

# LAZY “S” RANCH



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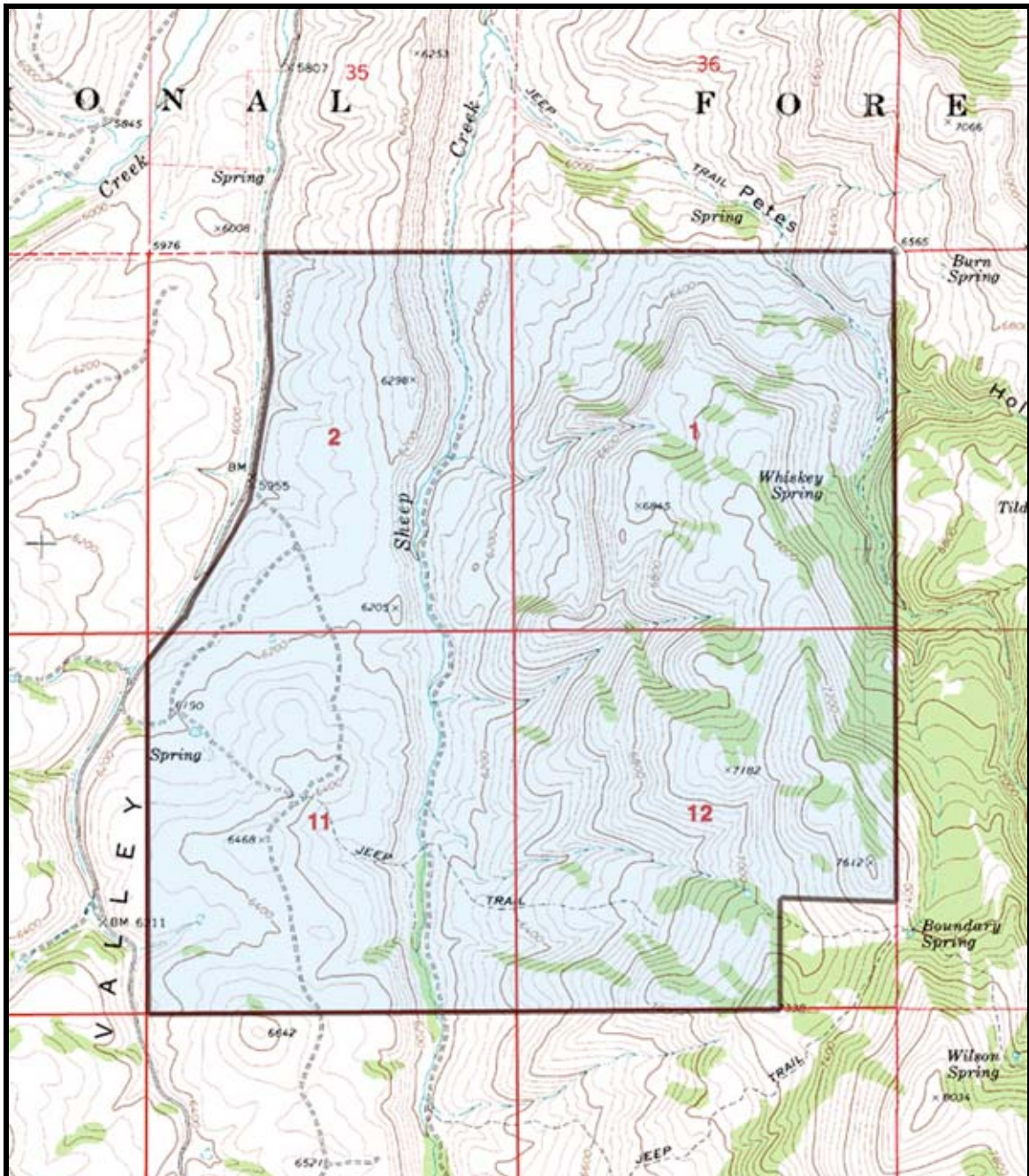
**801-949-6668**  
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# LAZY S RANCH

Cache County, Utah

2,406.62 Acres m/l

A UTAH LAND INVESTMENT





# LAZY S RANCH

(2,406.62 acres m/l)

Cache County, Utah

**Location:** Approximately 3.5 miles South of The Hardware Ranch and 18 miles Southeast of Hyrum, Utah.

**Travel Distance To:**

Logan, Utah	25 Miles
Logan Cache Airport	30 Miles
Salt Lake Intl. Airport	75 Miles
Ogden Municipal Airport	41 Miles
Park City, Utah	91 Miles

**Number of Acres:** 2,406.62 acres m/l.

**Zoning:** FR-40 with potential for upgrading to RR (Resort Recreation).

**Suggested Uses:** Resort Development, Snowmobiling, Hunting, Fishing, Mountain Recreation, Hiking and Grazing.

**Description:**

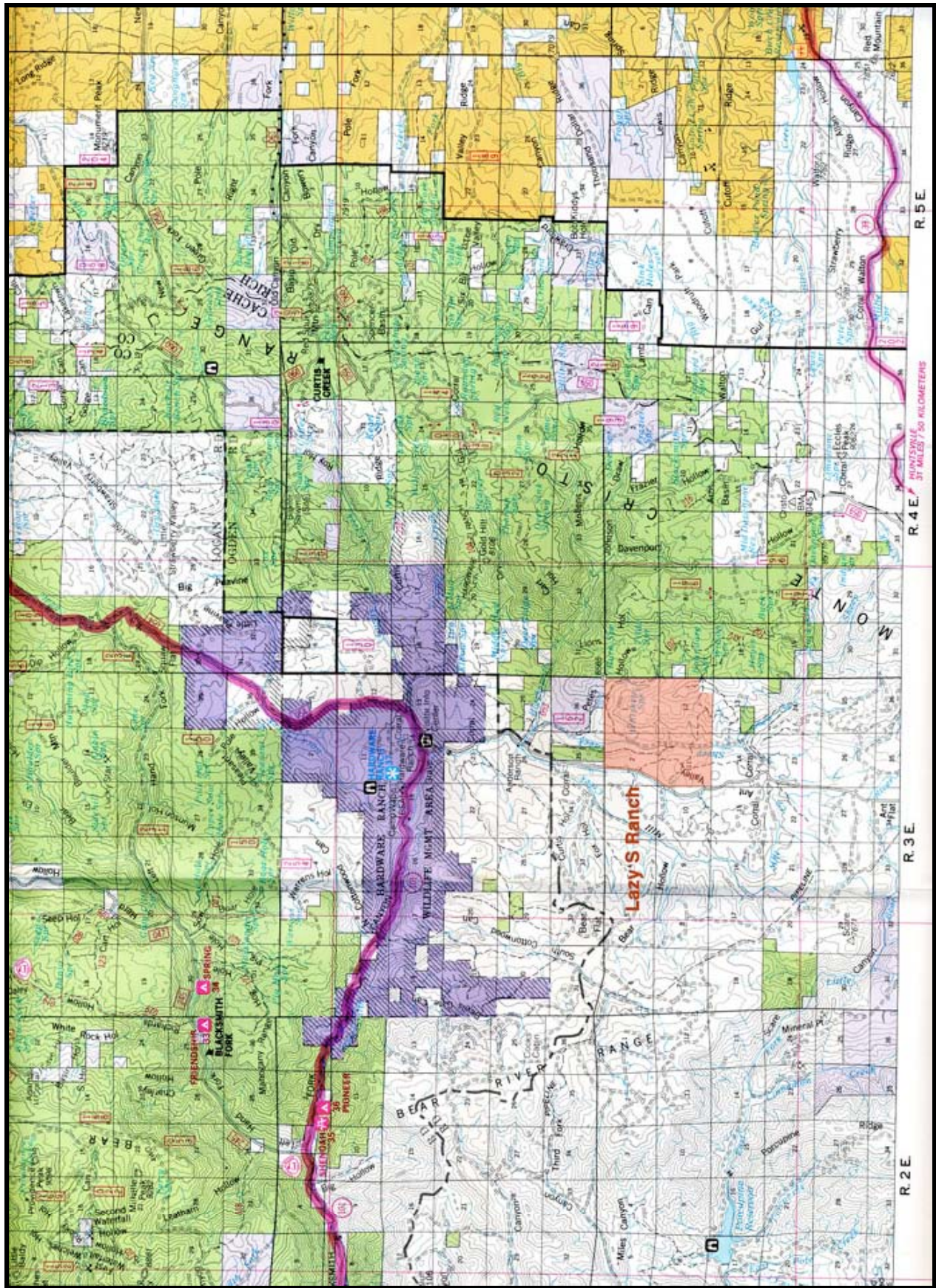
- > Elevation ranges from 5,880 feet to 7,612 feet.
- > Sheep Creek, a year-round stream, passes through the property for a distance of 2 miles descending from an elevation of 6,120 feet to 5,880 feet.
- > The property is currently used for summer sheep grazing and for recreation camping.

**Price:** Available upon request.

<b>Offered By:</b>	Dave Nielsen      801-949-6668	E-mail: <a href="mailto:dln@bluebellrealty.net">dln@bluebellrealty.net</a>
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**Bull Moose**



**Beaver the Lazy S Ranch's master dam builder**





**Bobcat**



**Rocky Mountain Mule Deer**



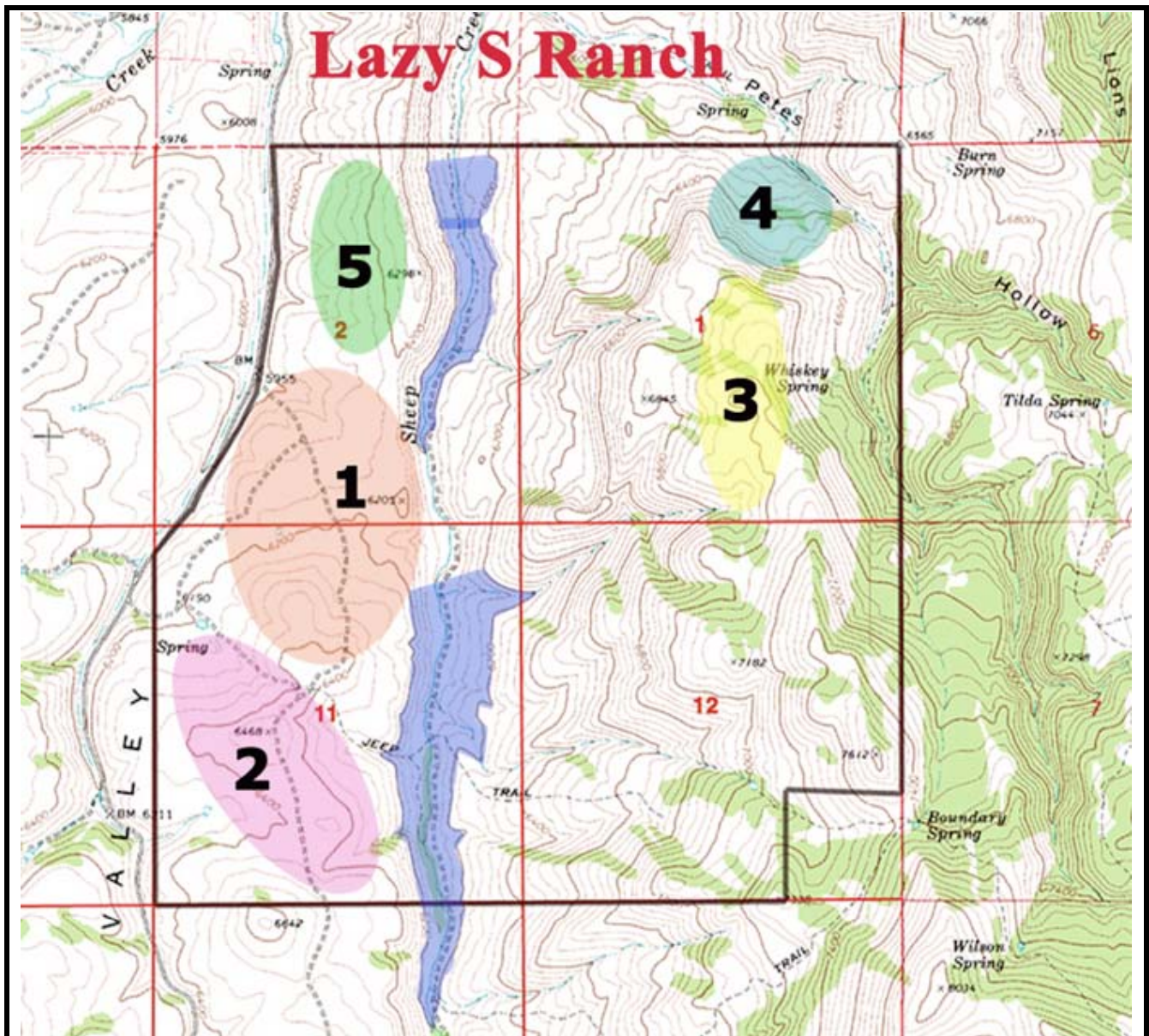


**Bull Elk**



**Wild Turkey seeking cover**





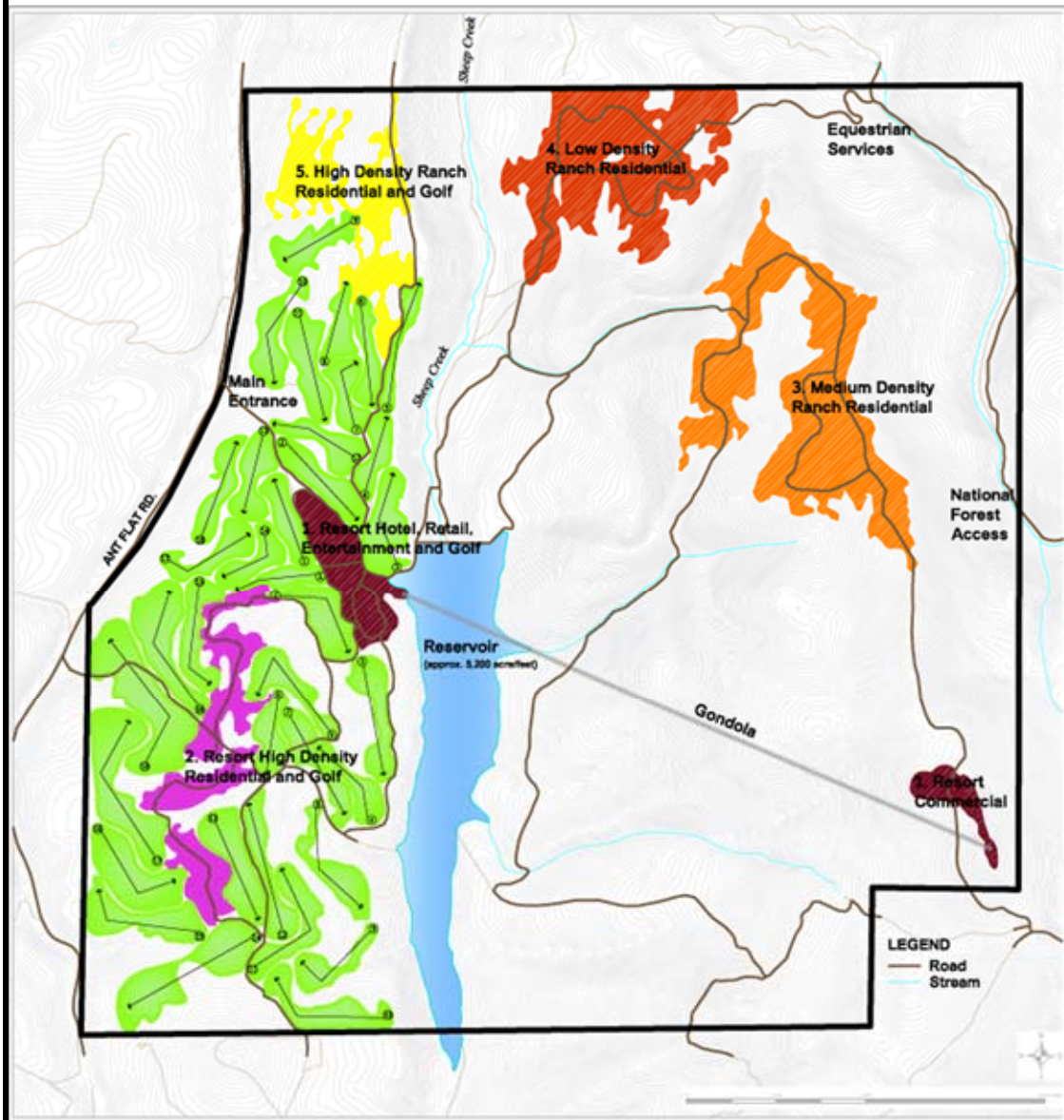
## SUGGESTED DEVELOPMENT PLAN

1. RESORT Commercial, Hotel, Retail, Entertainment & Golf.
2. RESORT High Density Residential & Golf.
3. Medium Ranch Residential & Golf.
4. Low Ranch Residential & Golf.
5. High Ranch Residential & Golf.

This plan is possible with a change of the zoning to RESORT RECREATION ZONE (RR). Equivalent Development Units are assigned during the Master Planning process as per the approved Master Plan. For information see CacheCounty.org > County Code Title 17.14.



# Lazy S Ranch Concept Map



## LAZY "S" RANCH SUGGESTED DEVELOPMENT AREAS (total site acreage: 2,406.62 acres)

NAME	AREA	PERCENT OF TOTAL	DENSITY	TOTAL EQUIVALENT UNITS
1a. Resort Hotel	10 acres	0.4%	200+ Rooms	500
b. Resort Commercial: Retail, Entertainment, Corporate Retreat	15 acres	0.6%	20,000 R <sup>2</sup> /Acre	75
2. Resort High Density Residential and Golf	31 acres	1.3%	15-20 Units/Acre	150
3. Medium Ranch Residential and Golf	82 acres	3.4%	15-20 Units/Acre	850
4. Low Ranch Residential and Golf	71 acres	3.0%	4-8 Units/Acre	568
5. High Ranch Residential and Golf	32 acres	1.3%	30+ Units/Acre	240
Golf Course 36 holes (not included in built area)	353 acres	14.7%	- - -	- -
<b>TOTAL BUILT AREA</b>	<b>244 acres</b>	<b>10.0%</b>	<b>- - -</b>	<b>2,383</b>

AUGUST 9, 2007







**Sheep Creek**



**Sheep Creek**





**Area 1**



**Area 4**





**Sheep Creek Area 1**



**Pete's Hollow Area 4**





**South Boundary Area 2**



**View West Area 2**





**Pete's Hollow East Boundary**



**Pete's Hollow Entrance to Forest Service Property**





**Pete's Hollow South East of Area 3**



**Pete's Hollow**





**Pete's Hollow**



**Pete's Hollow**