

BEARS EARS PRESERVE



DARK CANYON

639-Acre Private Retreat &
Experiential Hospitality Business

Cedar Mesa | Bears Ears National Monument
Southeastern Utah



PRESENTED BY

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OFFERING MEMORANDUM



GREAT WEST
PROPERTIES LLC

PROPERTY SUMMARY



OFFERING SUMMARY

LISTING PRICE:	\$7,000,000.00
REVENUE MOMENTUM:	Gross booked revenue increased by 137% in the second year
YEAR OPENED:	2025
LOT SIZE:	639 AC
PARCEL NUMBER:	39S18E020000

Bears Ears Preserve offers a combination rarely available in the hospitality or recreational real-estate market:

- 639 acres of private Cedar Mesa land
- Existing boutique guest accommodations
- An established hospitality brand and booking platform
- Immediate access to internationally recognized outdoor and archaeological destinations
- Exceptional privacy and dark skies
- A demonstrated low-density hospitality concept
- Significant potential for carefully managed expansion
- The acquisition is perfect for a range of buyers, including an experiential hospitality operator, conservation-oriented investor, outdoor recreation company, luxury retreat developer, family office, private ranch or retreat buyer, or entrepreneur seeking a highly differentiated destination property in the American Southwest.

Bears Ears Preserve represents the opportunity to acquire not simply land and improvements, but the foundation of a destination: a private basecamp for exploring one of the most remarkable cultural landscapes in North America.

PROPERTY OVERVIEW

Bears Ears Preserve presents an exceptionally rare opportunity to acquire approximately 639 acres of private land on Cedar Mesa in the heart of southeastern Utah's Bears Ears landscape, together with an established boutique hospitality business and platform for future experiential tourism development.

Set amid one of the Southwest's most culturally significant and visually dramatic landscapes, the property combines extraordinary privacy, archaeological and natural resources, existing guest accommodations, established branding and booking infrastructure, and immediate access to some of the region's best-known hiking, archaeological, and scenic destinations.



Bears Ears Preserve currently operates as an intimate, off-grid lodging and adventure destination centered around a cabin and glamping tent accommodating up to six guests. The business has been intentionally developed around a low-density model that combines comfortable accommodations with solitude, outdoor recreation, cultural appreciation, and responsible stewardship of the surrounding landscape.

The property's location is a defining competitive advantage. Bears Ears Preserve is marketed as the only rental property on Cedar Mesa and one of the few lodging opportunities within Bears Ears National Monument, giving guests the unusual ability to stay within the landscape they have traveled to explore rather than commuting from communities outside the area.



PROPERTY OVERVIEW



The approximately 639-acre private holding provides a level of scale, seclusion, and direct access to the Cedar Mesa landscape that is difficult to replicate.

Guests have access to the surrounding private acreage for walking, exploration, wildlife viewing, stargazing, and quiet recreation. The land contains cultural and archaeological resources associated with the long human history of Cedar Mesa, and stewardship and preservation of these resources have been central to the Dark Canyon concept.



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LOCATION - PUBLIC LAND RECREATION

The property is surrounded by a vast public-lands recreation environment and is strategically positioned near many of southeastern Utah's most recognized destinations, including:

Jailhouse and Perfect Kiva / Bullet Canyon: approximately 3 miles to the trailhead

Kane Gulch / Grand Gulch: approximately 7 miles

Moon House: approximately 8 miles

Butler Wash archaeological sites: approximately 11 miles

The Citadel: approximately 11 miles

Moki Dugway: approximately 14 miles

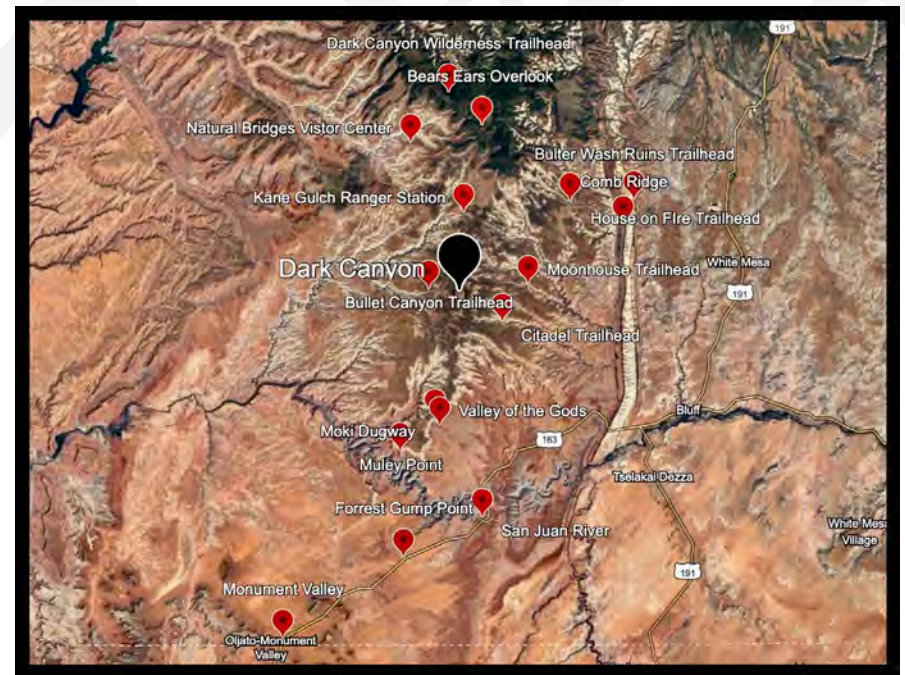
Natural Bridges National Monument: approximately 17 miles

Valley of the Gods: approximately 17 miles

Muley Point: approximately 19 miles

Comb Ridge: approximately 26 miles

This central location allows Dark Canyon to function naturally as a basecamp for Bears Ears and greater southeastern Utah, rather than repeatedly driving into the area from distant accommodations.



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EXISTING GUEST ACCOMMODATIONS

Bears Ears Preserve currently offers an operating off-grid lodging experience consisting of a cabin and separate glamping tent.

THE CABIN INCLUDES:

- Queen bed on the main level
- Full bed in the loft
- Full indoor bathroom
- Work area
- Heating and air conditioning
- High-speed Starlink internet

THE GLAMPING TENT INCLUDES:

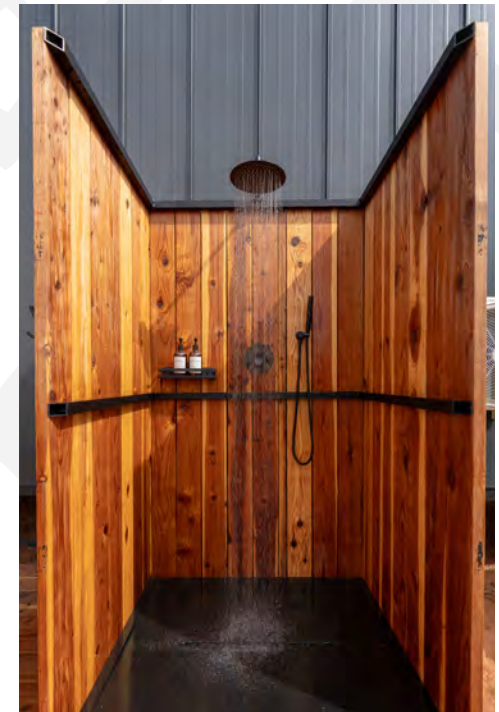
- Queen bed
- Electric fireplace
- Furnished sleeping and living space
- The lodging configuration is currently marketed for up to six guests with three beds and one bathroom

OUTDOOR AMENITIES INCLUDE:

- Outdoor kitchen
- Weber gas grill
- Ooni pizza oven
- Cooking utensils, dishes, and basic supplies
- Outdoor dining area
- Outdoor shower
- Gas fire pit
- Up to four complimentary e-bikes
- Pet-friendly accommodations
- On-site parking
- Expansive stargazing and wildlife-viewing opportunities
- Despite the remote location, Starlink provides broadband connectivity, allowing the property to combine genuine off-grid isolation with modern communications and remote-work capability.



EXISTING GUEST ACCOMMODATIONS - PHOTOS



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ESTABLISHED HOSPITALITY BUSINESS

Bears Ears Preserve is more than undeveloped recreational acreage. An operating hospitality platform has already been established around the property.

Existing business infrastructure includes the Bears Ears Preserve Dark Canyon brand, *darkcanyon.org* website, direct-booking presence through *Lodgify*, bookings through *VRBO*, marketing materials, photography, guest information, operating procedures, and an established accommodation concept.



PRIVACY + ADVENTURE + ARCHAEOLOGY + STEWARDSHIP + COMFORTABLE OFF-GRID HOSPITALITY

This creates an opportunity for a purchaser to acquire an existing concept and operating foundation rather than starting a hospitality project entirely from scratch.

The business has intentionally avoided the conventional high-density resort model. Bears Ears Preserve's vision is for a sustainable, limited-development destination that protects the sensitive environment while providing a select number of accommodations and experiences connected to the landscape and cultural history of southeastern Utah.

EXPANSION POTENTIAL

Perhaps the most significant opportunity for a new owner is the ability to build upon the existing Bears Ears Preserve Dark Canyon concept while maintaining the property's low-density character.

Planning work undertaken for the business has contemplated a broader hospitality model that could ultimately incorporate additional cabins, campsites, hike-in accommodations, RV/HipCamp-style sites, e-bike activities, and potentially equestrian offerings.

The 639-acre scale allows additional hospitality concepts to be physically dispersed rather than concentrated into a conventional resort footprint, creating the potential for multiple private guest experiences while retaining the sense of solitude that defines the property.

POTENTIAL FUTURE REVENUE CENTERS COULD INCLUDE:

- Additional premium off-grid cabins
- Glamping accommodations
- Primitive or improved campsites
- RV or overland sites
- E-bike rentals
- Photography and astronomy experiences
- Retreats and private group buyouts
- Educational or conservation-oriented programming
- Merchandise and branded products
- Partnerships with regional museums, tourism organizations, and recreation businesses
- All future development and commercial activities would remain subject to applicable San Juan County requirements, land-use regulations, access considerations, environmental protections, archaeological-resource laws, and any federal or state permits required for activities occurring on surrounding public lands.



A SCARCE PRIVATE INHOLDING

The property's greatest long-term asset may simply be what and where it is.

Cedar Mesa is a remote high-desert plateau renowned for its canyons, archaeological resources, Ancestral Pueblo cultural sites, dark skies, and extraordinary sense of isolation. The surrounding area forms part of Bears Ears National Monument and is recognized for its significant cultural and natural resources.

Within that landscape, Bears Ears Preserve provides something fundamentally different from a typical western landholding: a large private retreat surrounded by a nationally significant recreation and cultural destination, with hospitality infrastructure already in place.



STEWARDSHIP & CULTURAL SIGNIFICANCE

Responsible stewardship has been central to the Bears Ears Preserve identity from its inception.

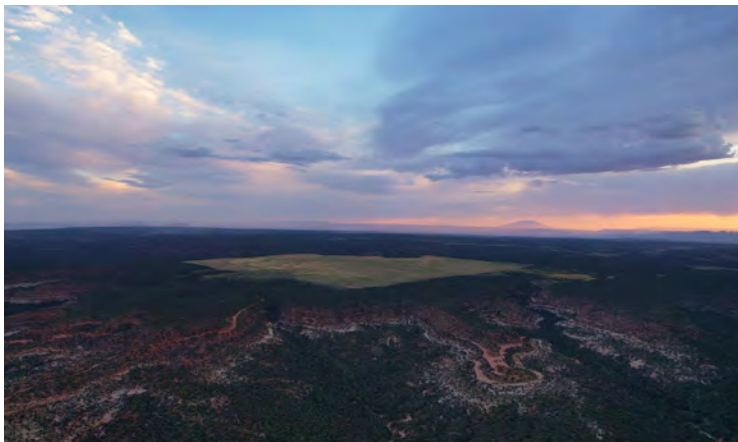
The property contains archaeological and cultural resources associated with the peoples who have inhabited the Cedar Mesa landscape for generations. Bears Ears Preserves operating philosophy has emphasized preserving these resources, educating guests, encouraging respectful visitation, and developing the land conservatively rather than maximizing density.

For an appropriate buyer, this creates the opportunity to continue building a hospitality business in which conservation and commercial value reinforce one another: maintaining the property's undeveloped character is not merely an environmental objective but an important part of the guest experience and the asset's long-term differentiation.

Any archaeological resources located on the property should be treated as protected cultural resources and managed in accordance with all applicable laws and professional stewardship practices.

The scarcity of lodging directly on Cedar Mesa creates a particularly compelling positioning. Guests visiting Moon House, Grand Gulch, Bullet Canyon, Natural Bridges, Muley Point, Valley of the Gods, Comb Ridge and surrounding destinations can use Bears Ears Preserve as their base rather than repeatedly driving into the area from distant accommodations.

NATURAL PRESERVE - WILDLIFE



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