

# LA PLATA RANCH



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**SHARP MOUNTAIN at La Plata Ranch  
As viewed from  
POWDER MOUNTAIN RESORT**



**Solitude at La Plata Ranch**

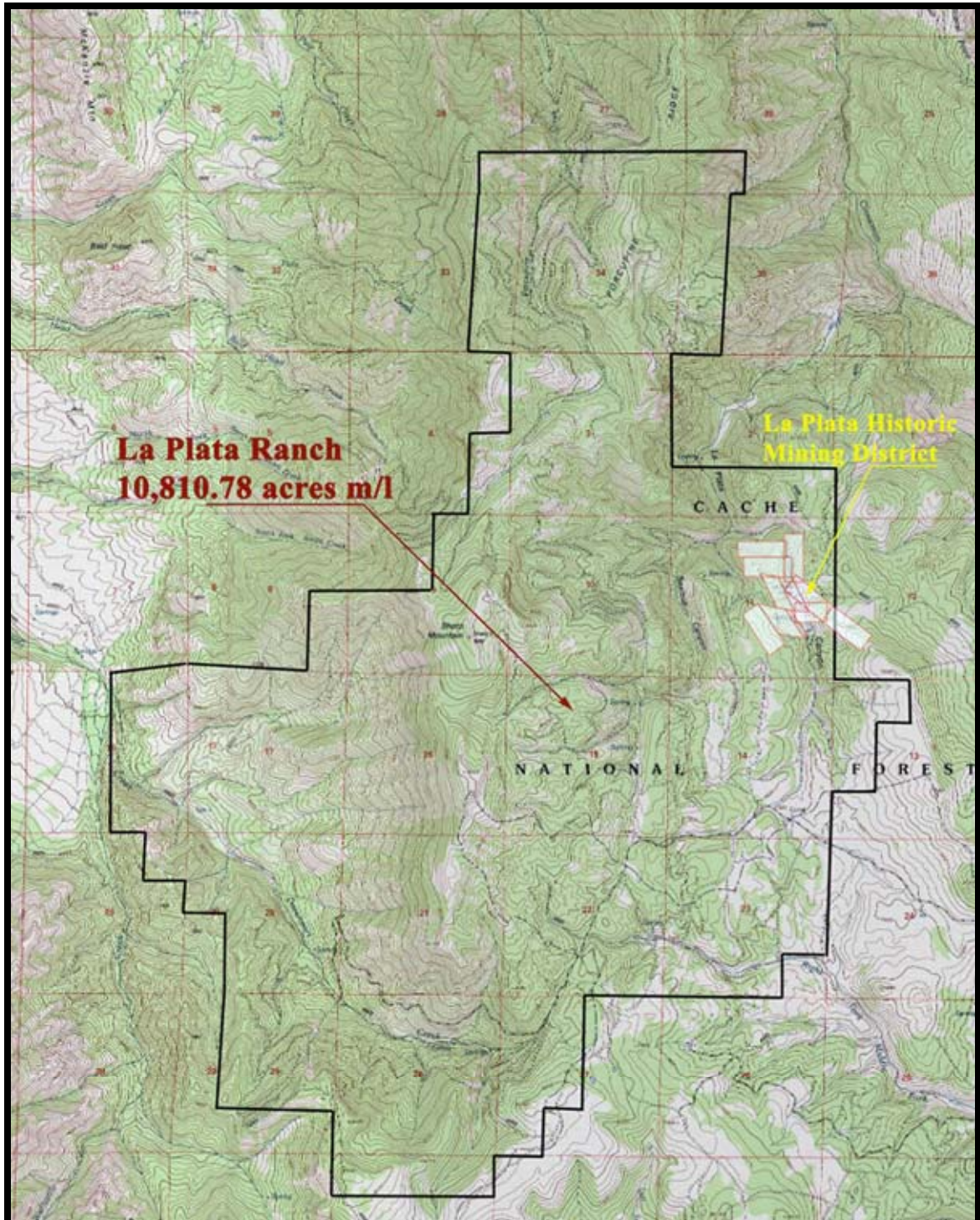


# LA PLATA RANCH

Cache & Weber Counties, Utah

## 10,810.78 Acres m/l

### A UTAH LAND INVESTMENT



La Plata Ranch Plat Map

# LA PLATA RANCH



La Plata Ranch and Powder Mountain Resort as viewed from South Cache Valley

- Location:** Approximately 18 miles Southeast of Logan, Utah
- Asking Price:** Available upon request
- Terms:** All cash
- Number of Acres:** 10,810.78 acres m/l
- Suggested Uses:** Resort Development, Skiing, Hunting, Fishing, Recreation, Grazing
- Distances:** From Salt Lake International Airport Passenger Terminal to property line **70.1** miles via Interstate Highway and State Highways with the last 5.3 miles on all weather gravel road.
- Zoning:** FR-40 - Available for re-zone to Resort Recreational zone in Cache County

## Description:

- > Davenport Creek, a year-round stream, originates on the property near the base of Sharp Mountain and is part of the headwaters for the Little Bear River. Davenport Creek receives a major portion of its water from a large hillside spring at the base of Sharp Mountain. This major spring flows year round. In addition to the Davenport Creek, there are other year-round waterways with many beaver ponds.
- > The elevation, of the property, ranges from a low of 5,960 feet, where Davenport Creek crosses the West boundary, to a high of 9,082 feet, at the top of Sharp Mountain.
- > The property has been used in the past for cattle and sheep summer grazing. In recent years, the cattle and sheep grazing was reduced, thereby allowing the vegetation to grow making the area ideal habitat for deer, elk and moose. There are several miles of streams on the property, in addition to a number of beaver ponds and springs, making the area ideal for fishing and summer recreation.
- > Hunting, fishing and camping, by the members of La Plata Recreation Unlimited, is allowed on the property. This private hunting club is open to any one wishing to join for a 1-year period. Membership becomes effective upon payment of the annual club dues.
- > The area is open to members of La Plata Recreation Unlimited for winter recreation, such as Snowmobiling and cross-country skiing. The Powder Mountain Ski Resort joins the property on the South.
- > Over the years, some of the timber has been harvested. New trees have been planted to replace those that were removed. A properly planned timber harvest encourages the growth of new vegetation that provides food for the deer, elk and moose.
- > The Slope Analysis Map attached hereto shows the approximate locations of future gondolas and ski lifts. Lifts #'s 1 and 2 will connect the future Cache Valley Village to the Powder Mountain Resort. Lift #3 will connect Cache Valley Village to La Plata Ranch's future Ski-in/Ski-out residential development area. Lifts #'s 4, 5 & 6 will provide access to skiing from the residential development area.
- There are approximately 6,000 acres of the La Plata Ranch that is suitable for Ski-in/Ski-out resort development. Areas for golf course and other development are also available on the La Plata Ranch.





**East Entrance to La Plata Ranch**



**October colors in Sawmill Canyon**





**The North Facing Slopes of Davenport Creek in March**



**Sharp Mountain in March**





**Moose at home on La Plata Ranch**



**Bobcat moves near a cave on the Ranch**





**Bull Elk in a meadow at the Ranch**



**Sheep at home on the range**





**Rocky Mountain Mule Deer at La Plata Ranch**



**Fall color serenity at the ranch makes an ideal deer, elk and moose habitat**





**Drilling 1,500 foot Water Test Well on the East side of Sharp Mountain**



**Spring in Sawmill Canyon**





**Davenport Canyon Resort Village Development Area**



**A spring day in the life of a Turkey**



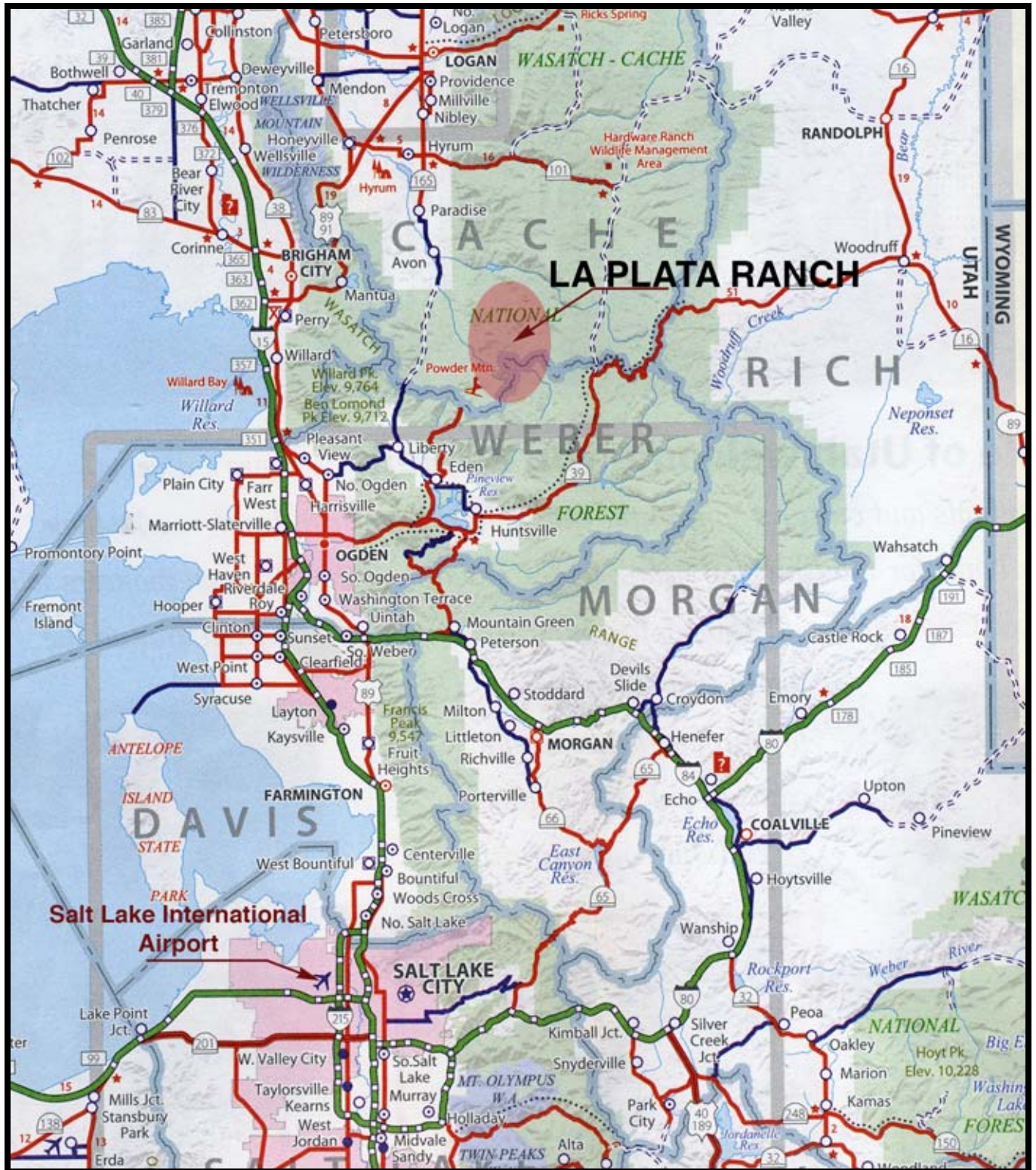


**Davenport Canyon Resort Village Development Area**



**Heading North on the road to Porcupine**





**DISTANCE:**

**From Salt Lake International Airport TO La Plata Ranch 70.1 Miles**

**From Ogden City TO La Plata Ranch 22 Miles**

**From Ogden City Airport  
TO La Plata Ranch 27 Miles**



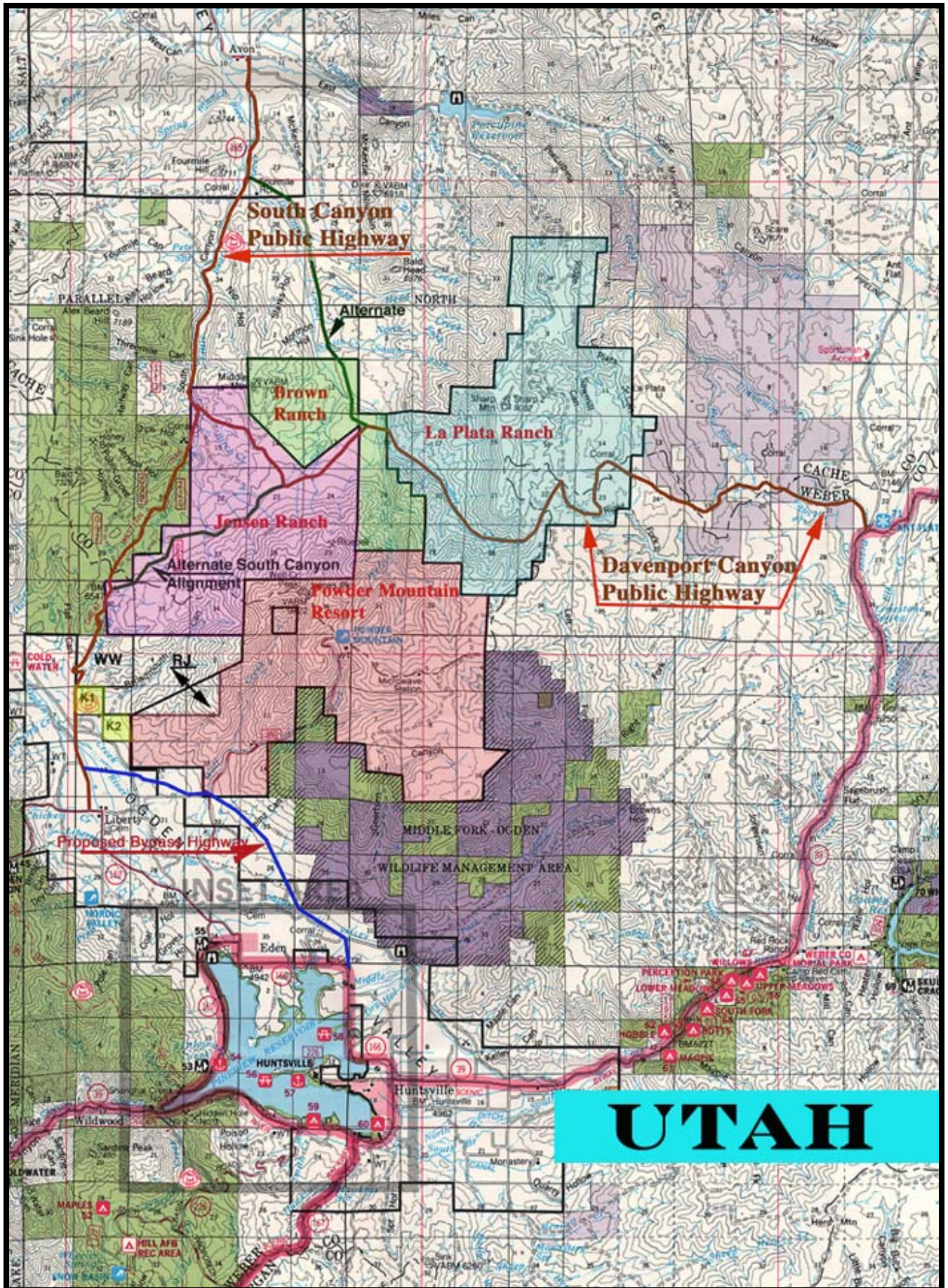


**The Cave at La Plata Ranch**



**Aspen Gold in the historic mining town of La Plata, Utah**









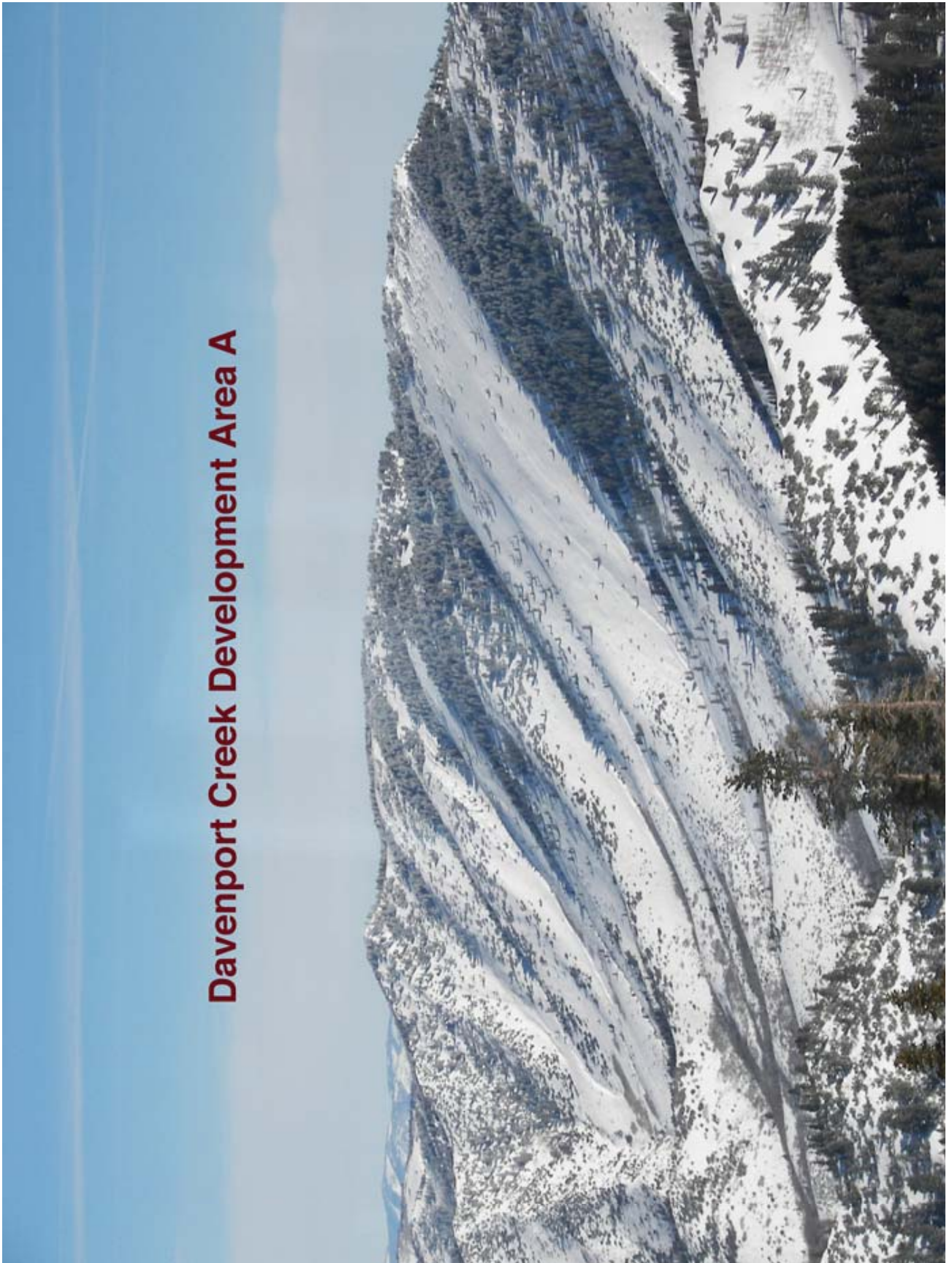
**Davenport Creek at La Plata Ranch**



**Big Spring Creek Davenport Canyon**



# Davenport Creek Development Area A



**Sharp Mountain on La Plata Ranch**



# CONCEPTUAL PLANNING AREA “A”

**JACK JOHNSON COMPANY, Park City, Utah (www.jackjohnson.com)** prepared the Conceptual Master Plan for Area “A” that contains 3,075.17 acres of land. Area “A” is of sufficient size and potential use to be eligible to be zoned to the Recreation Resort Special Planned Area “RR” zone.

The Conceptual Master Plan provides for the following uses:

## **Hotel/Lodge, Retail, Restaurants, Convention & Entertainment**

Acreage	18.0 Acres
Density	20 Units Per Acre
Unit Equivalents Size	2,000 Sq. Ft.
Unit Equivalents	460 Units
Hotel Rooms	1,080 Rooms
Commercial Area	200,000 Sq. Ft.

## **Davenport Canyon Valley Village**

Acreage	121.5 Acres
Density	6 Units Per Acre
Unit Equivalents Size	2,000 Sq. Ft.
Unit Equivalents	729 Units

## **Davenport Canyon Mountain Village**

Acreage	100 Acres
Density	4 Units Per Acre
Unit Equivalents Size	2,000 Sq. Ft.
Unit Equivalents	400 Units

**TOTAL EQUIVALENT UNITS 1,589 Units**

## **Golf Course**

Acreage	340 Acres
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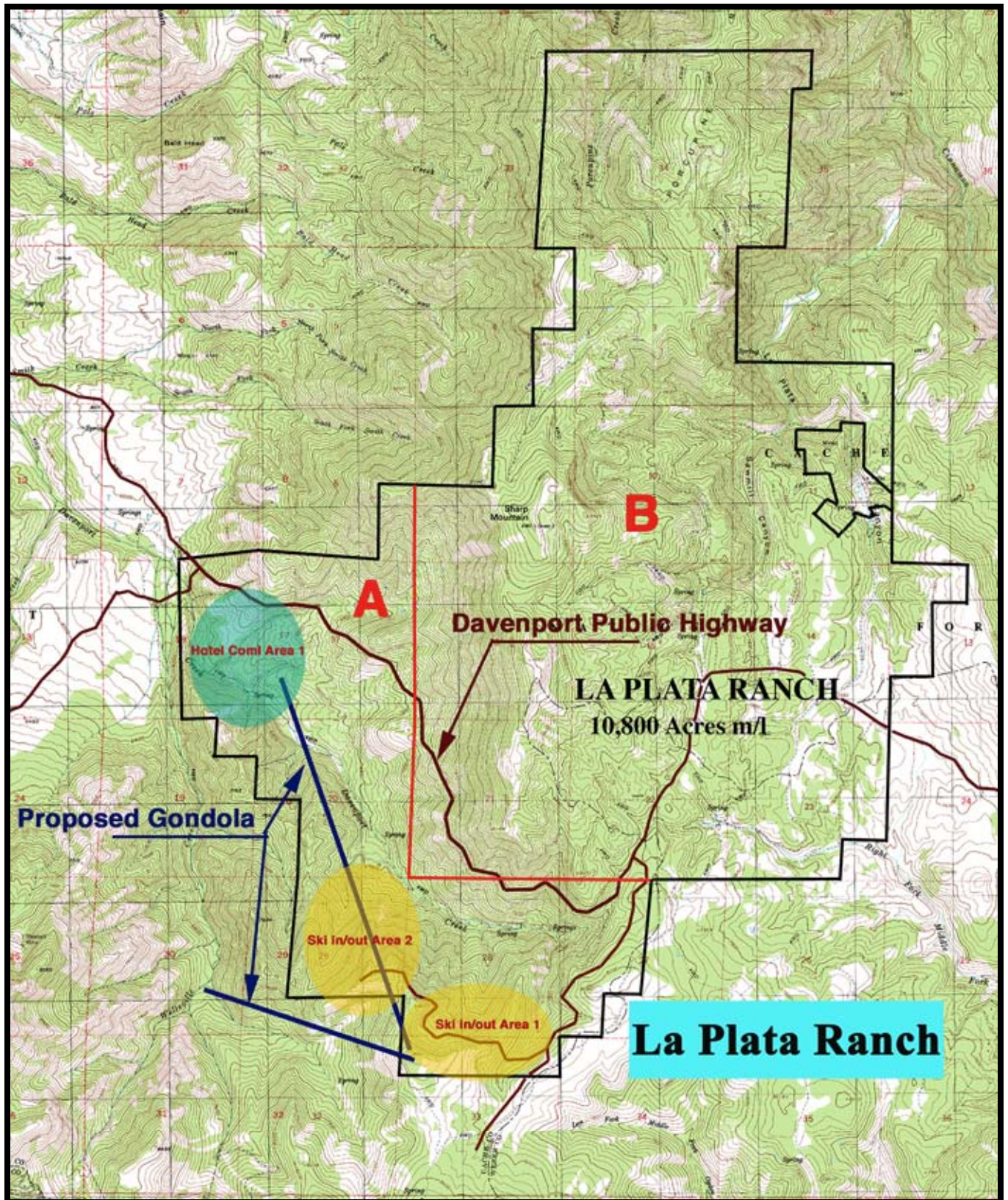
## **Ski Area**

Acreage	1,250 Acres
Ski Lifts	4 Lifts

## **Public Roads**

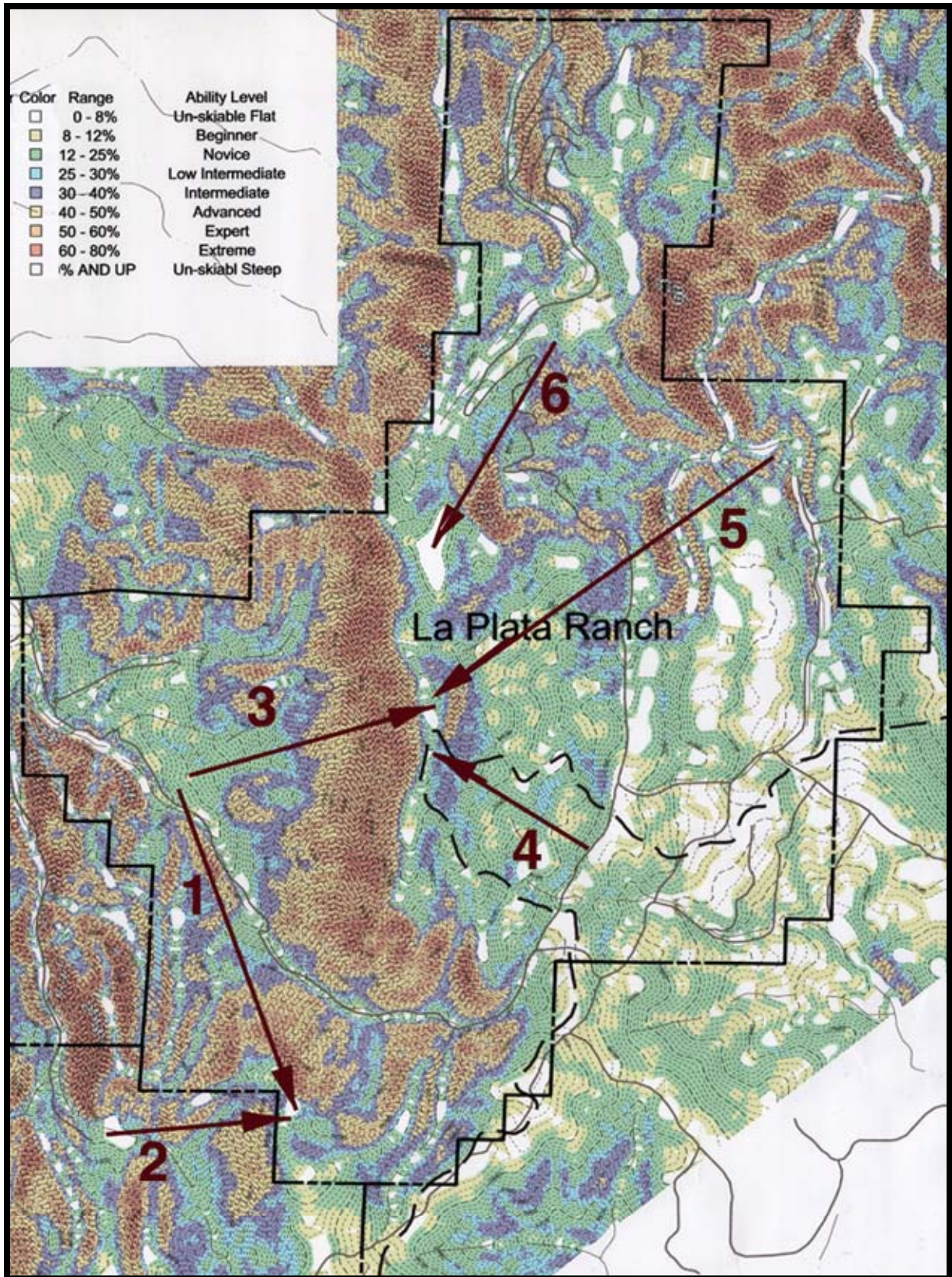
To La Plata Ranch From The East	4.5 Miles
To La Plata Ranch From The Southwest	7.5 Miles
To La Plata Ranch From The Northwest	6.5 Miles
Roads On La Plata Ranch Property	6.0 Miles





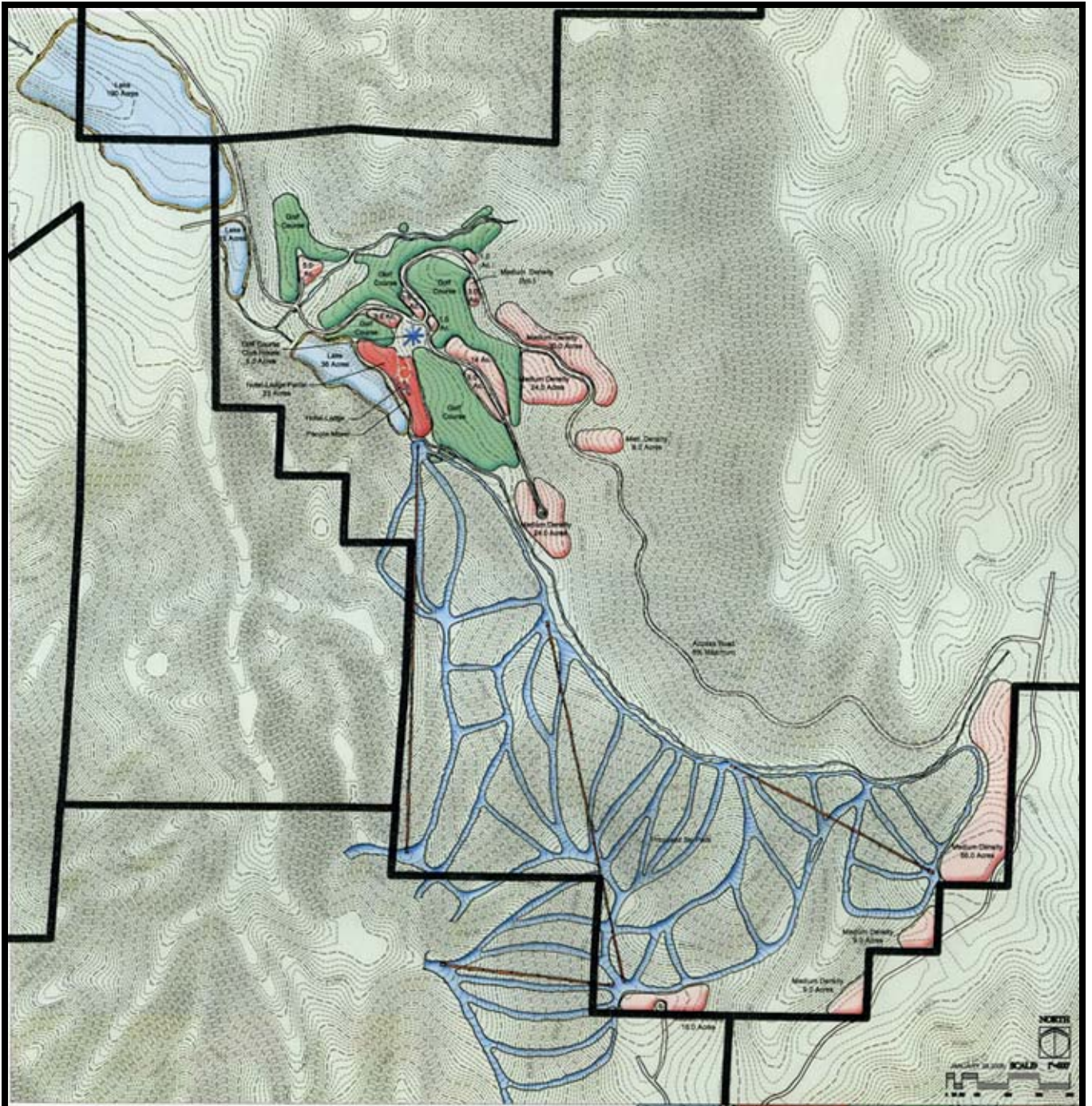
Land Use Plan for Area "A" La Plata Ranch





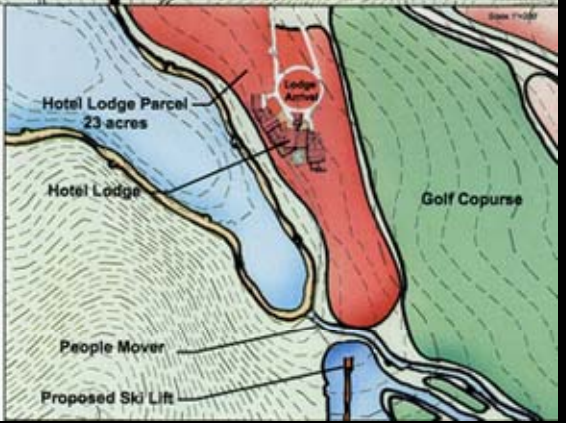
Slope Analysis Map



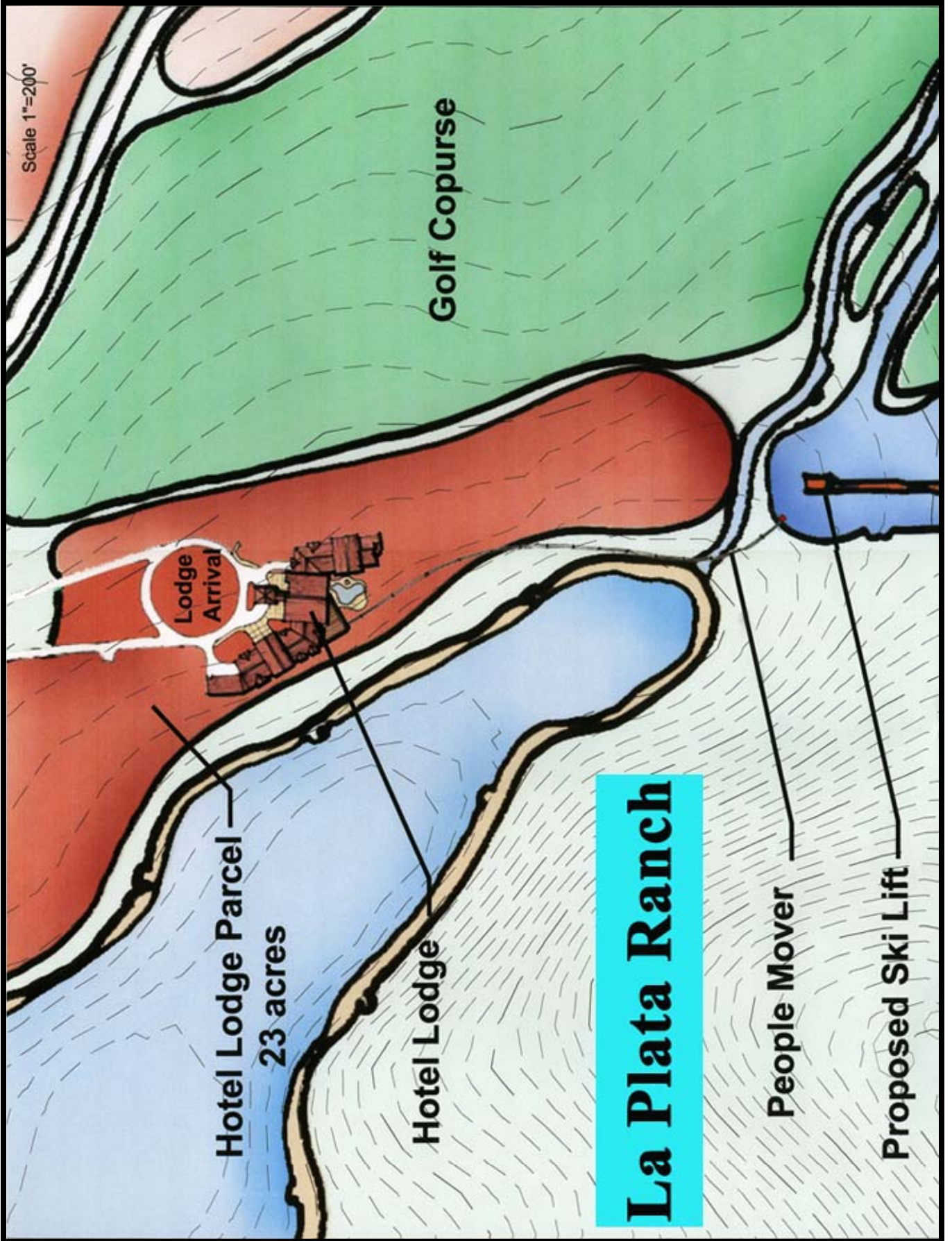


# La Plata Ranch

## LA PLATA CONCEPTUAL MASTER PLAN







Scale 1"=200'

Golf Course

Lodge Arrival

Hotel Lodge Parcel  
23 acres

Hotel Lodge

# La Plata Ranch

People Mover

Proposed Ski Lift





**Davenport Creek Development Area "A"**





**Special Features on La Plata Ranch in Area "B"**





**Special Features in Area "B" La Plata Ranch**





**Davenport Canyon Resort Village Area "A" La Plata Ranch**



# La Plata Historic Mining Town



# La Plata Historic Mining Town

