

# CHERRY PEAK RECREATION PROPERTY

2300 East 11000 North, Richmond, UT 84333



## EXECUTIVE SUMMARY



### SALE PRICE

**\$2,500,000**

### OFFERING SUMMARY

Lot Size:	50.18 Acres
Zoning:	AG-10
Price / SF:	\$1.14

### PROPERTY OVERVIEW

This is the first time this property has been for sale in three generations! Incredible 50 acre development parcel for prestigious homesteads or a CUP that allows for up to 15 unit lodge buildings providing the first public lodging for the ski resort and recreation area. This is the closest privately held property on the main road to the ski resort. Incredible once in a lifetime opportunity!

For More Information:

TRAVIS PARRY, SIOR  
435.359.4901  
travis@linxcre.com

### LOCATION OVERVIEW

East from Highway 91, east on 100 N, North on 300 E, East on 500 N/11000 N. Adjacent to BLM property and a little over 1 mile from Cherry Peak Ski Resort.

### PROPERTY HIGHLIGHTS

- Closest public land to Cherry Peak Ski Resort and recreation area
- Cherry Peak hosts year around events including skiing, mountain biking, concerts and other public events
- Property can allow for five 10 acre lots for individual homes
- Zoning also allows for a building with up to 15 room units per 10 acre lot (subject to CUP)
- City water main runs through the property with connections available
- 11 shares of Richmond Irrigation water
- Property is serviced by Rocky Mountain Power with power on site
- Great investment and development opportunity

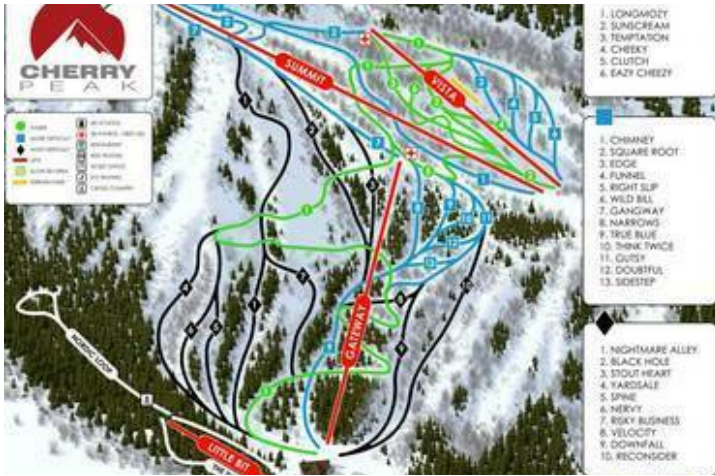


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## HIGHLIGHTS



## RESORT HIGHLIGHTS

- Largest night skiing area north of Salt Lake City
- One of the region's newest ski resort built less than 10 years ago
- Three triple chairlifts
- Comprehensive snowmaking infrastructure
- Nearly 30 runs and a 1.25 mile long ski run
- 400-acre resort with nearly 1,300 vertical feet
- Full terrain park for boarding and skiing
- 500' magic carpet for beginner skiers
- 5 lane tubing hill
- Ice skating
- Mountain biking with lift access in summer
- Summer concert series all summer long with most concerts sold out
- Wedding receptions and other events held during summer season
- Snack shop and small grill with reasonable prices
- All ski rental services on site
- Nightly skiing available Monday thru Saturday
- Full day skiing Thursday thru Sunday
- Grand reception hall available for private use
- Catering or potluck options
- Ski instruction and classes available
- 15 miles from Logan
- 3.7 miles from downtown Richmond
- Group discounts available



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## ADDITIONAL PHOTOS



Looking North Aerial (Parcel Front)



Looking Northwest Aerial

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## ADDITIONAL PHOTOS



Looking West Aerial



Looking Southwest Aerial

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## ADDITIONAL PHOTOS



Looking Southwest Aerial (Parcel Front)



Looking South Aerial

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## ADDITIONAL PHOTOS



Looking Southeast Aerial



Looking Northeast Aerial

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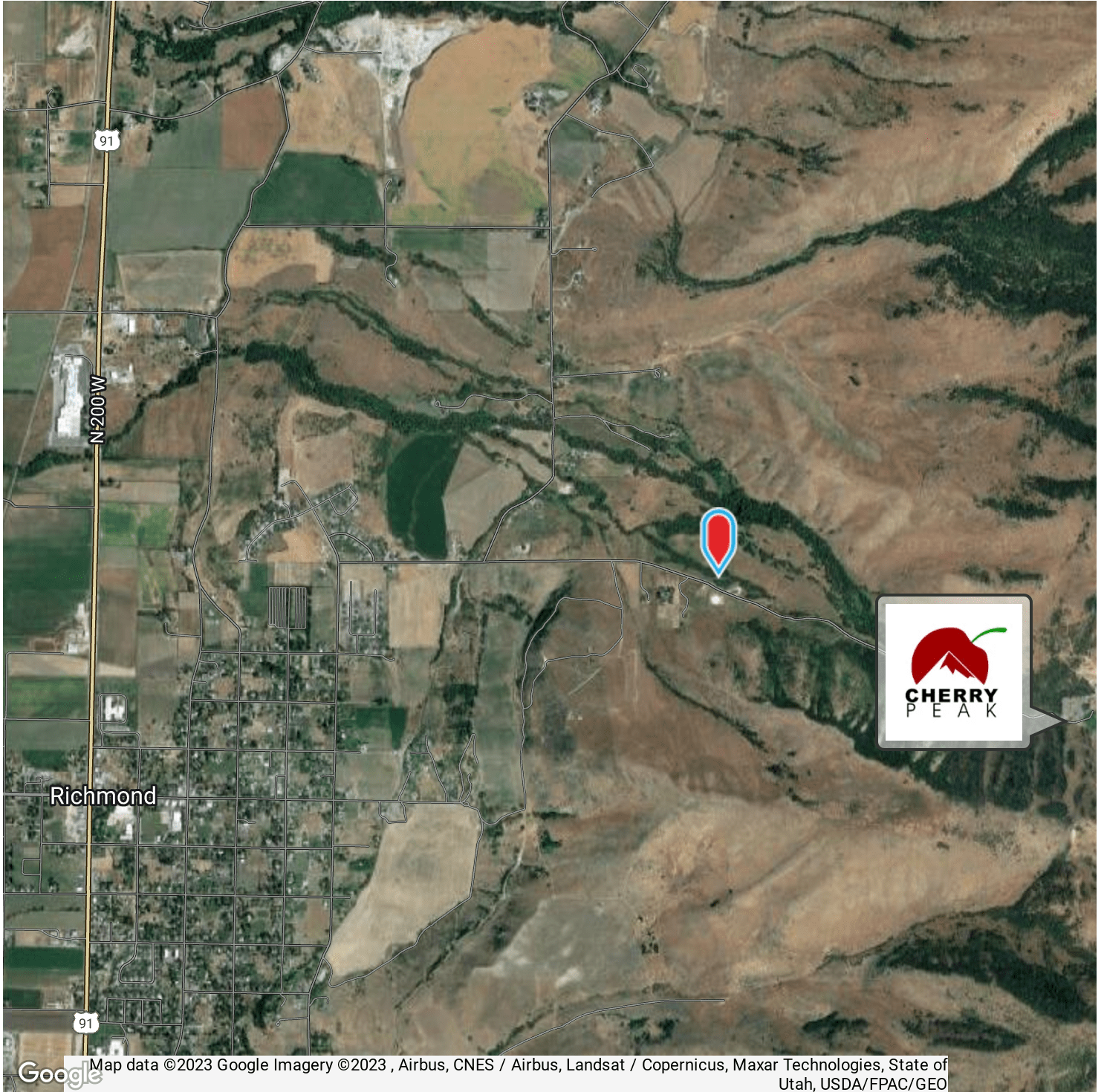


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## AERIAL MAP



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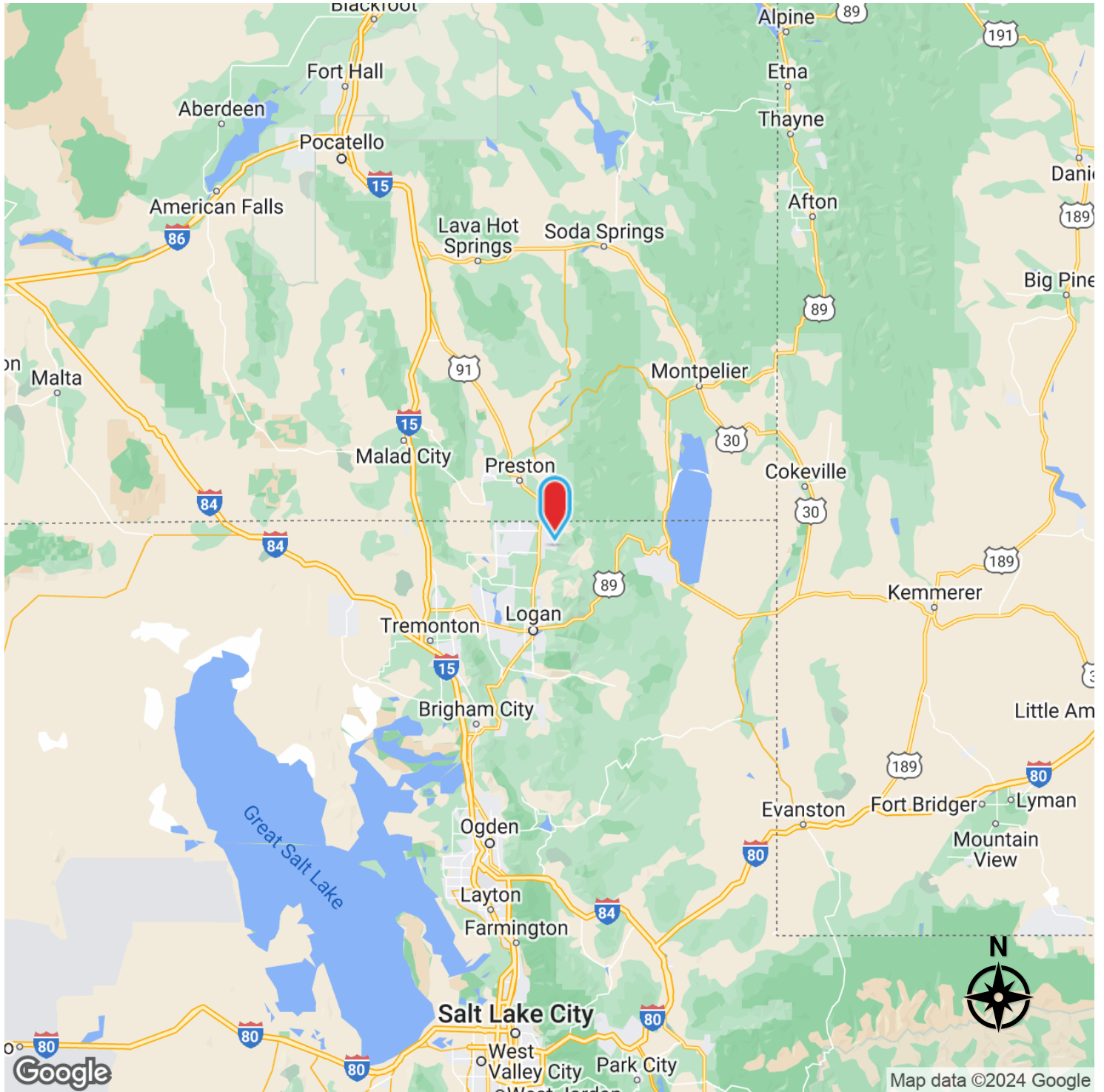


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*For More Information:*

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