

Strawberry – 272 Acres



Asking: \$999,000 – \$3673/acre

T3S R10W USM . Portion Sec 29

Tax Parcel #: 00-0010-8063



Thunder Ridge Real Estate LC

435-828-8824

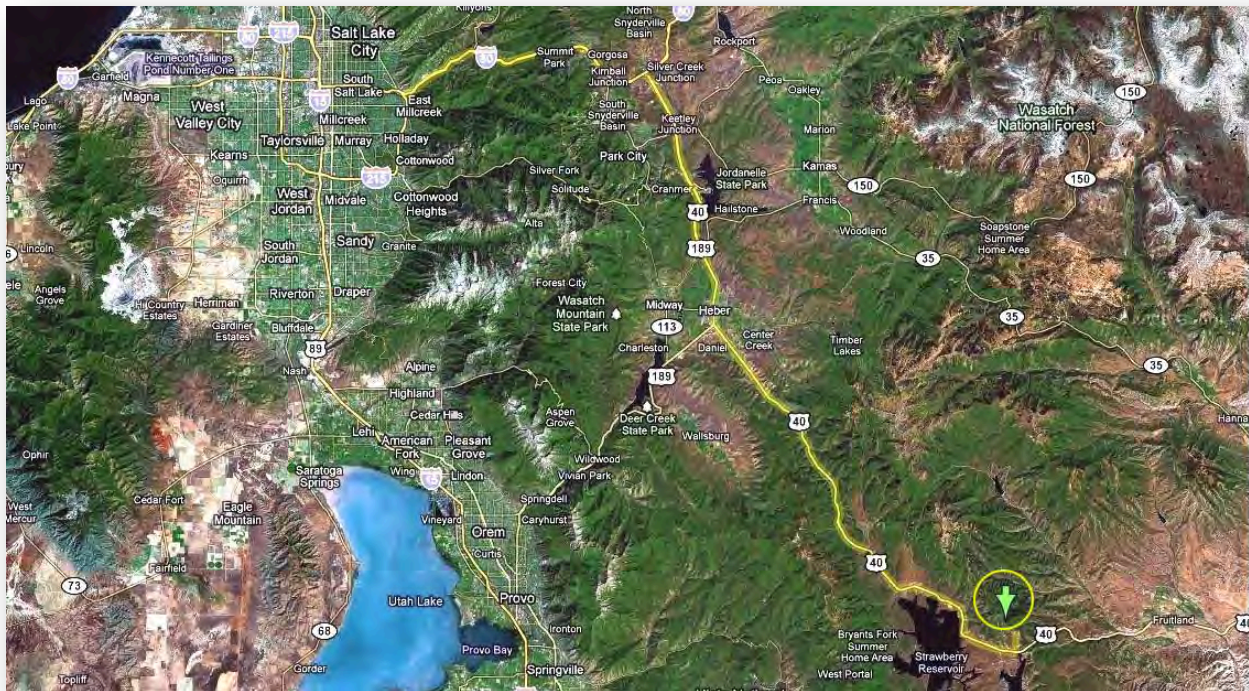
www.StretchYourDream.com

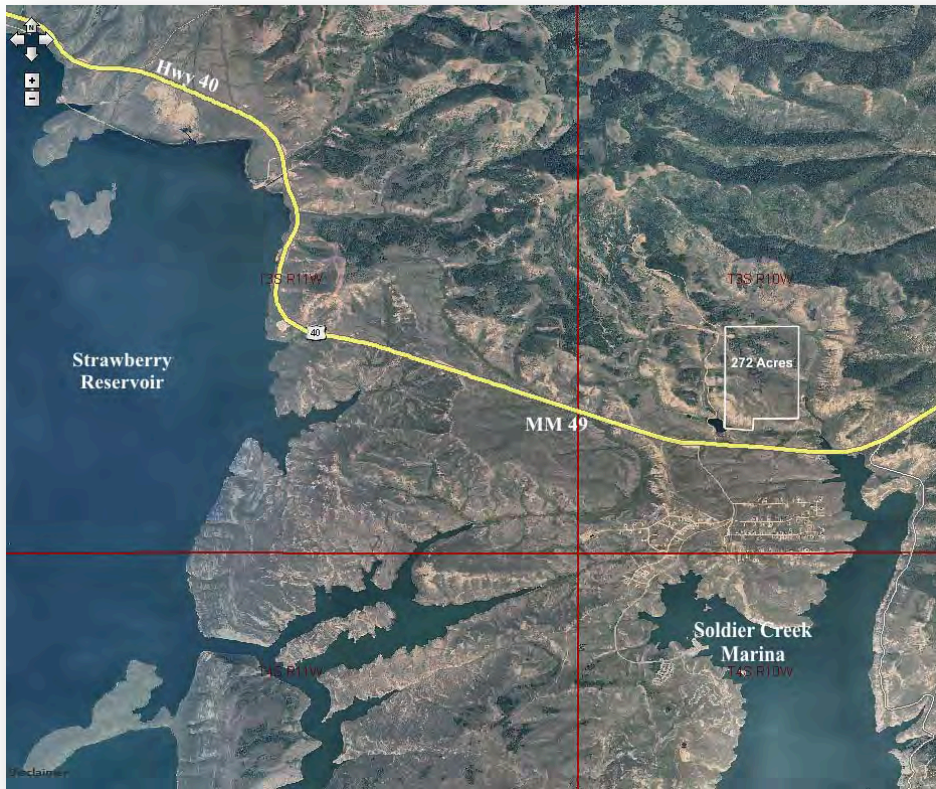
stretch@easilink.com

Property Location: Wasatch County, UTAH - Strawberry Recreation Area

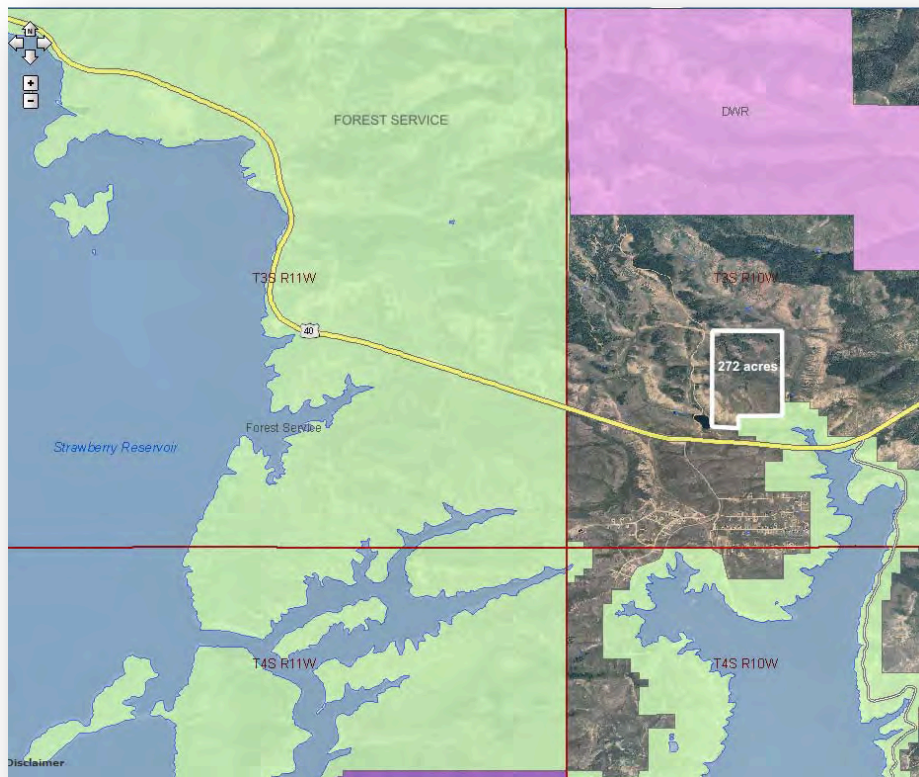


Take I-80 TO Hwy 40 East (Heber City) to Mile Mark 49. Proceed ½ mile. Property is on the Northside of Hwy 40, turn North at Real Estate sign. Road to property is locked and will require an escort.

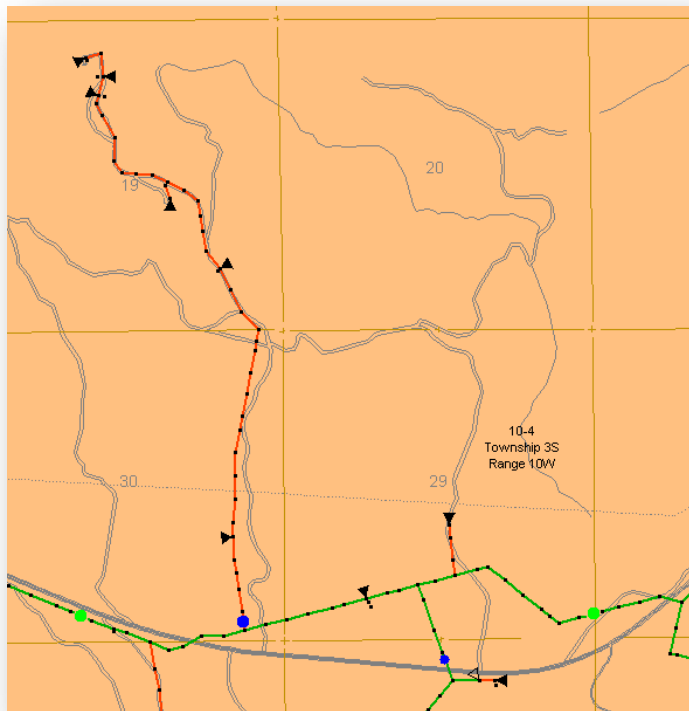




This 272 acres is in the heart of the Strawberry Recreation Area.



Access to the property is a recorded 16' ROW going North of Hwy 40.



Looking West

Power is close to the North West corner of the property.

Looking North midway up property



Looking South from North end



Looking NorthEast from Northern end





Looking midpoint on the property to the Soldier Creek side of Strawberry



Looking from the Pine Hollow Road back up to the property

Utah Division of Water Rights - Water Right Numbers

Please be aware that the claim under this Water Right Number has NOT been established in accordance with statute and its validity is in question. Therefore, CAUTION is advised when relying upon this record!!!

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

STATE OF UTAH -- DIVISION OF WATER RIGHTS -- DATA PRINT OUT for 43-1285

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 03/24/2010 Page 1

WATER RIGHT: 43-1285 APPLICATION/CLAIM NO.: CERT. NO.:

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OWNERSHIP*****

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NAME: Jackson Fitzgerald
ADDR: RFD #2, Box 209A
Spanish Fork UT 84660
INTEREST: 100% REMARKS:

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DATES, ETC.*****

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LAND OWNED BY APPLICANT? COUNTY TAX ID#:

FILED: PRIORITY: 10/18/1861|PUB BEGAN: |PUB ENDED: |NEWSPAPER:
ProtestEnd: |PROTESTED: [No]|HEARING HLD: |SE ACTION: []|ActionDate: |PROOF DUE:
EXTENSION: |ELEC/PROOF:[]|ELEC/PROOF: |CERT/WUC: 07/21/1969|LAP, ETC: |LAPS LETTER:
RUSH LETTR: |RENOVATE: |RECON REQ: |TYPE: []

PD BOOK: [43-1]|MAP: [222c]|PUB DATE:

Type of Right: Pending Adjudication Claim Source of Info: Water User's Claim Status:

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LOCATION OF WATER RIGHT*****

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FLOW: SOURCE: Tributary to Soldier Creek

COUNTY: Wasatch COMMON DESCRIPTION:

POINT OF DIVERSION -- POINT TO POINT:
(1)Stockwatering directly on stream from a point at N 660 ft. E 660 ft. from SW corner, Sec 29, T3S, R10W, USBM,
to a point at N 660 ft. E 660 ft. from SW corner, Sec 29, T3S, R10W, USBM.
COMMENT: Administratively updated by State Engineer.

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USES OF WATER RIGHT***** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family

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SUPPLEMENTAL GROUP NO. 214789. Water Rights Appurtenant to the following use(s):
43-1284 (PAC), 1285 (PAC), 1287 (PAC), 7125 (PAC), 7126 (PAC), 7127 (PAC), 7128 (PAC)

STOCKWATER: Sole Supply: UNEVALUATED ELUs Group Total: 800.0000 Div Limit: PERIOD OF USE: 01/01 TO 12/31

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PLACE OF USE for STOCKWATERING*****

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	NORTH-WEST ⁴	NORTH-EAST ⁴	SOUTH-WEST ⁴	SOUTH-EAST ⁴
Sec 29 T 3S R 10W USBM	NW NE SW SE * : : : *	NW NE SW SE * : : : *	NW NE SW SE * : : X: *	NW NE SW SE * : : : *

*****E N D O F D A T A*****

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STATE OF UTAH -- DIVISION OF WATER RIGHTS -- DATA PRINT OUT for 43-1287

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 03/24/2010 Page 1

WATER RIGHT: 43-1287 APPLICATION/CLAIM NO.: CERT. NO.:

OWNERSHIP

NAME: Riley et ux Fitzgerald
ADDR: Route 2, Box 372
Draper UT 84020
INTEREST: 100% REMARKS:

DATES, ETC.

LAND OWNED BY APPLICANT? COUNTY TAX ID#:
FILED: PRIORITY: 10/18/1961 PUB BEGAN: PUB ENDED: NEWSPAPER:
ProtestEnd: PROTESTED: [No] HEARING HLD: SE ACTION: [] ActionDate: PROOF DUE:
EXTENSION: ELEC/PROOF: [] ELEC/PROOF: CERT/WUC: 07/21/1969 LAP, ETC: LAPS LETTER:
RUSH LETTER: RENOVATE: RECON REQ: TYPE: []

PD BOOK: [43-1] MAP: [222c] PUB DATE:

Type of Right: Pending Adjudication Claim Source of Info: Water User's Claim Status:

LOCATION OF WATER RIGHT

FLOW: SOURCE: Soldier Creek

COUNTY: Wasatch COMMON DESCRIPTION:

POINT OF DIVERSION -- POINT TO POINT:

(1)Stockwatering directly on stream from a point at S 660 ft. E 660 ft. from N4 corner, Sec 29, T3S, R10W, USEM,
to a point at S 660 ft. W 1980 ft. from E4 corner, Sec 29, T3S, R10W, USEM.
COMMENT: Administratively updated by State Engineer.

USES OF WATER RIGHT***** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family

SUPPLEMENTAL GROUP NO. 214783. Water Rights Appurtenant to the following use(s):
43-1284 (PAC), 1285 (PAC), 1287 (PAC), 7125 (PAC), 7126 (PAC), 7127 (PAC), 7128 (PAC)

STOCKWATER: Sole Supply: UNEVALUATED ELUs Group Total: 800.0000 Div Limit: PERIOD OF USE: 01/01 TO 12/31

PLACE OF USE for STOCKWATERING

NORTH-WEST¼ NORTH-EAST¼ SOUTH-WEST¼ SOUTH-EAST¼
NW NE SW SE NW NE SW SE NW NE SW SE NW NE SW SE
Sec 29 T 3S R 10W USEM * : : : * * X: : : * * : : : * * X: : : *

*****E N D O F D A T A*****

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STATE OF UTAH -- DIVISION OF WATER RIGHTS -- DATA PRINT OUT for 43-7127

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 03/24/2010 Page 1

WATER RIGHT: 43-7127 APPLICATION/CLAIM NO.: CERT. NO.:

OWNERSHIP*****

NAME: Jackson R. Fitzgerald
ADDR: Trustee
Box 576
Draper UT 84020
INTEREST: 100% REMARKS:

DATES, ETC.*****

LAND OWNED BY APPLICANT? COUNTY TAX ID#:
FILED: PRIORITY: 10/18/1861 PUB BEGAN: PUB ENDED: NEWSPAPER:
ProtestEnd: PROTESTED: [No] HEARING HLD: SE ACTION: [] ActionDate: PROOF DUE:
EXTENSION: ELEC/PROOF:[] ELEC/PROOF: CERT/WUC: 02/24/1970 LAP, ETC: LAPS LETTER:
RUSH LETTER: RENOVATE: RECON REQ: TYPE: []

PD BOOK: [43-1] MAP: [222c] PUB DATE:

Type of Right: Pending Adjudication Claim Source of Info: Water User's Claim Status:

LOCATION OF WATER RIGHT*****

FLOW: 0.02 cfs SOURCE: Unnamed Spring

COUNTY: Wasatch COMMON DESCRIPTION:

POINT OF DIVERSION:
(1)Stockwatering directly on spring located at S 660 ft. E 1980 ft. from W4 corner, Sec 29, T3S, R10W, USBM.
COMMENT: Administratively updated by State Engineer.

USES OF WATER RIGHT***** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family

SUPPLEMENTAL GROUP NO. 214783. Water Rights Appurtenant to the following use(s):
43-1284 (PAC), 1285 (PAC), 1287 (PAC), 7125 (PAC), 7126 (PAC), 7127 (PAC), 7128 (PAC)

STOCKWATER: Sole Supply: UNEVALUATED ELUs Group Total: 800.0000 Div Limit: PERIOD OF USE: 01/01 TO 12/31

PLACE OF USE for STOCKWATERING*****

NORTH-WEST¼ NORTH-EAST¼ SOUTH-WEST¼ SOUTH-EAST¼
NW NE SW SE NW NE SW SE NW NE SW SE NW NE SW SE
Sec 29 T 3S R 10W USBM * : : : * * : : : * * : X : : * * : : : *

***** E N D O F D A T A *****

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STATE OF UTAH -- DIVISION OF WATER RIGHTS -- DATA PRINT OUT for 43-7128

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 03/24/2010 Page 1

WATER RIGHT: 43-7128 APPLICATION/CLAIM NO.: CERT. NO.:

OWNERSHIP*****

NAME: Jackson R. Fitzgerald
ADDR: Trustee
Box 576
Draper UT 84020
INTEREST: 100% REMARKS:

DATES, ETC.*****

LAND OWNED BY APPLICANT? COUNTY TAX ID#:
FILED: PRIORITY: 10/18/1861 PUB BEGAN: PUB ENDED: NEWSPAPER:
ProtestEnd: PROTESTED: [No] HEARING HLD: SE ACTION: [] ActionDate: PROOF DUE:
EXTENSION: ELEC/PROOF:[] ELEC/PROOF: CERT/WUC: 02/24/1970 LAP, ETC: LAPS LETTER:
RUSH LETTR: RENOVATE: RECON REQ: TYPE: []

PD BOOK: [43-1] MAP: [222c] PUB DATE:

Type of Right: Pending Adjudication Claim Source of Info: Water User's Claim Status:

LOCATION OF WATER RIGHT*****

FLOW: 0.02 cfs SOURCE: Unnamed Spring

COUNTY: Wasatch COMMON DESCRIPTION:

POINT OF DIVERSION:
(1)Stockwatering directly on spring located at S 660 ft. W 660 ft. from N4 corner, Sec 29, T38, R10W, US6M.
COMMENT: Administratively updated by State Engineer.

USES OF WATER RIGHT***** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family

SUPPLEMENTAL GROUP NO. 214789. Water Rights Appurtenant to the following use(s):
43-1284 (PAC), 1285 (PAC), 1287 (PAC), 7125 (PAC), 7126 (PAC), 7127 (PAC), 7128 (PAC)

STOCKWATER: Sole Supply: UNEVALUATED ELUs Group Total: 800.0000 Div Limit: PERIOD OF USE: 01/01 TO 12/31

PLACE OF USE for STOCKWATERING*****

NORTH-WEST% NORTH-EAST% SOUTH-WEST% SOUTH-EAST%
NW NE SW SE NW NE SW SE NW NE SW SE NW NE SW SE
* : X: : * * : : : * * : : : * * : : : *

*****E N D O F D A T A*****