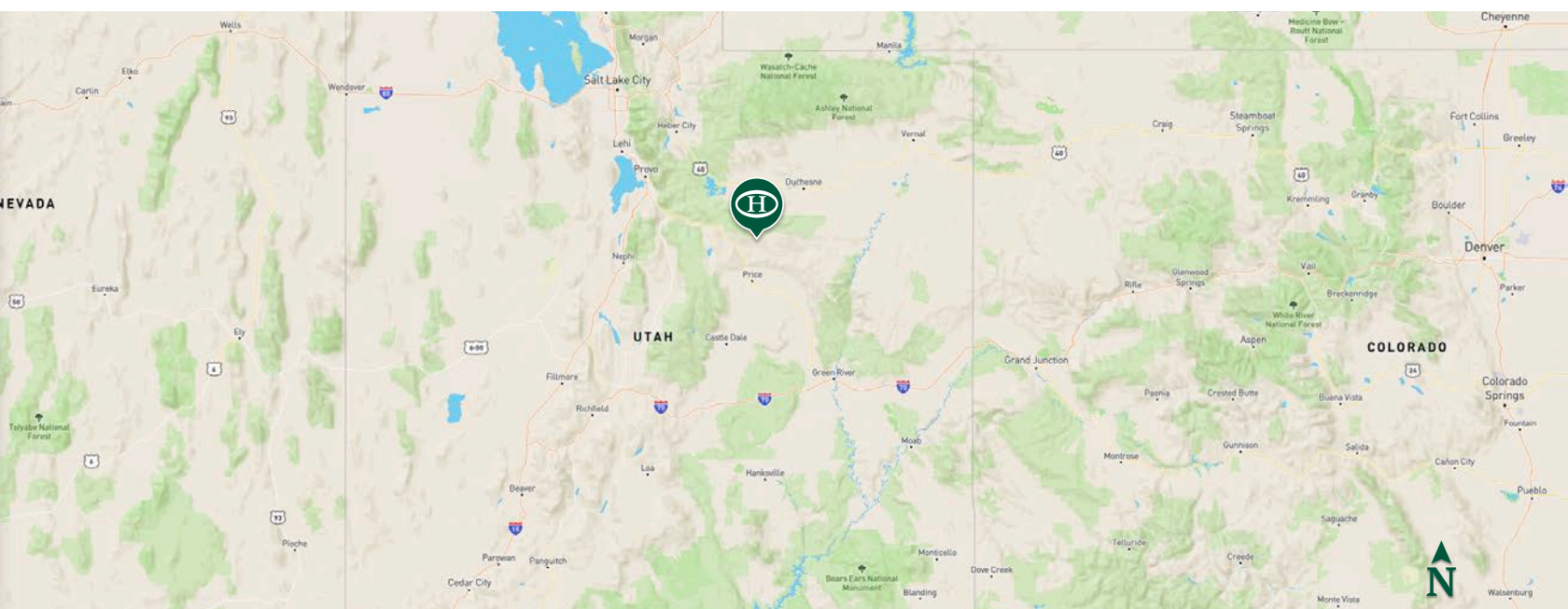






 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.







## Improvements

The ranch includes several well-maintained improvements designed to accommodate various needs. At the heart of the property is the main residence, a charming home with three bedrooms, 2.5 bathrooms, and a spacious upstairs loft that provides additional sleeping space for guests. The home has been thoughtfully renovated over the years, including a master suite addition, kitchen remodel, and the replacement of the old asphalt roof with a durable metal roof. Powered by solar energy with a backup generator, the house is both efficient and self-sufficient, with the entire solar system having been replaced within recent years. The inviting interior features beautiful cabinetry that complements the rustic yet comfortable feel of the home, along with a spacious living room, an open kitchen with an island, a walk-in pantry, and a mudroom. Outside, the home is surrounded by a large yard with a fire pit, perfect for relaxing evenings under the stars, as well as a small, yet productive garden.

In addition to the main residence, the ranch offers several guest accommodations, including three tiny homes and a cozy guest cabin, ensuring that family, friends, and visitors are always comfortable. The property also features multiple functional outbuildings, such as an equipment shop with stables inside, a loafing shed for hay and equipment storage, a lean-to shelter, a chicken coop, and a storage shed. Scattered across the land are various historical outbuildings that add a charming, timeless feel to the property.

## History

The Avintaquin Canyon Ranch is not only a place of natural beauty but also one of history. Owned and operated by the same families for decades, the property has become a symbol of stewardship and dedication. The current owners are actively involved in "Operation Pay It Forward," a charitable initiative intended to support military veterans by "connecting them with others that share the same passions and are willing to get them into the outdoors and enjoying life again." They then "challenge all of the veterans that participate to "Pay It Forward" by spreading the







word to their brothers and sisters that need help..." This operation strongly reflects the values of the ranch and the commitment to giving back to the community.

## Location

Located in a remote yet accessible area, the Avintaquin Canyon Ranch offers both privacy and convenience. It is located just under two hours from Park City and approximately two hours from Salt Lake City and the Salt Lake International Airport, making travel to and from the property manageable despite its seclusion. The ranch is also just an hour from Duchesne and about 1.5 hours from Heber City, providing easy access to various towns where groceries, businesses, restaurants, and other amenities can be found. Despite the remote location, the property is accessible year-round via Avintaquin Canyon Road, although conditions can vary due to the rugged terrain. This remote setting adds to the ranch's appeal, offering a true escape from the hustle and bustle of city life, while still being within reach of the necessities and recreational opportunities in nearby towns.







# Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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testimonials







THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

### Hayden Outdoors Real Estate

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