



BENLOCH RANCH INVESTMENT OPPORTUNITY

PHASE 1A

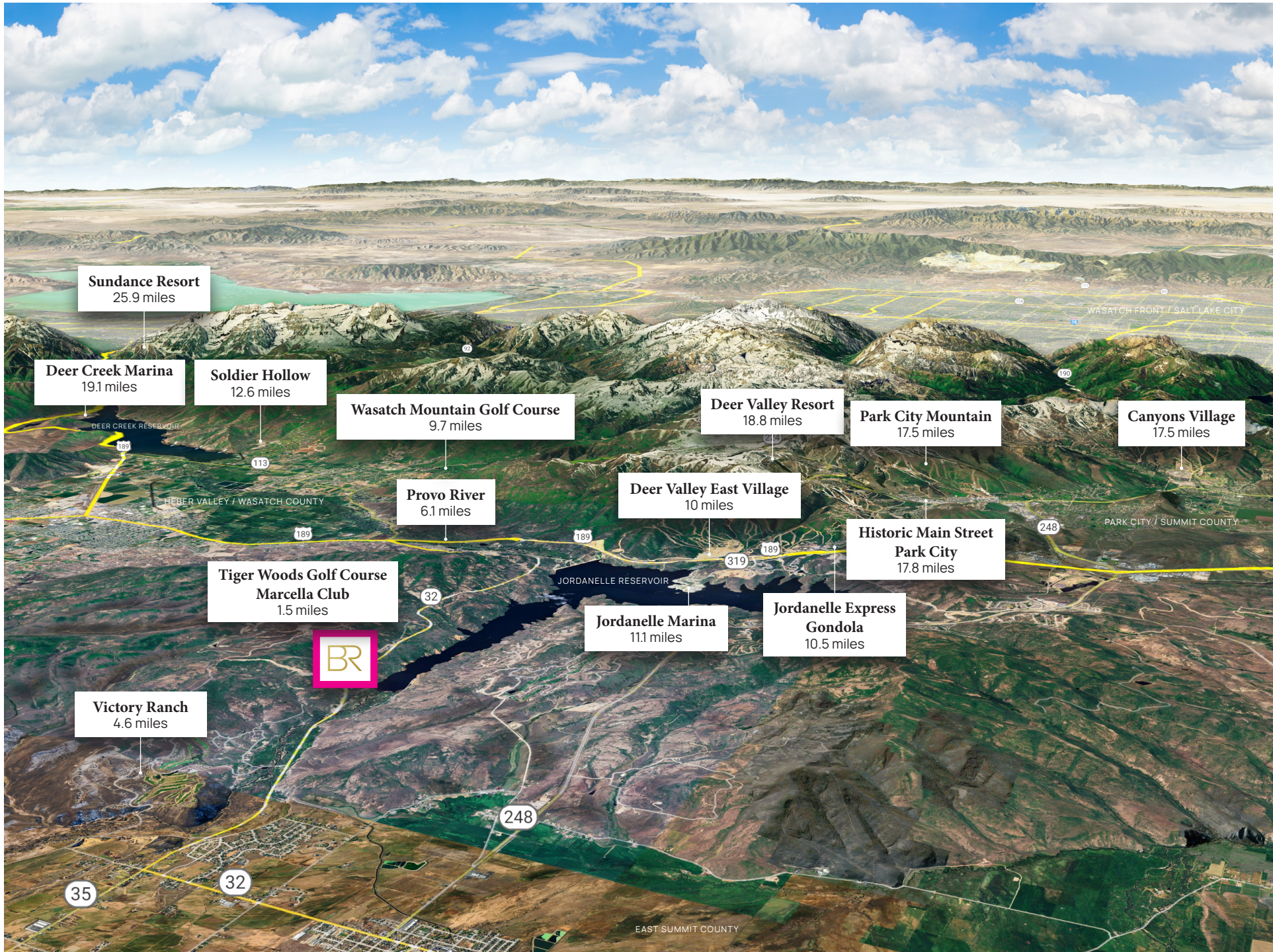
16 LOTS AVAILABLE FOR BULK OR INDIVIDUAL PURCHASE.
AN EXCLUSIVE OPPORTUNITY FOR AN INVESTOR OR BUILDER.



W A S A T C H C O U N T Y

U T A H

Located in Wasatch County, Utah, Benloch Ranch is a 2,550-acre new home community designed for individuals and families alike. Here you'll find stunning homes that work with, not against, the area's natural beauty. Explore an expansive playground of trails, ski resorts, golf courses, rivers, and parks right out your backyard.



Sundance Resort
25.9 miles

Deer Creek Marina
19.1 miles

Soldier Hollow
12.6 miles

Wasatch Mountain Golf Course
9.7 miles

Deer Valley Resort
18.8 miles

Park City Mountain
17.5 miles

Canyons Village
17.5 miles

Provo River
6.1 miles

Deer Valley East Village
10 miles

**Historic Main Street
Park City**
17.8 miles

**Tiger Woods Golf Course
Marcella Club**
1.5 miles

Jordanelle Marina
11.1 miles

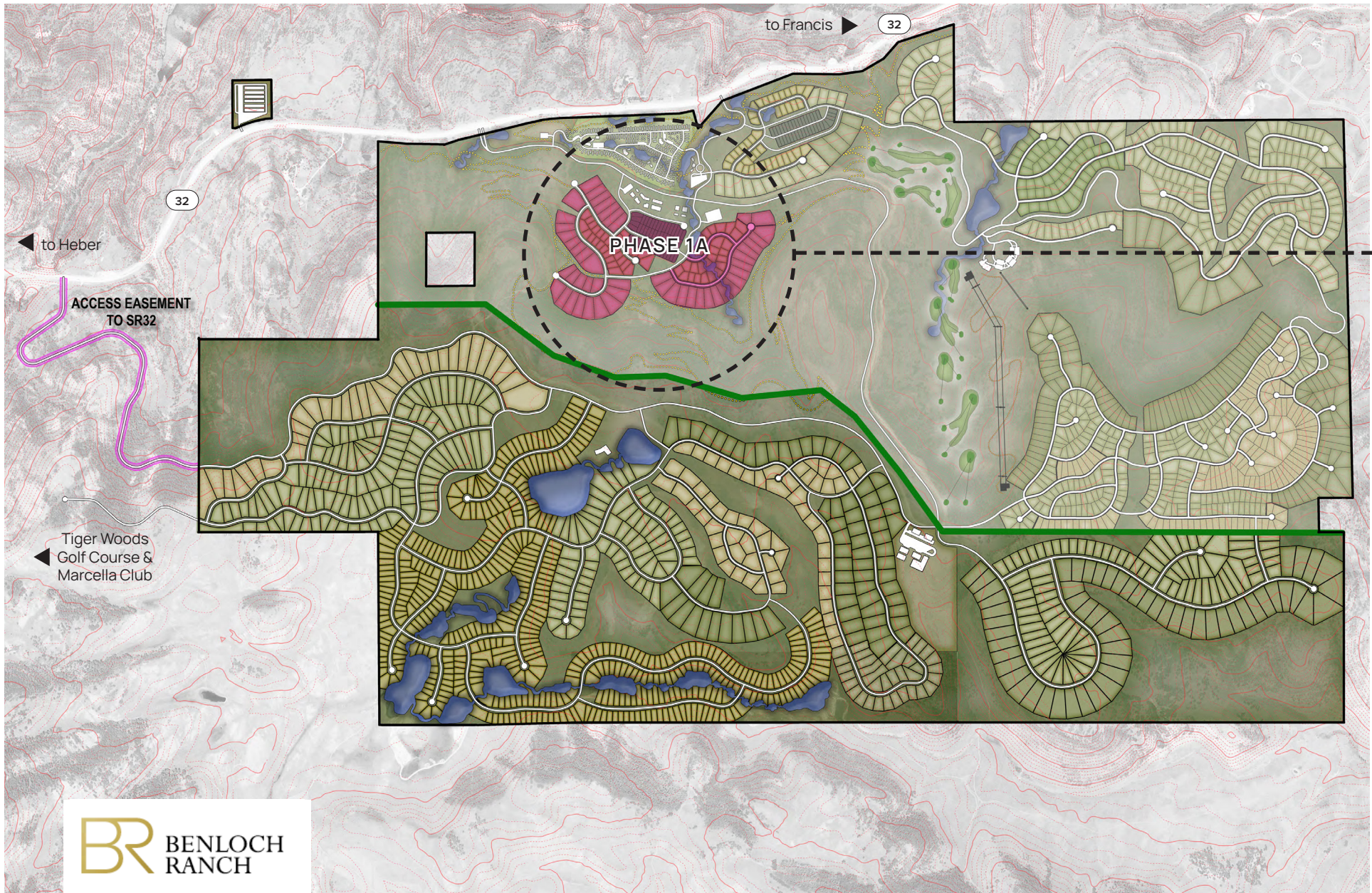
**Jordanelle Express
Gondola**
10.5 miles

Victory Ranch
4.6 miles



EAST SUMMIT COUNTY

PHASE 1A SITEPLAN



PHASE 1A SITEPLAN - AVAILABLE INVENTORY

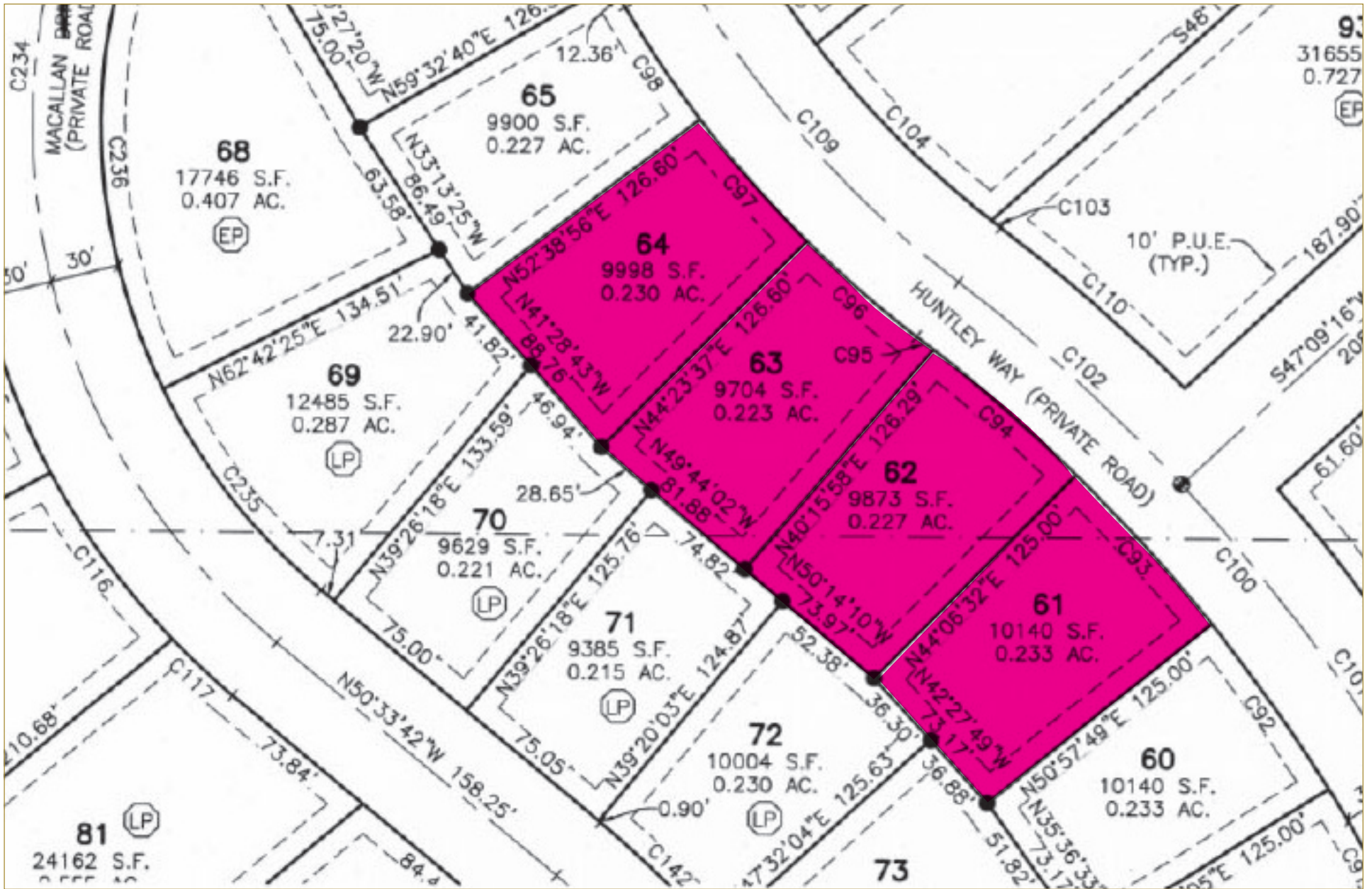


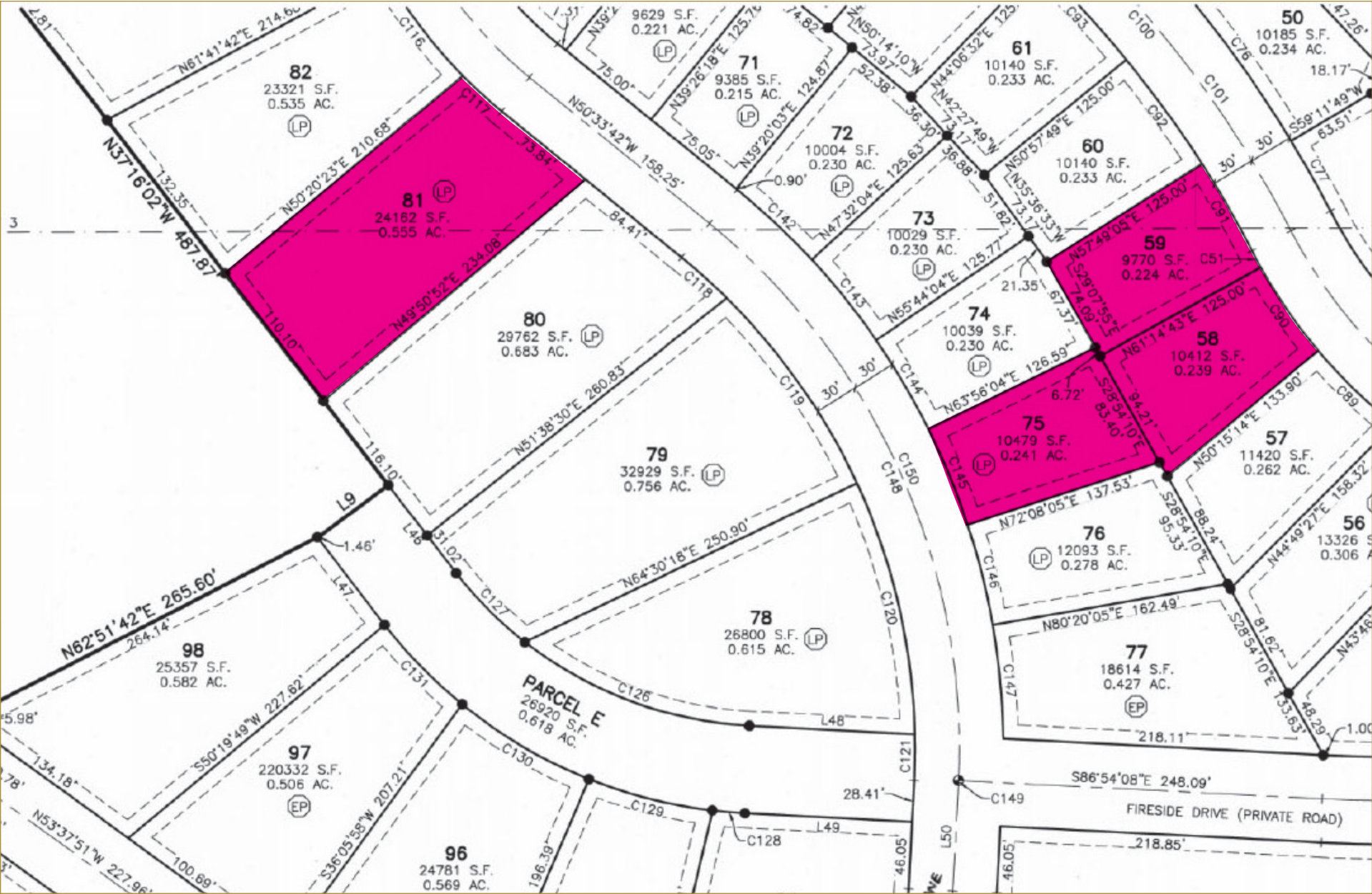


PHASE 1A INDIVIDUAL LOT PRICING - ALL 16 LOTS AVAILABLE FOR BULK PURCHASE (\$7,799,000)

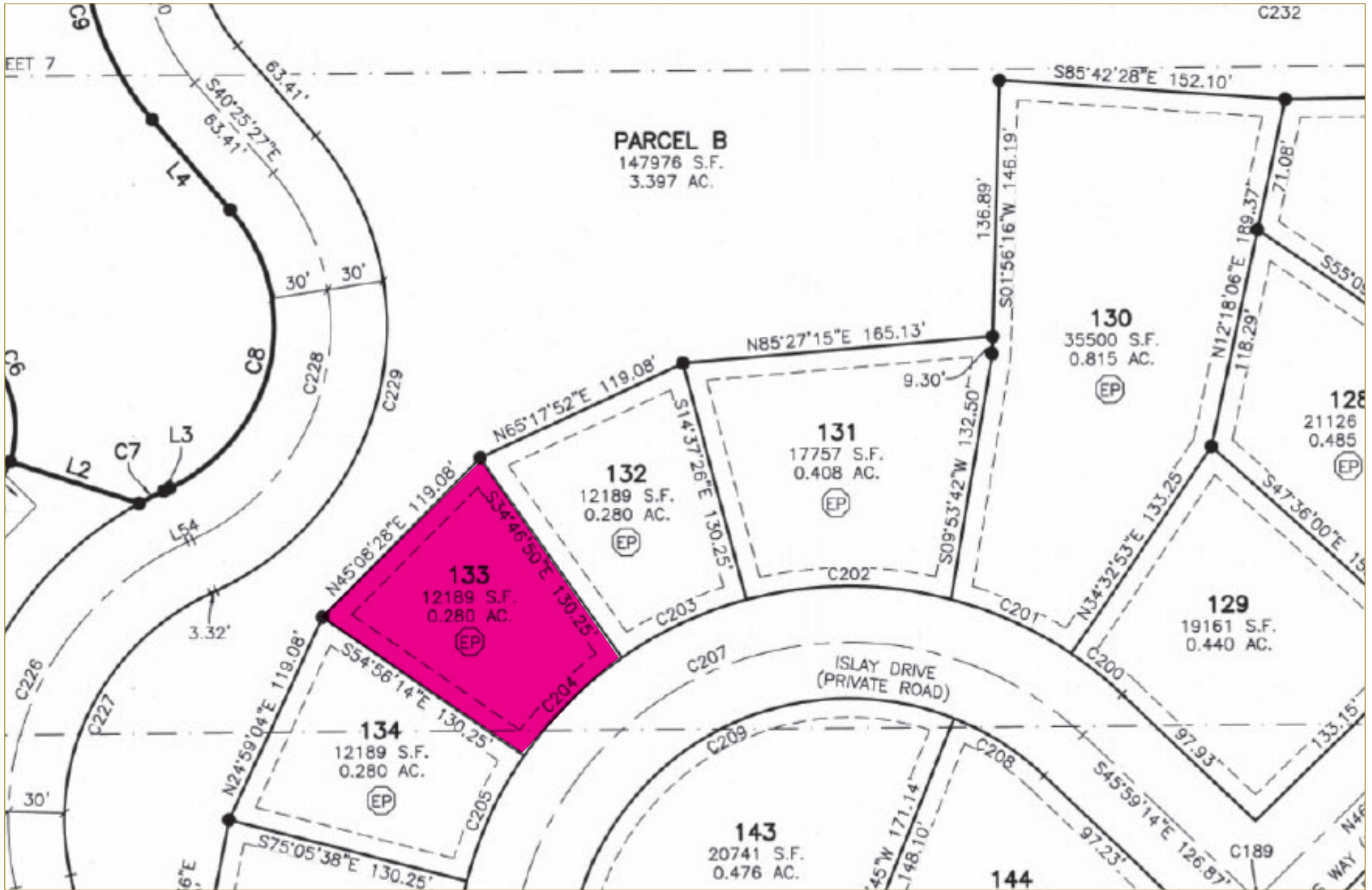
Lot	Address	Tx ID #	Size	Notes	Price
58	3772 E Huntley Way	00-0021-5990	0.24	Uphill	\$450,000
59	3758 E Huntley Way	00-0021-5991	0.22	Uphill	\$450,000
61	3732 E Huntley Way	00-0021-5993	0.23	Uphill	\$450,000
62	3716 E Huntley Way	00-0021-5994	0.23	Uphill	\$450,000
63	3706 E Huntley Way	00-0021-5995	0.22	Uphill	\$450,000
64	3696 E. Huntley	00-0021-5996	0.23	Uphill	\$450,000
75	6766 N Macallan Lane	00-0021-6007	0.24	Downhill	\$425,000
81	6837 N Macallan Lane	00-0021-6013	0.55	Uphill (View)	\$550,000
133	4041 E Islay Drive	00-0021-6065	0.28	Downhill (View)	\$499,000
135	4019 E Islay Drive	00-0021-6067	0.31	Downhill	\$450,000
137	3962 E Islay Drive	00-0021-6069	0.37	Flat	\$450,000
138	3972 E Islay Drive	00-0021-6070	0.33	Flat	\$450,000
139	3982 E Islay Drive	00-0021-6071	0.38	Flat	\$450,000
141	4004 E Islay Drive	00-0021-6073	0.3	Uphill (View)	\$450,000
151	3981 E Harris Way	00-0021-6083	0.27	Downhill	\$475,000
152	3969 E Harris Way	00-0021-6084	0.25	Downhill	\$475,000

PHASE 1A - LOTS 61, 62, 63, 64

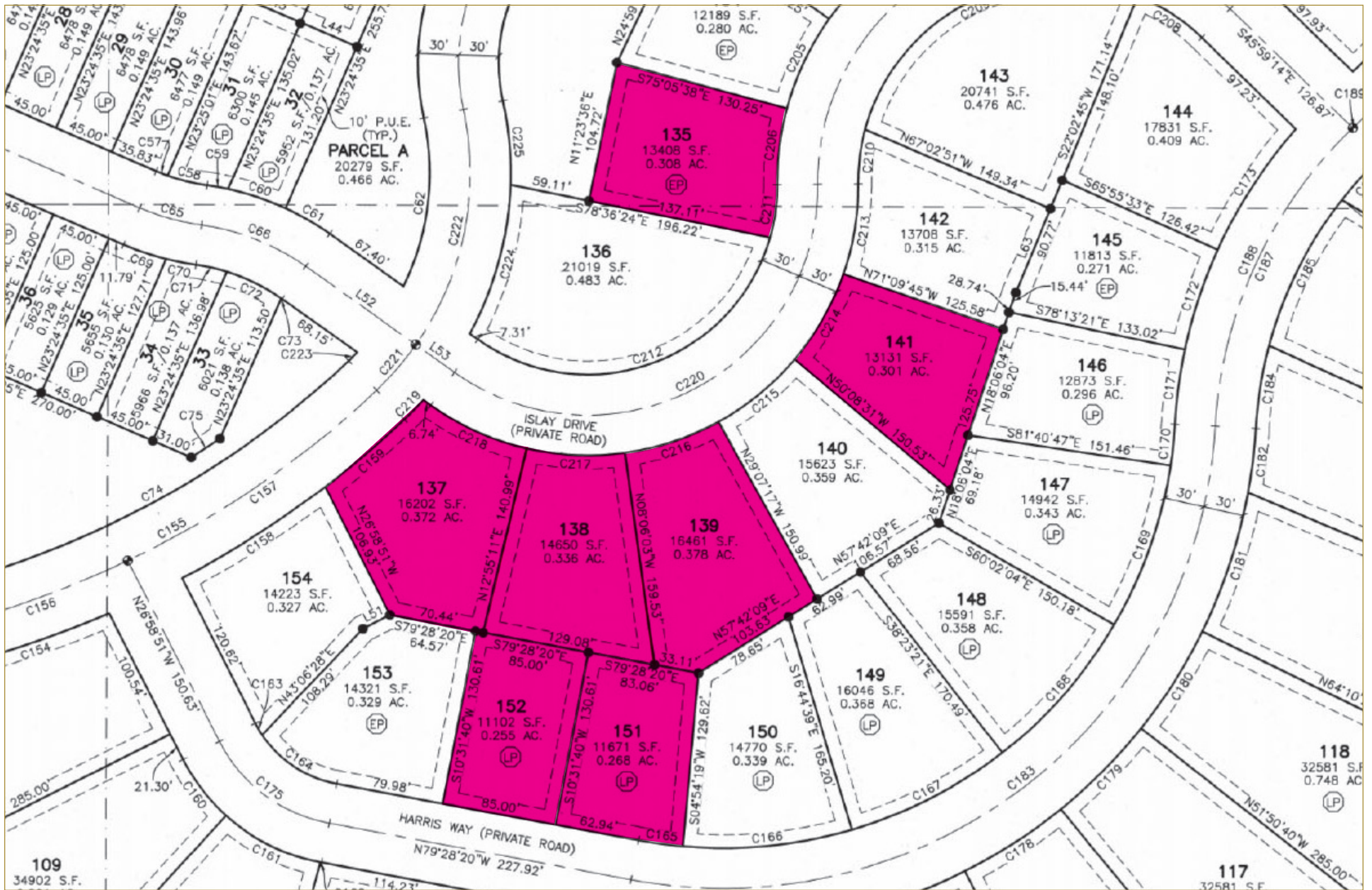




PHASE 1A - LOT 133



PHASE 1A - LOTS 135, 137, 138, 139, 141, 151, 152





LIFESTYLE ACTIVITIES & LOCATION

Thoughtfully designed amid rolling ranch land and protected forest, Benloch Ranch is Utah's newest adventure living destination.

Spend the day skiing at one of the area's world-class ski resorts, or tee off at your choice of incredible local golf courses. Take advantage of the hundreds of miles of mountain biking and walking/running trails that lie just beyond your back door. And don't forget the five national and over forty state parks within a few hours' drive.

Fishing and boating enthusiasts will find plenty to love too. Our location is home to two celebrated rivers and the Jordanelle Reservoir, where you'll find plenty of opportunity for water activities.

When you're ready for some creature comforts, explore the chic skitown of Park City, home of the Olympics and numerous festivals and plenty of high-end restaurants and boutiques.

Benloch Ranch is your opportunity to own a little piece of the mountain modern lifestyle.



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BULK PURCHASE FOR \$7,799,000



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**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES | PROPERTIES

COMMERCIAL DIVISION