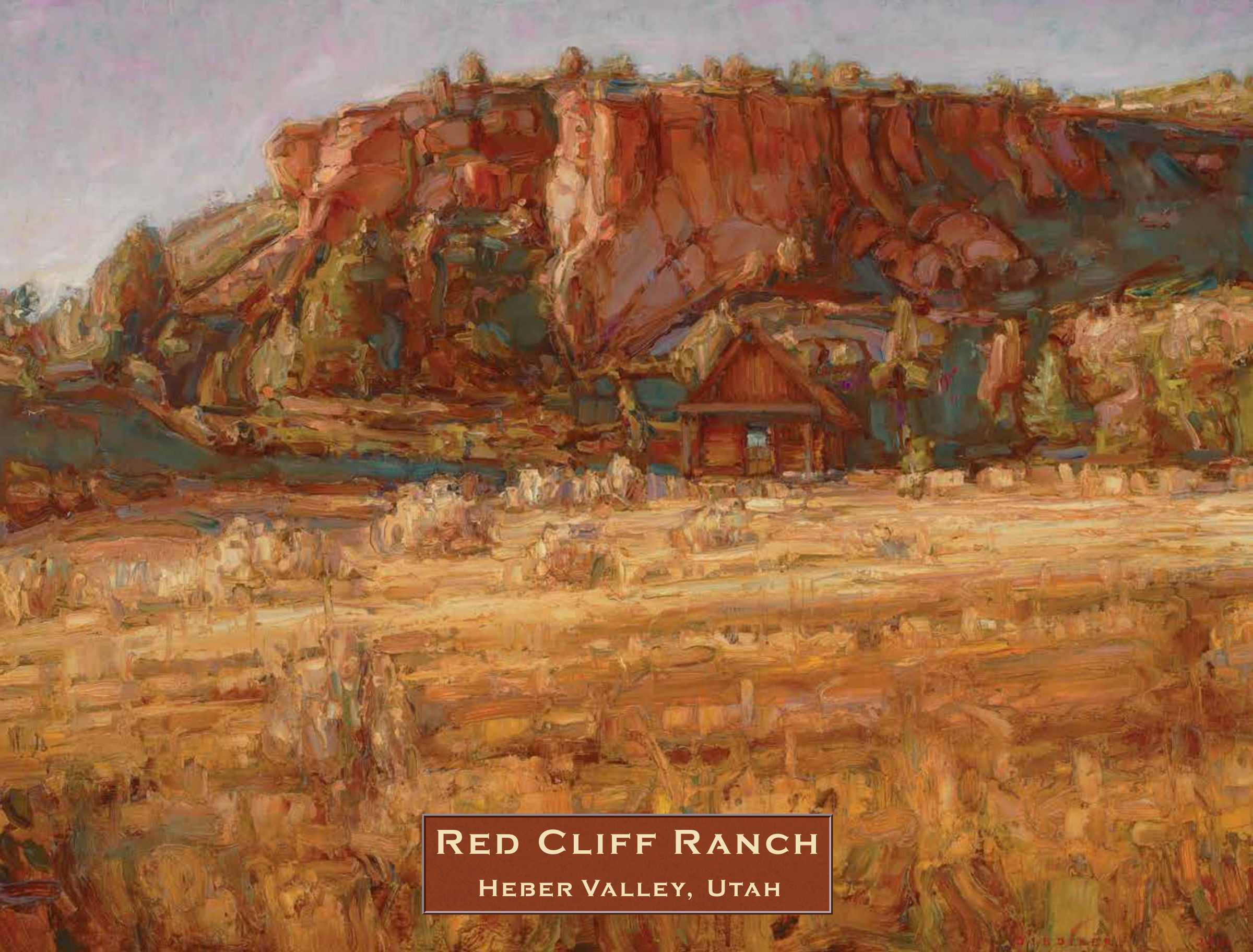




RED CLIFF RANCH  
HEBER VALLEY, UTAH





*Panorama of Red Cliff Ranch Home, Stable, Barn, ponds, reservoir, and lush grounds.*





## OVERVIEW

Red Cliff Ranch is a perfect opportunity for those seeking a wonderful retreat to gather generations of family along with valued friends and associates in one of Northern Utah's most attractive locales.

Encompassing about 175 acres of land with irrigation water rights, the Ranch affords plenty of space for summertime romps and riding horseback in green pastures or for invigorating winter exercise on cross-country skis or snowshoes.

Two good-sized, beautifully-landscaped, and nicely-situated ponds are stocked with rainbow, cutthroat and brown trout. These wonderful water features all have depths of 18 feet and provide healthy habitat for fish. A third pond and reservoir are set in serene pasture settings.

These onsite activities are all within convenient reach of cool glasses of lemonade or bracing mugs of hot chocolate along with refreshing showers and comfortable beds.



*Peaceful outdoor living spaces.*



*Spring sunrise in the aspens.*





## INTRODUCTION

Red Cliff Ranch is a magical legacy holding located in Northern Utah's spectacular Heber Valley. The Ranch is invisibly tucked off a paved county road about 9 miles east of Heber City, Utah. It is just 25 minutes from the renowned Park City-Deer Valley Complex and five miles from the 2,169,596 acre Uintah National Forest.

For many years cherished guests from around the world have savored experiences at Red Cliff Ranch and been mesmerized by its unsurpassed charm, breathtaking landscapes, and magnificent views of the Wasatch Mountain Range, including the spectacular Mt. Timpanogos.

The Ranch possesses a perfect blend of private grandeur – a stunning red-rock parapet towering over verdant green meadows punctuated by three ponds and a reservoir – a quiet place to tune fly-casting skills for outings on the nearby Provo and Weber Rivers and to enjoy peals of delighted laughter from grandchildren easily catching trout.

Elk, mule deer, moose, eagles, geese, ducks and many species of wildlife are safe at Red Cliff Ranch and enhance this special sanctuary.

The beautifully-appointed log ranch home features wrap-around covered porches providing stunning views. A one-of-a-kind nine-stall horse stable includes a bar, dining area, charming office, and caretaker's quarters. There is also a large barn, a covered arena and carefully restored pioneer era buildings.

Opportunities in the West to acquire a truly singular sanctuary apart from the demands of everyday life are increasingly fewer and farther between. Red Cliff Ranch occupies a unique place in the select circle of authentic mountain retreats.



*Expansive covered porches.*



*Magical Fall colors.*





*Abundant grass, water and views.*



## THE RED CLIFF RANCH STORY

Twenty-five years ago Von Whitby discovered a remarkable pocket of land east of Heber City, Utah, that fronted on Lake Creek Road but was not visible to passersby. This land was named Red Cliff Ranch and is now widely known and loved by its many local and international guests.

His original purchase was from one of the Heber Valley's prominent livestock families and after patiently negotiating with other owners, he assembled about 175 acres of land along with important water rights. This hidden holding was prominently punctuated by a classic Utah red sandstone cliff.



*This welcoming sign has greeted those fortunate enough to visit the Ranch.*

As was typical, the land had been heavily grazed and other than cedar trees and Gambel oak, was bereft of tree cover.

Whitby's innate vision saw a different scene and a project was launched which resulted in planting 4,000 trees – mostly quaking aspen – along with husbanding cedars already in place.

In conjunction, he strategically regraded the natural meadow moving thousands of yards of earth to develop beautiful sites for Red Cliff Ranch's attractive buildings.

His carefully designed irrigation system ensured growth of the quakes and the existing cedar trees were transformed into fine accents for the "Whitby Aspen Groves".

Von and Virginia Whitby have enjoyed sharing the one-of-a-kind ambience of Red Cliff Ranch with family, friends and international guests for many years. They have graciously hosted and created memorable life-events for a select few. After these great years of unbounded enjoyment, the Whitbys are choosing – with genuine reticence – to simplify their lives and expand their enthusiasm for world travel.





*The dramatic red sandstone cliff that is the namesake of Red Cliff Ranch.*





*The Ranch's main entry road was designed for its red cliff to greet guests.*





*Aspen groves surround the Ranch's stunning ponds.*



## THE LAND

Over the course of several years Von Whitby assiduously assembled about 175 acres in eight transactions.

The initial acquisition was from the Lindsey Family – an old-line ranching family based in Heber Valley who relied on the flowing springs in this secluded spot.

As the acreage expanded, Whitby's vision broadened and he enlisted the land-planning expertise of Jack Johnson in Park City. This remarkable consultant has been responsible for many of the high-caliber and successful projects including world renowned ski resorts and golf courses in North America and in Northern Utah's mountain area.

A great combination of vision and engineering skill were perfectly met – tens of thousands of yards of earth were moved to create terraced building sites and pastures complimented by attractive ponds and water features.

The trees were planted across many acres of landscaped grounds – all carefully irrigated to create an amazing oasis back-stopped by a private parapet of red sandstone which becomes a palette of changing color as the day's light swings past it's inspiring face.



*Beautiful horse pasture and another pond stocked with trout.*





*Stands of aspen frame the Ranch's entry road.*





*The iconic Wasatch Range - a trained eye can see Snowbird's Tram atop Hidden Peak at 11,000 feet.*





*This island is a favorite casting spot for children visiting the Ranch.*





*The signature red cliff overlooks a grassy meadow and a serene pond.*





*A classic Heber Valley view - blue sky, diverse tree cover, magnificent horses and green grass.*





*A dramatic sky frames Mt. Timpanogos – holding snow in June.*





*One of Red Cliff Ranch's shaded meadows.*



## RANCH HOME

Red Cliff Ranch's comfortable, beautifully appointed and immaculately maintained log home was built in 1995. Rich Assenberg, a prominent interior designer from Salt Lake City, was instrumental in laying out the interior spaces. Nearly every aspect at the home is custom and the craftsmanship is of the highest quality.

### Approximate Square Footages:

- 3,148 square feet of indoor living space
  - Main level 934 square feet
  - Upstairs 890 square feet
  - Downstairs 1,324 square feet
- 368 square feet in the attached garage



*Custom finishes and materials are found throughout the home.*

### Partial List Of Custom Features:

- Well-seasoned structural logs from fire salvage in Colorado
- Upstairs ceilings crafted from “pickled” timbers salvaged from Transcontinental Railroad trestles built across the Great Salt Lake in 1869
- Interior woodwork by Jerry Weixler
- Entrance chandelier was designed and hand-crafted by Peter Fillerup, a world-renowned artisan and by contract, only two of these fine pieces were cast and the molds were destroyed
- Interior Lighting – some handmade by Hammerton – and also vintage fixtures from a private collector who provides props to the motion picture industry
- Beadboard from Granite Mill
- All of the fireplace screens were designed, built and installed by Roger Blackham – a famous blacksmith and only non-European to win the title of “World’s Greatest Blacksmith”
- Custom-designed front door and stained glass
- Kitchen arched beam was hand-hewn on site
- Fireplace stone found on property
- Floor stone some of which was also found on property
- Countertops – select limestone sourced from Italian quarries
- Caradco wood casement windows
- Radiant heat from fuel oil furnace with 1,600-gallon tank
- Powder-coated galvanized steel roof – 2016
- Wood and stone floors refinished – 2019
- Wine storage cut into sandstone maintains 55° temperature
- Wired and plumbed for hot tub
- Interior and exterior alder doors were milled and assembled by the McDonald Mill in Layton, Utah – which did some work on the Stable and Barn.





*The red sandstone walkways were quarried on-site.*





*The landscaped grounds invite outdoor entertaining – the home's stone was also quarried from the Ranch.*





*Outdoor lighting adds ambience for evenings spent with friends on the covered porches and open air decks.*





*An enchanting summer evening at the Ranch home.*





*The entire exterior perimeter features both covered porches and open-air decks.*





*Tall windows bring the outdoor beauty into the home.*





*The dramatic fireplace built from stone found on-site.*



*Intricate custom ceiling beams.*



*Custom stair railing.*





*Dramatic vaulted ceilings frame the home's interior. The custom-designed entry chandelier – its mold was broken.*





*Gracious open living room with custom finishes.*





*Open dining and kitchen space.*





*The kitchen features custom cabinetry.*





*Charming main floor guest bedroom.*





*Spacious second floor guest bedroom.*





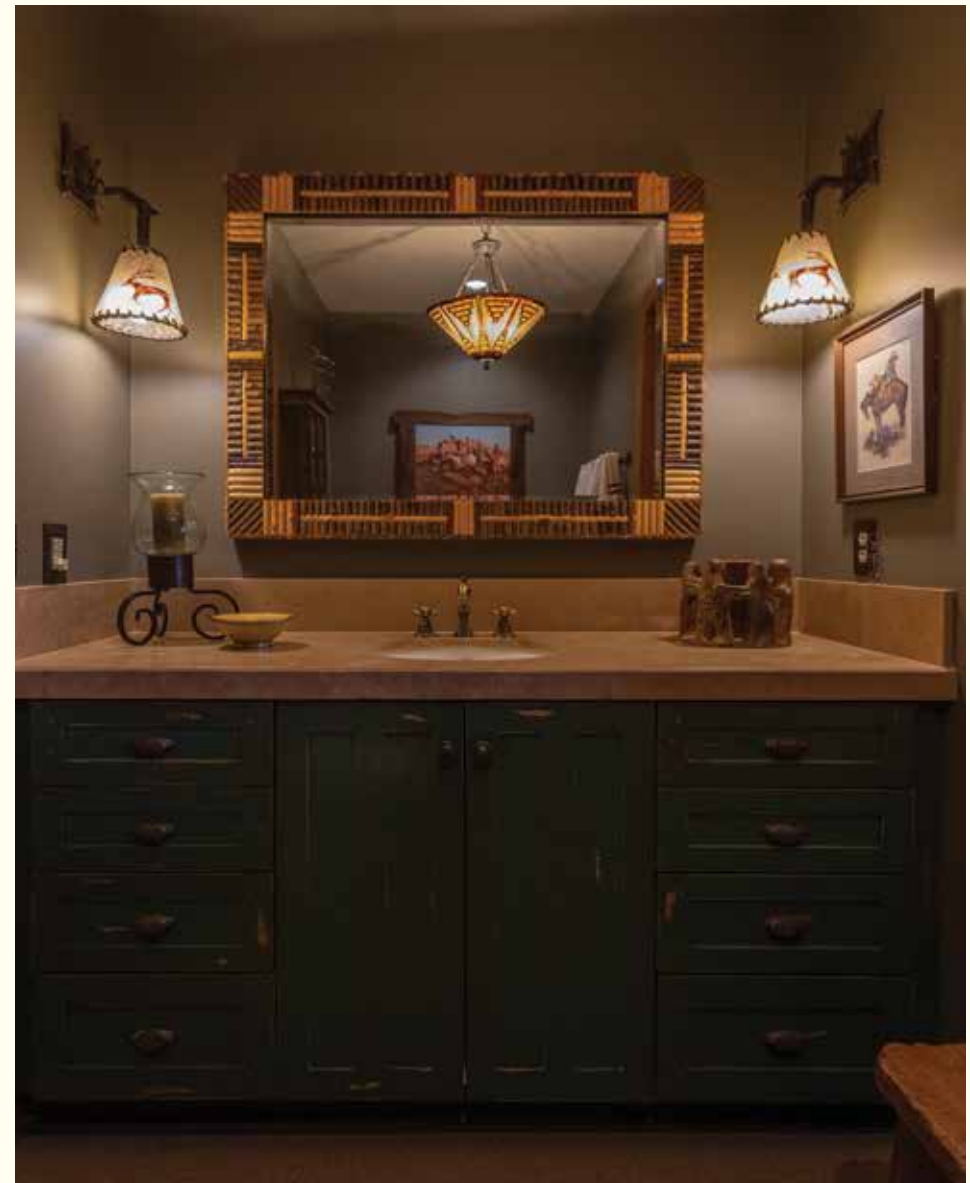
*Lower level storage room.*





*Main level bathroom.*





*Lower level bathroom.*





*Open lower level media room.*





*Lower level fireplace – of note are the nine-foot ceilings.*





*Upper level den with custom fireplace – adjacent to master suite.*





*Master suite featuring “pickled” timber ceilings salvaged from the 1869 Transcontinental Railroad trestles built across the Great Salt Lake.*





*Master suite bath.*





*As the sun sets at Red Cliff Ranch, relax in the master suite with a book.*





*Warm reflections of summer evening light grace the living room.*



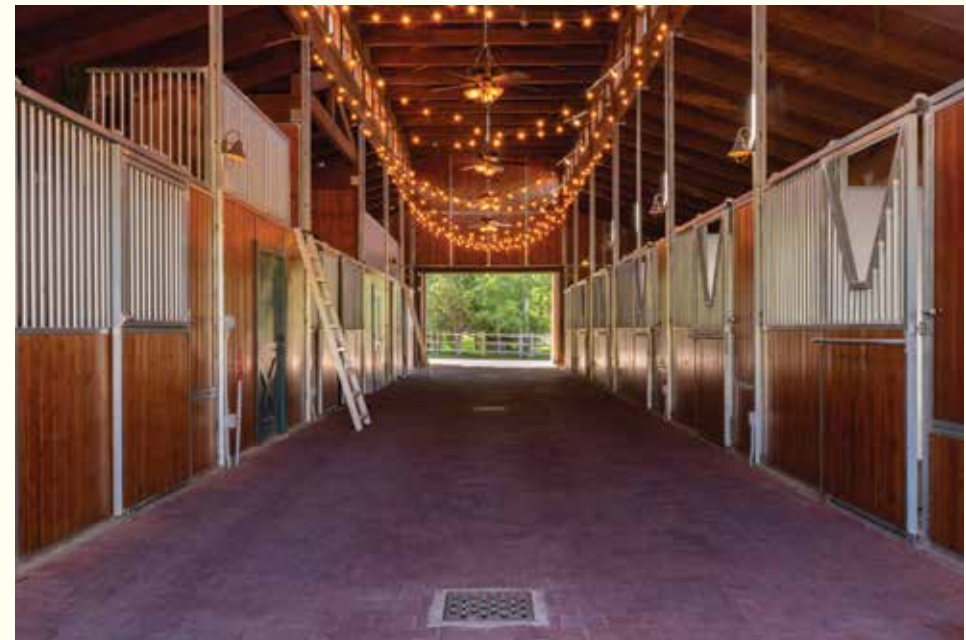
## STABLE

This is one of the most attractive equine structures to be found in the Mountain West. Custom designed, this 4,000 square foot structure was built by local carpenters in 1994 with MD Barns components and features the following:

- Nine thoughtfully designed stalls;
- Attractive office;
- Spacious gathering area with bar, dining room and covered porch;
- Living quarters for a ranch manager.



*Dusk at the Red Cliff Ranch stable.*



*Impeccably designed horse stalls.*

The stalls are state-of-the-art and easy to clean. An efficient floor drain system simplifies washing them down.

The office is beautifully appointed.

The inviting gathering area is graced by a classic bronze-cast chandelier first hung in the historic Mormon Tabernacle on Temple Square in Salt Lake City and by a classic Utah red sandstone floor.

The handsome roof features a raised stack of ventilation windows – 22 on each side. Copper rain gutters and downspouts compliment the classic solid feeling and rich exterior color of the stable.





*The beautiful Red Cliff Ranch stable – home to horses and entertaining.*





*The stable's bar and gathering foyer.*





*The stable's office.*





*The stable's dining room.*





*The stable's horse pasture. Of note are the 22 ventilation windows on each side.*



## BARN

Red Cliff Ranch's barn is absolutely enviable both architecturally and functionally.

This 2,400 square foot building contains plenty of covered space for extra vehicles, ATVs, snowmobiles, tractors, mowing equipment, etc. The barn is further complimented by two above-ground fuel storage tanks and a 16' x 48' hay shelter.

The roofline is punctuated by five large dormers which provide good natural light.



*The barn has abundant space for all the toys.*





*Sunset at the Red Cliff Ranch barn.*



## COVERED ARENA

The Whitbys have been the most gracious of hosts at Red Cliff Ranch and one of its most enjoyable structures is a covered arena – 65 feet in diameter – with a solid smooth floor to accommodate plenty of dining tables and dancing.

Originally a training arena for favorite saddle horses, the conversion of this facility has provided warm memories of special times at the Ranch.

This facility could easily revert to equine training use by removal of the wood floor.



*A lovely picturesque setting for entertaining.*





*The covered arena and stable with a beautiful meadow viewscape.*





*The red cliff overlooks the covered arena, stable and horse pasture.*



## THE GATHERINGS

For many years the Whitbys have shared Red Cliff Ranch with guests who have gathered to create lifelong memories in a stunning mountain valley setting.

As afternoons turn to dusk at the Ranch the meticulously placed outdoor lighting illuminates its Home, Stable, Barn, Covered Arena and sprawling landscaped grounds revealing an entertainment oasis in the night sky.





## HISTORIC BUILDINGS

Two pioneer structures originally located in the central settlement of Heber City were patiently acquired, painstakingly moved, and thoughtfully restored by the Whitbys.

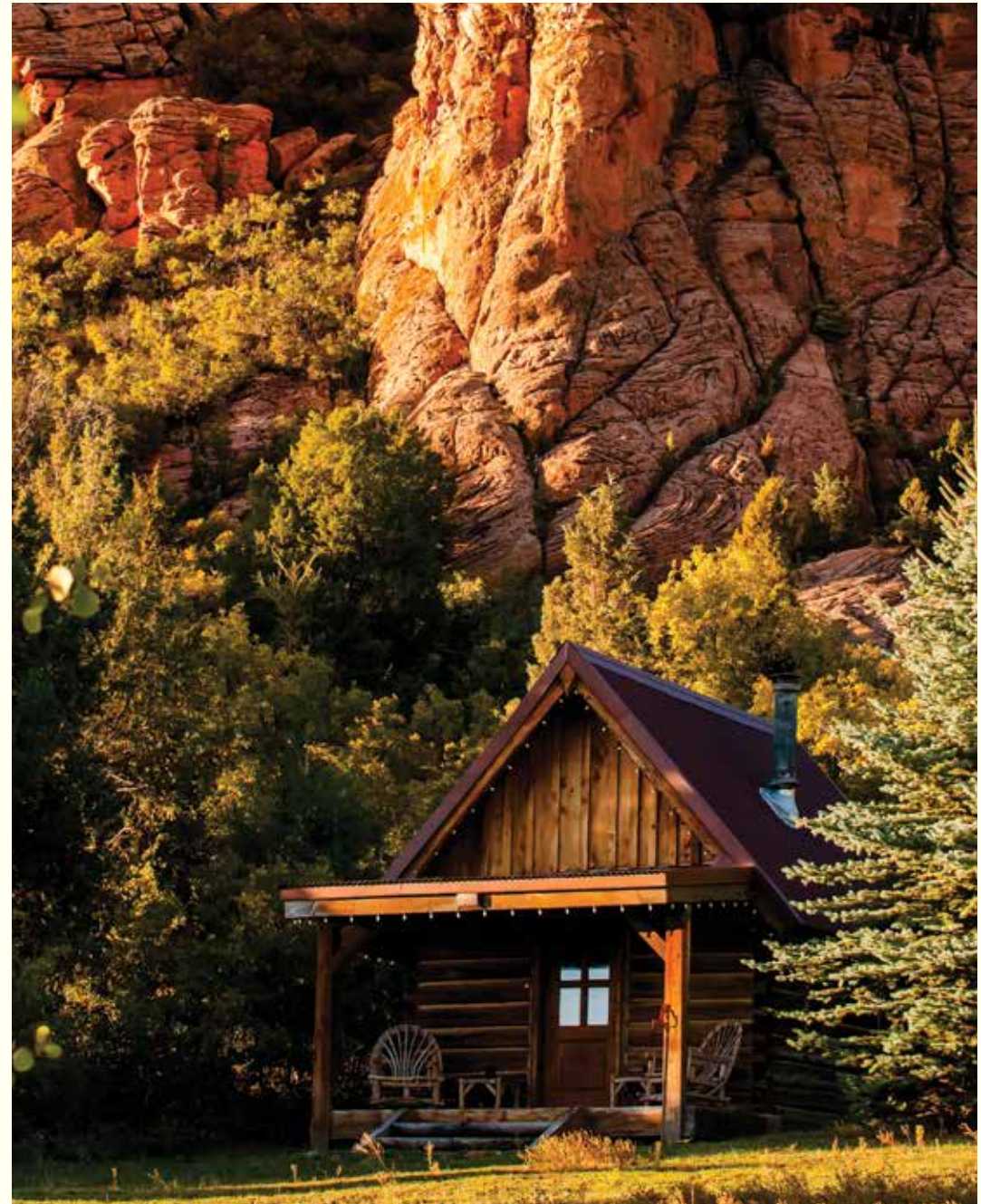
The Witt Cabin – built in 1852 – was the original permanent residence in this beautiful valley.

By 1873 dairy herds had increased and the village's first Milk Depot was built.

Bringing both of these simple small buildings to Red Cliff Ranch is indicative of the great sensitivity and appreciation which the Whitbys hold for the sacrifices of Utah's intrepid pioneer stock.



*The restored Heber Valley Milk Depot – circa 1873.*



*The first home built in the Heber Valley – circa 1852.*



## CULINARY AND IRRIGATION WATER SYSTEM

The Ranch's well is situated by a picturesque windmill and was drilled by a reputable contractor. It is five inches in diameter and approximately 177 feet deep. A 4,000-gallon cistern stores water for periods of heavier usage.



*An afternoon in June at one of the three Red Cliff Ranch ponds.*





## CLIMATE – PRECIPITATION – ELEVATION

Red Cliff Ranch enjoys a distinct four-season climate which affords some of the cleanest air quality in the West. The always cool Summer and Fall evenings provide refreshing respite from the uncomfortable 80°F nights in Salt Lake City. The Heber Valley receives an average of 15.86 inches of precipitation annually and enjoys an average of 226 days of sunshine. The Ranch sits at about 7,000 feet above mean sea level.

| Seasons              | Average Day-Time<br>High Temperature | Average Night-Time<br>Low Temperature |
|----------------------|--------------------------------------|---------------------------------------|
| December – February  | 39° F                                | 18° F                                 |
| March – May          | 62° F                                | 35° F                                 |
| June – August        | 87° F                                | 52° F                                 |
| September – November | 55° F                                | 36 °F                                 |

## IRRIGATION WATER RIGHTS

Red Cliff Ranch possesses more than ample water rights sourced from three separate springs for irrigation of the beautiful grounds and trout ponds. These rights are well-documented.

## REAL ESTATE TAXES

Real estate taxes for 2018 on Red Cliff Ranch totaled \$7,512.08.

Most of the Ranch's acreage is currently taxed under the Utah Farmland Assessment Act's "Greenbelt Provision". As long as properties are kept in agricultural production, the taxes are relatively low. Should a Purchaser change the use, a roll-back tax will be assessed for the previous five years. The Purchaser would then be responsible for payment of the roll-back tax.

## MINERAL RIGHTS

In Northern Utah, very few mineral rights remain with the land; however, the Sellers will convey 100% of any and all oil, gas, hydrocarbon and geo-thermal rights which are now owned subject to any reservations made by prior owners or federal and state governments.

## UTILITIES

- Electrical Service – Heber City Power & Light
- Telephone Service – All West Communications
- Trash Disposal – Wasatch County
- Culinary Water – Private Well
- Sewage – Private Septic Tank & Leach Field

Upon entering the Ranch the electrical and telephone internet lines were placed underground.

The Home, Stable and Barn are wired with an ADT Protection System.

## ZONING

Mountain Zone 20 = One Dwelling per 20-Acre Lot.





## LOCATION AND ACCESS

Red Cliff Ranch is located in close proximity to the finest recreational resources which Wasatch and Summit County – the recreational capital of Northern Utah – have to offer.

Park City and Deer Valley offer a remarkable cornucopia of attractions only 25 minutes away and provide a level of enjoyment and convenience which is rarely available to rural landowners.

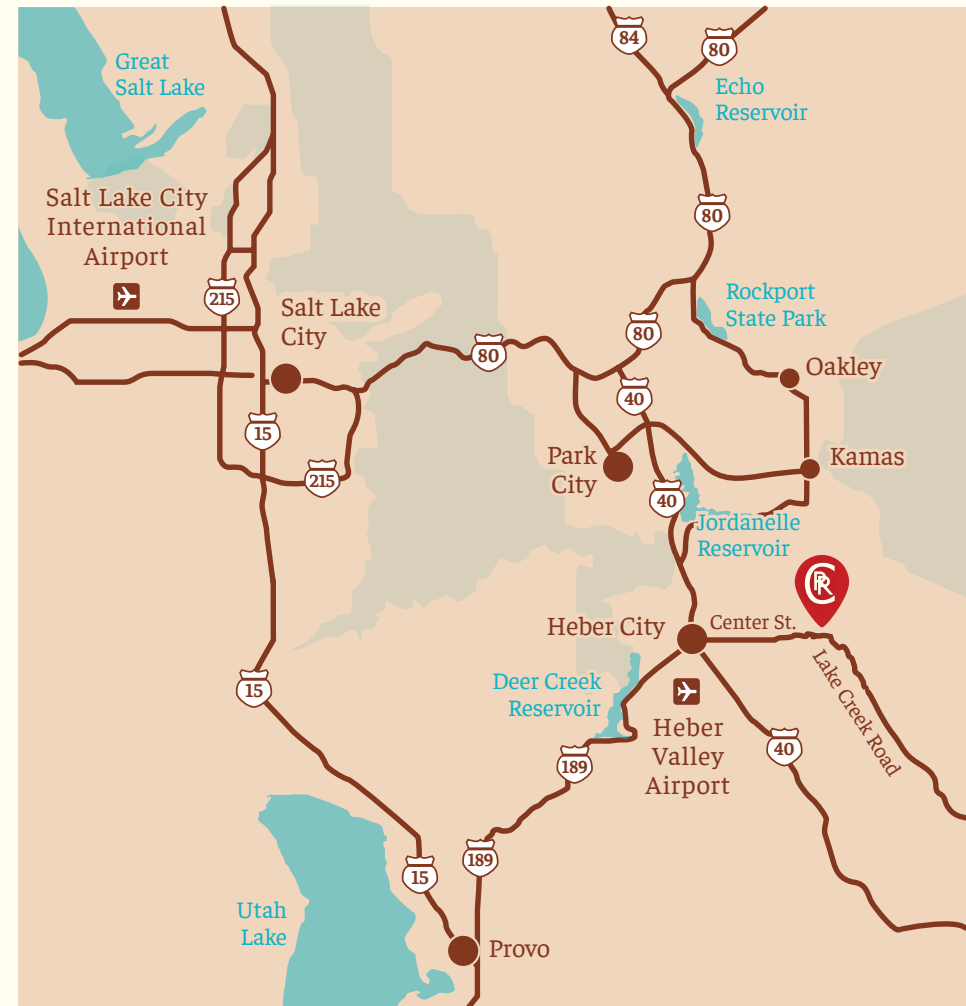
Heber City is one of the most vibrant small cities in the West offering a full range of convenient services – good public schools, fully-stocked grocery stores, an accredited 19-bed hospital operated by Intermountain Healthcare, banks, and other businesses. This Valley is home to about 14,000 residents.

The Heber Valley was settled in 1859 by livestock men from Provo who were drawn to its lush native grass meadows and inspired by the beautiful views of Mt. Timpanogos and the east side of the Wasatch Range. The Timpanogos Tribe of the Ute Nation first occupied this area in about 1400 AD.

The annual Swiss Days Celebration in Midway – just three miles east – has drawn thousands to the Valley for many decades. Dairy men of European extraction managed fine herds which thrived in the cooler climate and produced milk for the growing populations of Salt Lake City and Provo.

### Approximate Mileages from Red Cliff Ranch:

|                                 |            |
|---------------------------------|------------|
| Heber City                      | – 9 Miles  |
| Park City                       | – 15 Miles |
| Provo                           | – 40 Miles |
| Salt Lake City                  | – 57 Miles |
| Salt Lake International Airport | – 62 Miles |



Salt Lake City provides a wide array of cultural and educational resources plus medical care facilities which are outstanding by any measure. The University of Utah, Westminster College, the Utah Symphony, Ballet West, Utah Jazz NBA Team, Real Salt Lake Soccer Club and excellent health care facilities including the Huntsman Cancer Institute, all contribute significantly to a high quality of life.

Of particular note is the fine jet-capable airport at Heber City with weight ratings of 89,000-pound single wheel and 142,500-pound dual wheel.



## RECREATION

The remarkable Park City-Deer Valley-Canyons Resort Complex provides unlimited recreation, fine dining, sophisticated shopping, cultural arts and events too numerous to describe.

Major events for the 2002 Olympic Winter Games were held here. The U.S. National Ski Team also trains in this remarkable setting. With 230 downhill runs complimented by excellent gondolas and high-speed multiple seat chair lifts, this entire area is renowned for sheer winter pleasure in Utah's "Greatest Snow on Earth".

The Sundance Institute and Film Festival, founded by Robert Redford in 1981, has become one of the world's foremost events for innovative cinema. For two weeks in January, the glitterati of New York, Hollywood and the world create an exciting atmosphere for those fortunate enough to obtain scarce ducats to a fascinating array of highly artistic productions.

The Park City, Jeremy Ranch, Park Meadows, Red Ledges, Victory Ranch, Promontory and Glenwild Golf Courses provide outstanding championship golf within 15-30 minutes of the Red Cliff Ranch. The beautiful Wasatch Mountain State Park Golf course offers 36 holes of superior play in a wonderful setting in Midway.

To those unfamiliar with Northern Utah's high mountain valleys, surprising water sport and fishing resources are nearby:

- Jordanelle Reservoir State Park – 14 Miles
- Deer Creek Reservoir – 20 Miles
- Rockport Reservoir State Park – 25 Miles

Of equal importance, Red Cliff Ranch is only 15 miles from the blue-ribbon trout waters of the Provo River and about 35 miles from the Weber River's enjoyable fly-fishing stretches.

Finally, world-class snowmobiling is right outside the Red Cliff Ranch gate. The 2,169,596 acre Uintah National Forest is a mere five miles up Lake Creek Road.



*Deer Creek Reservoir.*



*Jordanelle Reservoir.*



*Rockport Reservoir.*



## SUMMATION

As portrayed herein, Red Cliff Ranch's secluded yet convenient location, great blend of natural beauty and careful husbandry, custom designed improvements, along with its quietude all combine to beckon its next fortunate owner to experience the remarkably renewing aura the Ranch is known for by the many who have visited it throughout the years.

Red Cliff Ranch stands in the highest echelon of private retreats in the Mountain Region of the Western United States. It is rare to find a significant-sized land base under most luxury real estate offerings in Wasatch and Summit Counties.

The Ranch's 175 acres afford its future owner a number of sites with stunning views of the Wasatch Range and Mt. Timpanogos to pursue his or her own vision in constructing additional legacy improvements for years of memorable enjoyment.

Bates Land Consortium is privileged to present Red Cliff Ranch to those who are knowledgeably and thoughtfully seeking to find a singular escape from the ever-increasing complexity of business and professional life amidst the bustling crowds in global metropolitan centers.



*View of the red cliff from an open grassy meadow.*





## OFFERING PRICE AND CONDITIONS OF SALE

**Red Cliff Ranch is Offered for Sale at \$9,750,000 Cash.**

### **Conditions of Sale:**

- All Offers to Purchase the Ranch must be in writing and accompanied by an earnest money deposit of \$200,000.00;
- Each Offer must be accompanied with the name and telephone number of the Purchaser's private banker to assist the Seller and its Agent in ascertaining the Purchaser's financial ability to consummate a purchase;
- Earnest money funds will be held in escrow with Cottonwood Title Company;
- All appurtenant water rights and water stock certificates will be transferred to the Purchaser;
- All mineral rights which the Seller may now own will also be conveyed to the Purchaser at Closing;
- Title will be conveyed by special warranty deed;
- The Seller will provide and pay for a Standard Owner's Title Insurance Policy.
- The Seller reserves the right to effect a tax-deferred exchange for other real property in accordance with provisions in Section 1031 of the Internal Revenue Code and will pay all costs associated with an exchange.

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Buyer's Brokers Are Welcome and Cordially Invited to contact Bates Land Consortium for Information Regarding Cooperation Policies.

This Offering is Subject to Errors, Omissions, Prior Sale, Changes or Withdrawal Without Notice, and Final Approval of a Purchase by the Seller.

All Information Provided Herein Has Been Obtained From Sources Believed to be Reliable; However, Accuracy is Not Warranted or Guaranteed by the Seller or Bates Land Consortium.

Prospective Purchasers Should Conduct Their Own Investigation and Verify All Information to Their Sole and Complete Satisfaction.





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CONSORTIUM**

**-BLC-**

**FOUNDED 1970**

Bates Land Consortium has been authorized by the Seller to act as its Exclusive Real Estate Agent on the sale of Red Cliff Ranch.

Since 1970, this firm has primarily focused on the brokerage of significant ranch, farm, recreational and commercial properties in Montana, Nevada, Utah, Idaho, Wyoming, New Mexico, and Canada.

Additionally, large land acquisitions for clients have been arranged in Colorado, Oregon, Georgia, Nebraska, Nevada and California.

For More Information or to Schedule Inspection of the Ranch, Please Contact:

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***A 48-Hour Notice Is Required To Make Proper Arrangements For Inspections.***

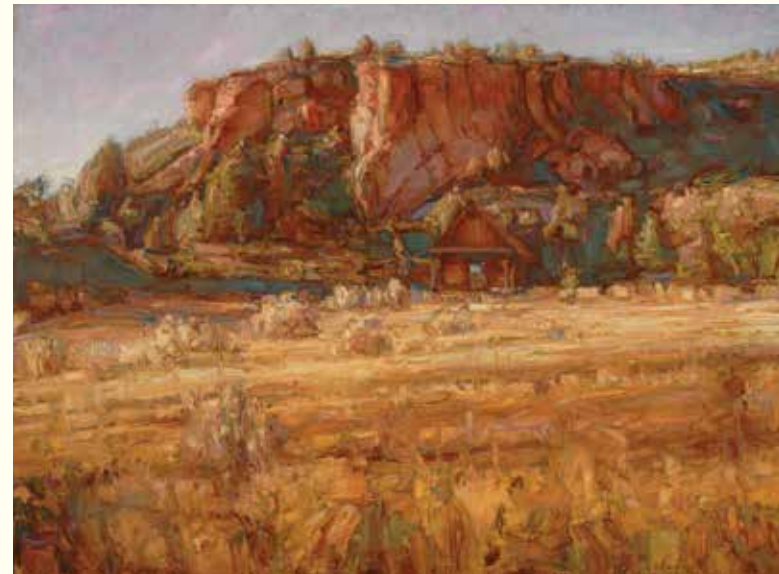


## ARTISTIC CREDITS

*Professional Photography by Brian Smyer*



*Cover Painting by Sean Diediker*







*The legendary Mt. Timpanogos viewed from a possible future home site near one of the Ranch's three ponds.*



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