



Property Type: **Rustic Cabin with Pontoon Boat Rental Business**

Asking Price: **\$1,075,000**

Acreage: **4.35 ± Acres**

County: **Panguitch , Utah**

115 E North Shore Rd & 76 Rustic Way | Panguitch, UT



**FARM & RANCH
GROUP**



For more information:

Zach Hatch

NAI Excel
(801) 633-6313

zhatch@naiexcel.com

Jenn Call

ERA Brokers
(801) 471-7145

call5jen@gmail.com

intermountainranches.com



Location: **Panguitch Lake, Utah**

- Welcome to your getaway retreat nestled just steps away from beautiful Panguitch Lake!
- This rustic cabin, situated on over 4 acres offers an unparalleled opportunity for those seeking serenity and potential business ventures alike.
- This charming property has 2 bedrooms and 2 bathrooms, providing cozy accommodation for you and your guests to unwind and soak in the natural beauty that surrounds you.
- Wake up to awe-inspiring sunrises and retire to mesmerizing sunsets from your private retreat.
- A spacious shed provides ample storage for all your outdoor gear and equipment.
- The boat house, previously utilized as a well-known and recognized business renting pontoon boats and fishing equipment, Included in this enticing package are 10 pontoon boats, a work truck, assorted construction pieces, trailers, and more, ready to propel your entrepreneurial dreams to new heights. These additional assets can be acquired separately with a bill of sale, opening doors to a myriad of business opportunities.
- The potential to grow a thriving business and craft unforgettable moments for yourself and others.
- Schedule your viewing today and prepare to embark on a journey of endless possibilities!
- The property is being sold as is.

FOR MORE INFORMATION

<http://helloarti.com/view/71264>

TEXT 70865 TO 39200



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CABIN
± 4 Acres Lot
2 Bedrooms
2 Bathrooms

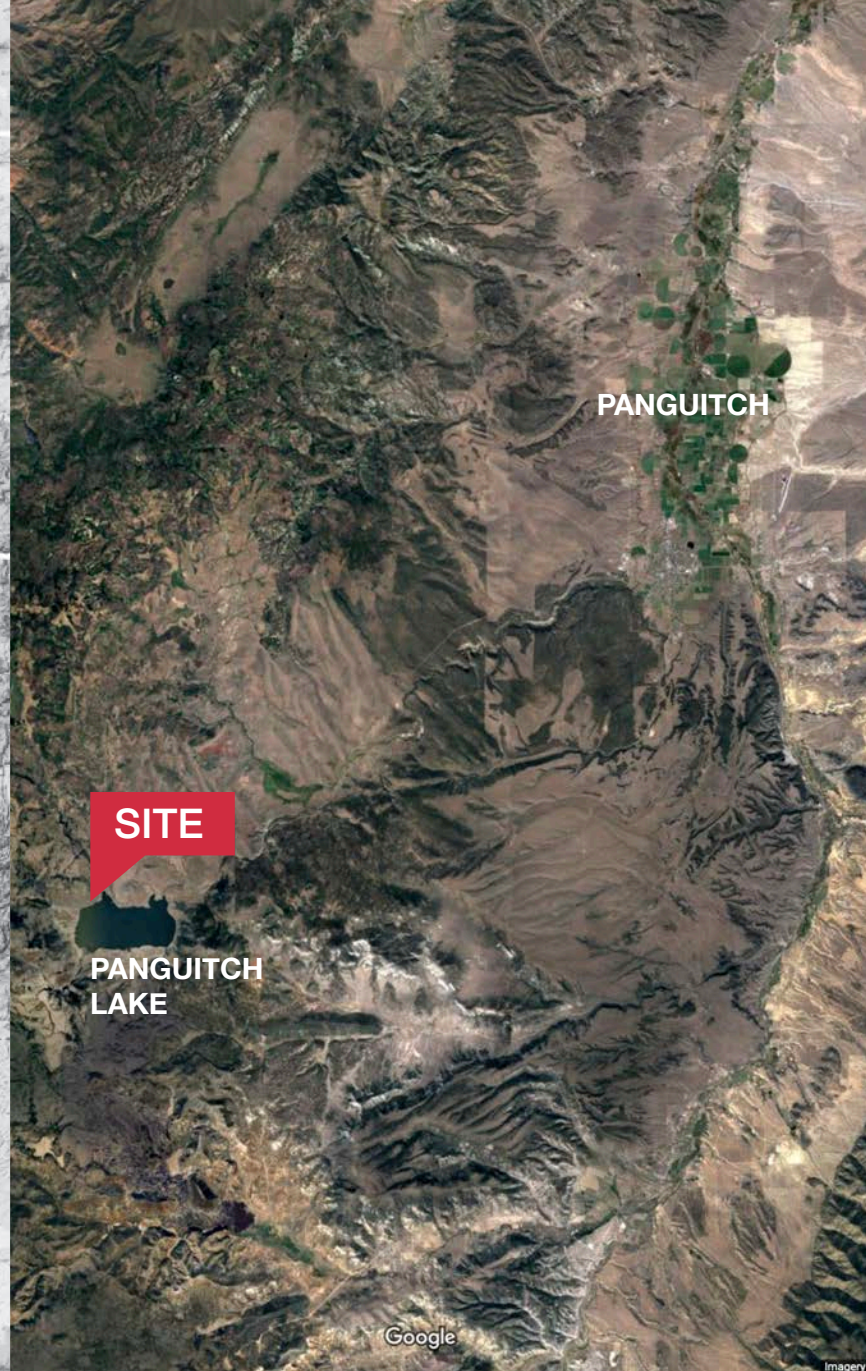
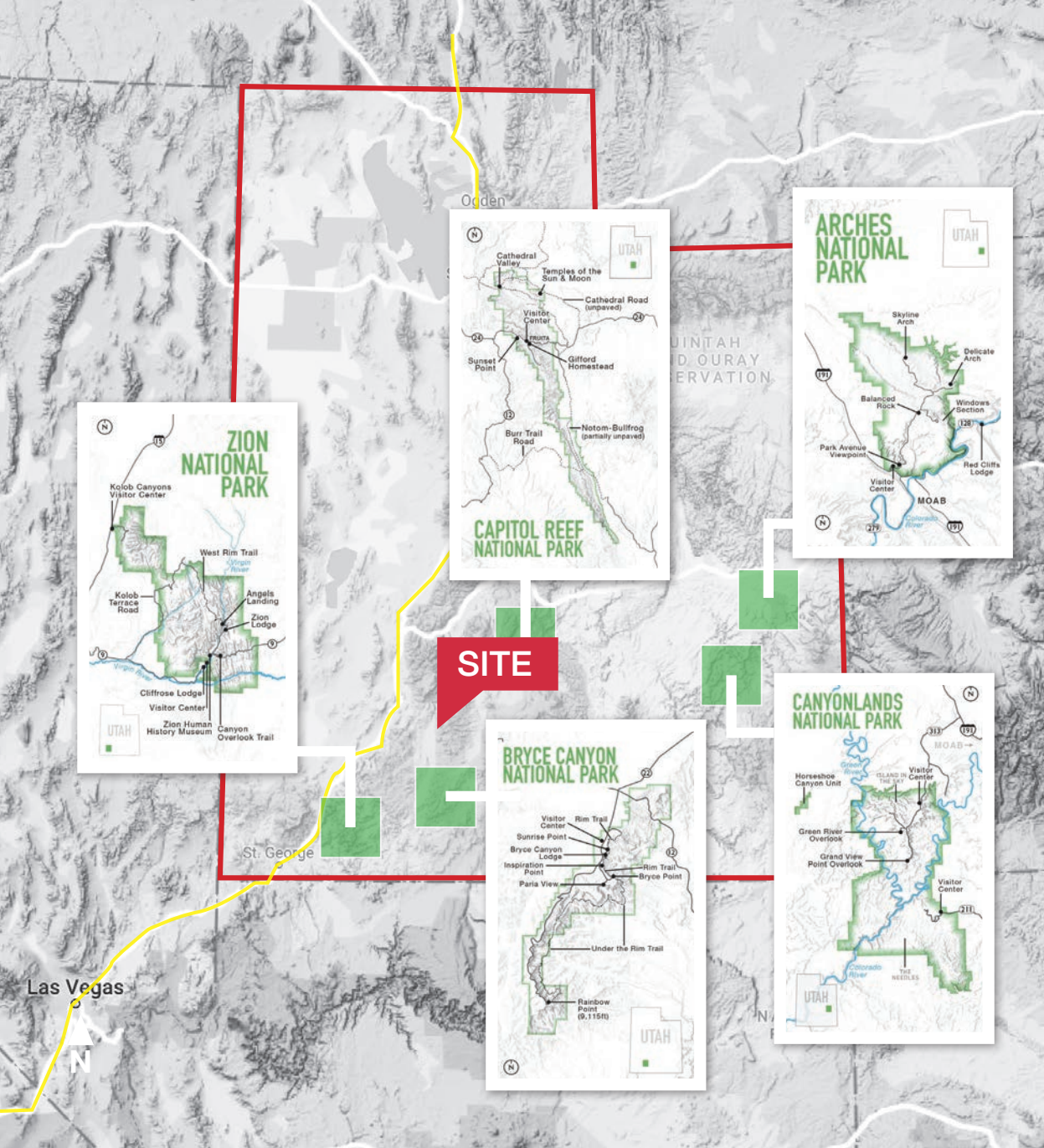
PANGUITCH LAKE

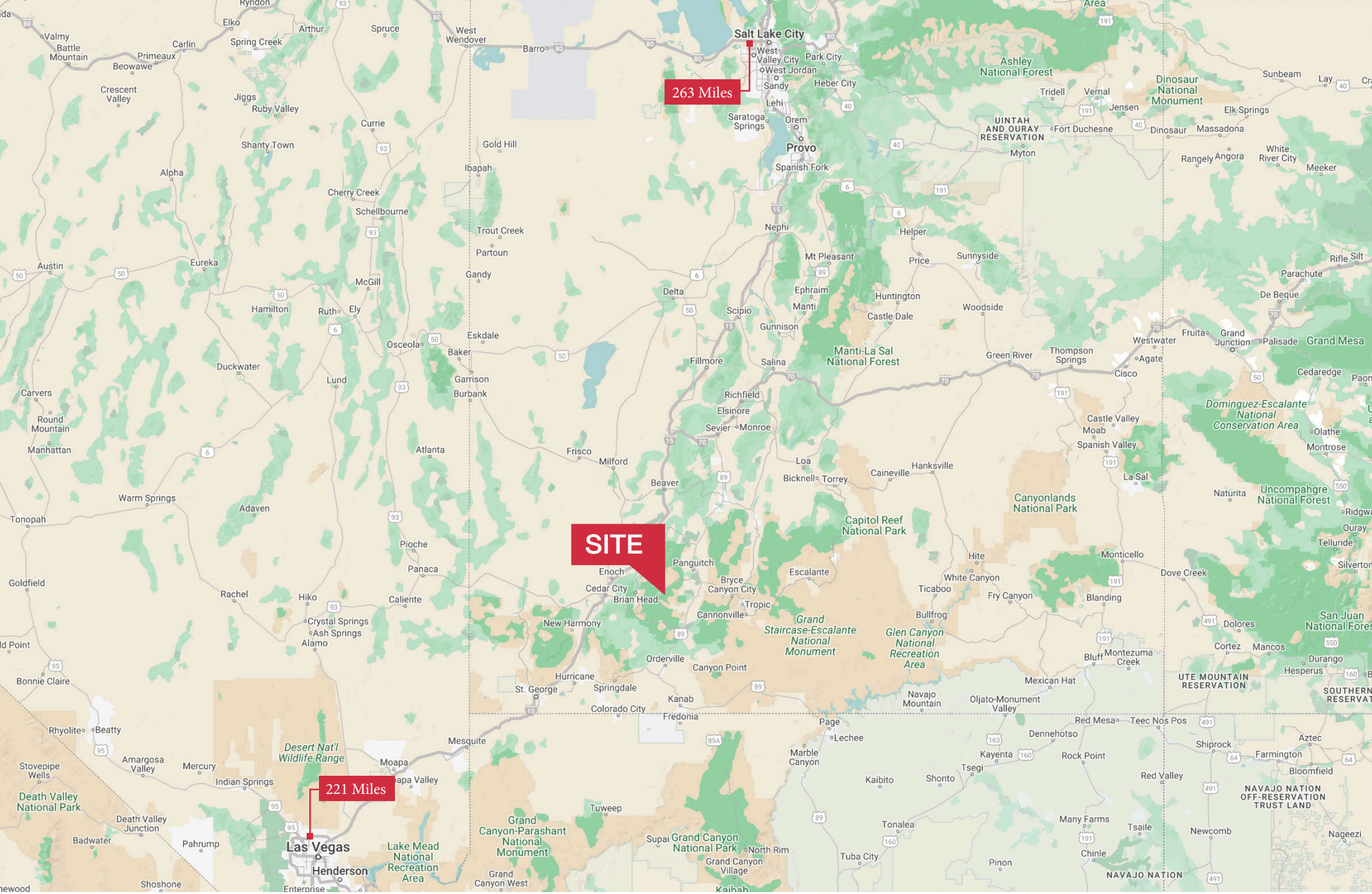


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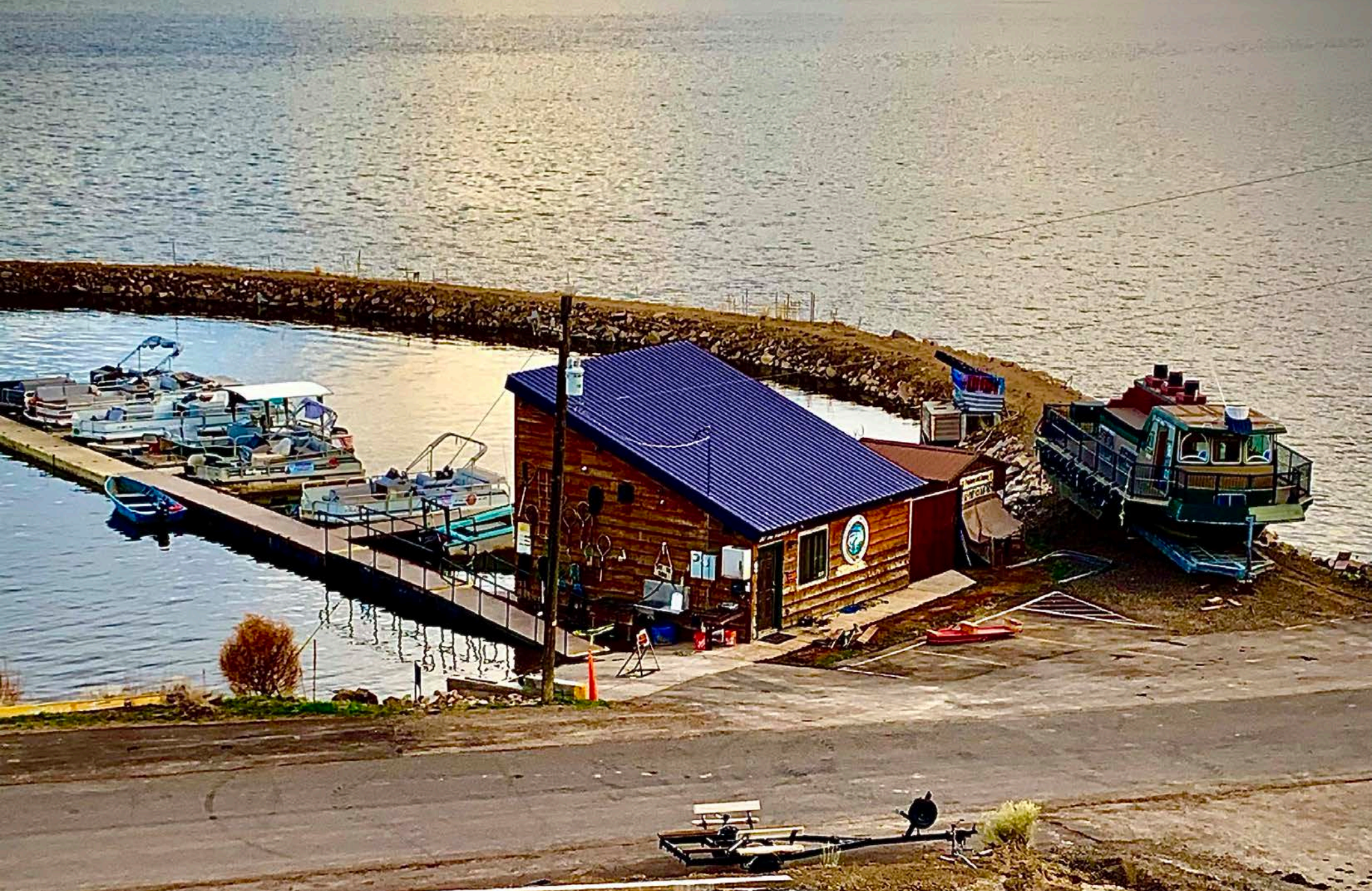
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Farm & Ranch Group

Other Properties Available

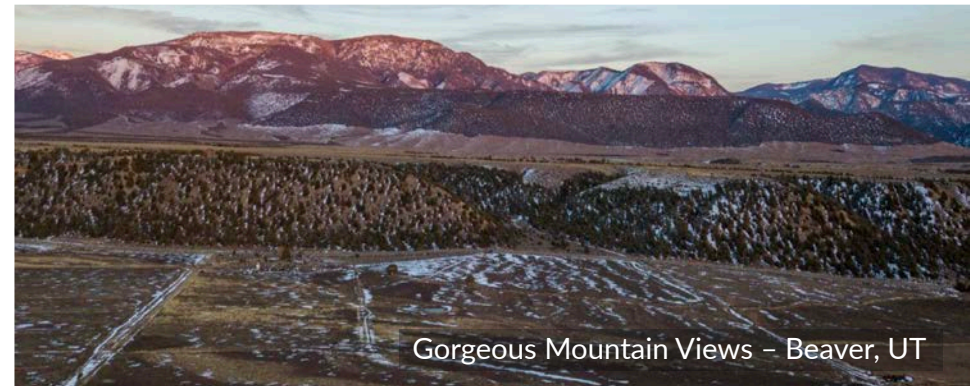
35 Acre Farm & Ranch Estate Near Bryce Canyon



Stunning Views of Zion National Park - Rockville, UT



James Canyon - Emery County



Gorgeous Mountain Views - Beaver, UT

About the Farm & Ranch Group

The Farm and Ranch Specialty Group is a joint venture among qualified agents at ERA Brokers Consolidated and NAI Excel with experience in Farm, Ranch, Recreation, and other large land properties. Instead of using a single channel for property marketing, the Farm and Ranch specialty group utilizes commercial real estate, residential real estate, and land and farm marketing distribution channels to achieve maximum exposure for clients. This joint marketing effort is unique among brokers of large land tracts.

Because of the unique arrangement, the Farm and Ranch Specialty group has tools that add value for our clients, that are uncommon in the industry. We have full service Geographic Information Systems department that builds custom maps with layers like topography, property boundaries, federal and state land ownership and water features. Projects can then be printed on our advanced 42" plotter. Analysis can also be performed to calculate irrigated acreage, crop production, reservoir, grazing analysis, and best land use

practices. Using our mobile app, we can identify and walk property boundaries with clients using GPS technology. Our three in-house graphic designers help build custom marketing packages for the property, and our electronic listing distribution provides access both nationally and internationally.

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