

TITLE:	Eagle Mountain-
S.L. Box Info:	Roping Arena
Location:	1821 E Ranch Road Eagle Mnt. Utah 84005
Price:	\$700,000
Year Built:	2005
Square Foot:	5360
Style:	Ranch/Rambler
Bedrooms:	6
Bathrooms:	3
Acreage/Lot:	5.25
Garage:	2 car Oversized and separate 3 rd car oversized
Basement:	Fully Finished, could have 2 nd Kitchen, Big bar in Family Room, Pellet Stove, Tile and Carpet, 3 Bedroom Down
Deck/Patio:	Large Covered Deck Off Kitchen/ Large Covered Patio from Downstairs, Entry way (Rock Entryway into Basement.(NICE.ROCK ENTRY)
Heating/AC:	Propane / A/C / Pellet Stove
Int. Feat:	Large Bonus Room above Garage. Concrete custom Counter Tops Throughout. Large Kitchen with Bar, Custom Cabinets, Vaulted Ceilings. More More & More.
Included:	Window Coverings, Water Softener, Ceiling Fans, Alarm System, Microwave, Storage Shed, Humidifier. Pellet Stove, Range.
Ext. Feat:	Large Barn, 2 Loafing Sheds, Corrals and Arena. All Brick & Stone Rambler. Walkout Basement with stone Entry way.
Landscaping:	Full Lawn, Auto Sprinkler,
Avail Water:	Culinary
No. Shares:	N/A
Irrig. Co.:	
Barns / Sheds:	Big Barn/ Loafing sheds
Pasture/Crops:	
Stock Equip:	
Fencing type:	Lodge Pole Fencing around Property and Arena
Machinery:	
Comments:	This a Gentlemans Ranch, It is ready to enjoy, This Property is located in Eagle Mnt Just 40 Min. From Provo or 1 hour from Salt Lake City, Has the Country fill with the conveniences of close in schools and shopping, not to far from work. Has an 8 stall barn with auto waterers, Large tack Room in Barn, with a big Bay for Equipment Tractor etc. Roping Arena with return shuts & Arena Lighting. 4 Big Corrals for holding Cattle and Horses. The Barn Is 52x86. The 2 Loafing Sheds are 10x20 and the Arena is 260' X150 with Lighting. This place is a really Nice and nothing to do it's already been done. So Bring your Horses

	and Your Family and enjoy.
Contact for Info	Brad Rose 801-867-7355 Prudential Utah UTHorseproperties.com Brad@UTHorseproperties.com



















