

A RECREATIONAL LAND OFFERING- 2022

“THE BEAVER RANCH” (unofficially)

UINTA MOUNTAINS, UTAH

GENERAL DESCRIPTION

The “Beaver Ranch” is a secluded 4.89 acres of land in the Uinta Mountains. Land features are varied with ponds, trees, mountain slope and open, grassy areas. Running through the middle is the West Fork of the *Duchesne River* – officially designated as a **Blue-Ribbon-Trout stream**. The property is located one hour and fifteen minutes east of Salt Lake City accessible on paved roads. The property is very private with the usable area located in the middle of the 4.89 acres. A **private bridge** accesses the main use area of the “ranch”. The property entrance is gated, with the classic-style ranch marquee. The entrance is seven miles west of Hanna, Utah, where there is a convenience store, gas, and two restaurants. The property is essentially “off the grid”, however electric and water are available through Duchesne County. The main use area is about $\frac{3}{4}$ acre and contains a tree grove with a tent site, a large grass lawn, naturally irrigated by the water table, and a large wood pile. There is a switch-back road going up the mountain to a potential future building site. Further on up the mountain is a buried **sea container** accessible by ladder and full of shelves – for the survivalist!

WHAT IS INCLUDED IN THE SALE

A **twenty-five-foot travel trailer** (Keystone Sprinter) in excellent condition is situated about 40 feet from the river on higher ground. It is covered by a **separate metal roof** which extends out over a 10 by 20 **Trex deck**. On the deck is a Lifetime brand **picnic table**. The trailer has an outside door, with 2 keyed locks, connected to an attached screen door. Eight windows provide panoramic views in all directions. A large **slide out** enlarges the interior living area.

THE TRAILER, to the front, has a **private bedroom** with a queen size bed (new mattress), two side tables, two closets, overhead storage and under bed storage. Full room and bed-side lighting.

The center living area, enlarged by the “slide-out”, has a **pull-out couch** (new mattress), a nook-style dining table (which can be transformed into a bed), a good-sized **refrigerator** with freezer, a 3-burner **gas stove** with broiler and oven, a **microwave oven**, a thermostatically controlled **furnace** serving the entire trailer, a double sink, hot and cold faucets, a pantry and lots of storage. All windows have blinds.

Separating the main area from the front bedroom is a **reversible TV screen and a mirror**, allowing TV viewing from either room. Additionally, there is a built-in **stereo system** (CD, DVD, and radio with six indoor and outdoor speakers). Also located in this area is the **inverter** with two 110-volt outlets (see “power” below).

In the rear of the trailer is a large **private bathroom** with a shower, sink, commode, a large closet, storage drawers, medicine cabinet and access to the hot water heater. This room has a small skylight with an exhaust fan, and a window.

Further storage can be found in the lockable **pass-through** accessible from the outside. Useful for storing drinks, solar lights, and more. Additionally, all 4 tires have protective covers.

POWER

A 200-watt **solar-panel** connects to **two heavy-duty, 6-volt batteries** (new) and is constantly charging these batteries. This system powers all inside 12-volt equipment (everything inside except the TV and microwave). The auxiliary “inverter” is wired to the batteries which will provide 110-volt power when necessary (for playing the TV, charging cell phones, etc.). Additionally, there is **HONDA 2000 generator** that is wired to the trailer, which when started, will provide 110-volt power to the entire trailer. The stove, refrigerator, hot water heater, and furnace operate on propane gas. In the front of the trailer is a wooden structure that houses **two 7- gallon propane tanks**, and the two batteries. Also, in this area is a master power switch, turned to off when vacating the trailer. The Beaver Ranch has cell service.

WATER

A 300-gallon **potable water tank** is located behind the trailer about 20 feet up the mountain. It is used to fill the **50-gallon interior water tank**. The interior tank has a pump which pumps water to all faucets and **hot water heater**. There are vendors who will come in the spring to fill the 300-gallon tank. For the adventurous, there is an **outdoor solar shower** which uses river water.

MORE

About ten feet from the trailer’s deck is a 12 X 20-foot **concrete pad** – perfect for a pop-up camper or large tent. About 15 feet west of the trailer is a lockable **TUFF SHED** – about 10 X 12-foot storage building – for chairs, lawn mower, etc. Attached to this building is a lockable housing unit which holds the generator. The generator is wired underground to the trailer. About 50 feet west of the trailer, behind an enclosure, is a large, lockable **outhouse**. (The inside commode is used only for “number one”, which is connected to a “grey water pit”- which services all trailer drainage.) The outhouse has a bag of lime, some tarps and water jug for use as an outdoor lavatory.

PERHAPS THE MOST IMPORTANT ITEM BEING INCLUDED IS A VERY DETAILED OPERATION MANUAL WRITTEN BY THE OWNER AS A “HOW TO” FOR EVERY OPERATING SYSTEM AND CONDITION.

THE SALE OF THIS PROPERTY WILL INCLUDE ALL EXTERIOR MOWERS, TOOLS, AND SUPPLIES. ADDITIONALLY, ALL TRAILER INTERIOR ITEMS SUCH AS KITCHEN WARE, LINENS, UTENSILS, ARE INCLUDED. PLEASE SEE SEPARATE PAGES FOR ALL INVENTORY INCLUDED.

BEAVER RANCH INVENTORY

OUTSIDE TUFF SHED

Lawn Tractor (well-maintained) – with a custom cover and 42 inch path.

Small trailer – attaches to lawn tractor.

Step ladder

Four plastic Adirondack chairs.

Two metal ramps (lawn tractor can be stored in Tuff Shed. Tuff Shed sits on raised 18" concrete pillars).

INSIDE TUFF SHED

Push mower – older but runs with starter fluid.

Three burner outdoor propane grill with cover and propane tank.

Kettle grill with legs and charcoal bricks.

Cast-iron cooking pot with tripod suspension system.

Two extremely comfortable folding camp chairs.

Two portable lounge chairs.

Four "bag" chairs and one bag table.

Multiple cans of bug, weed, gopher, critter spray.

String trimmer (Ryobi), with extra trimmer cord.

Oil for tractor, string trimmer, etc.

Pair of hip waders.

A two-ton jack.

Games – Corn hole and golf lawn game

Four gas containers – 3 and 5 gallon.

Two smaller buckets.

Folding metal side table.

Grilling implements.

Plastic 5-gallon water container.

Two large table umbrellas with anchor base.

Three bird feeders – 2 Hummingbird and one Finch.

Portable toilet (never used).

Tiki torch with oil.

Two rakes, shovel, splitting maul, clippers, loppers and some small tools.

Fresh water hose and carrier (used to fill interior water tank from 300-gallon tank)

Two hanging solar showers (works with existing outdoor pulley system).

Battery operated camp light.

INSIDE TRALER INVENTORY

Collapsible soft trash barrel.

ThermPro indoor/outdoor thermometer.

Two small battery-operated fans.

Back-up supply of fuses, bulbs, and batteries.

INSIDE TRAILER INVENTORY – CONT'D

Brooms, dustpan, mop, and cleaning supplies.
Inverter – wired to batteries which provide two 110-volt outlets.
Smoke and CO2 alarms.

KITCHEN – fully operational, fully stocked

Spice rack with assorted spices.
Assorted plates, bowls, and dishes.
Silverware for eight. Six steak knives.
Assorted glassware – wine glasses, tumblers, coffee mugs, drinking, plastic, and coozies.
Assorted kitchen knives – all types and sizes.
Baking pans (3) and frying pans (2).
Small saucepan, two cooking pots.
Colander, several serving and prep bowls.
Coffee pot and French press coffee maker.
Assorted serving trays and cutting boards.
Utensil crock containing various cooking implements, and scissors.
Assortment of kitchen towels and place mats.
Box of useful items: flashlight, candles, bird book, cards, post-its, etc.
Can opener, wine opener, bottle opener and bottle stoppers.
Assorted baskets, serving bowls (7), and a set of mixing bowls.
Large assortment of paper plates, napkins.
Ice trays, dish rack, and wooden sink cover.

BEDDING AND LINENS

All bedding – sheets, blanket, or comforter for both beds.
Pillows (6) and pillowcases.
Mattress covers.

BATHROOM

Shower rug and non-slip shower mat.
First-aid kit.
Various toiletries.

PASS-THROUGH LOCKABLE STORAGE

Hose and water adaptors.
Several solar lamps.
Lubricant for slide-out mechanism.
Beaver Flag!

AGAIN – MOST IMPORTANT – A VERY DETAILED USER'S MANUAL, EXPLAINING ALL SYSTEMS, HOW TO WINTERIZE AND DE-WINTERIZE, WATER HEATER, PUMP, SPECIFICATIONS, AND "GO TO" PEOPLE.