



PROPERTY INFORMATION

- **Price: \$2,400,000**
- **16 Acre**
- Possible Wilderness Program Base
- Motel & River Front Cabins Along The Server River
- RV Park and Campground
- Restaurant, Gift Shop, Manager's Residence
- Service Station & C-Store, Gift Shop
- River Runs and ATV Rentals

ADDITIONAL CONTIGUOUS PROPERTIES*

- Caboose Village
- Caramel Canyon
- Stoney Ward Property
- Ogden Acres
- Gold Mountain Subdivision
- Timberline Recreation
- Timberline Property
- Lezah Mountain Ranches
- Amphitheater / Expansion

*ADDITIONAL PROPERTIES PRICED SEPERATELY

Market **REPORTS**

www.cbcadvisors.com



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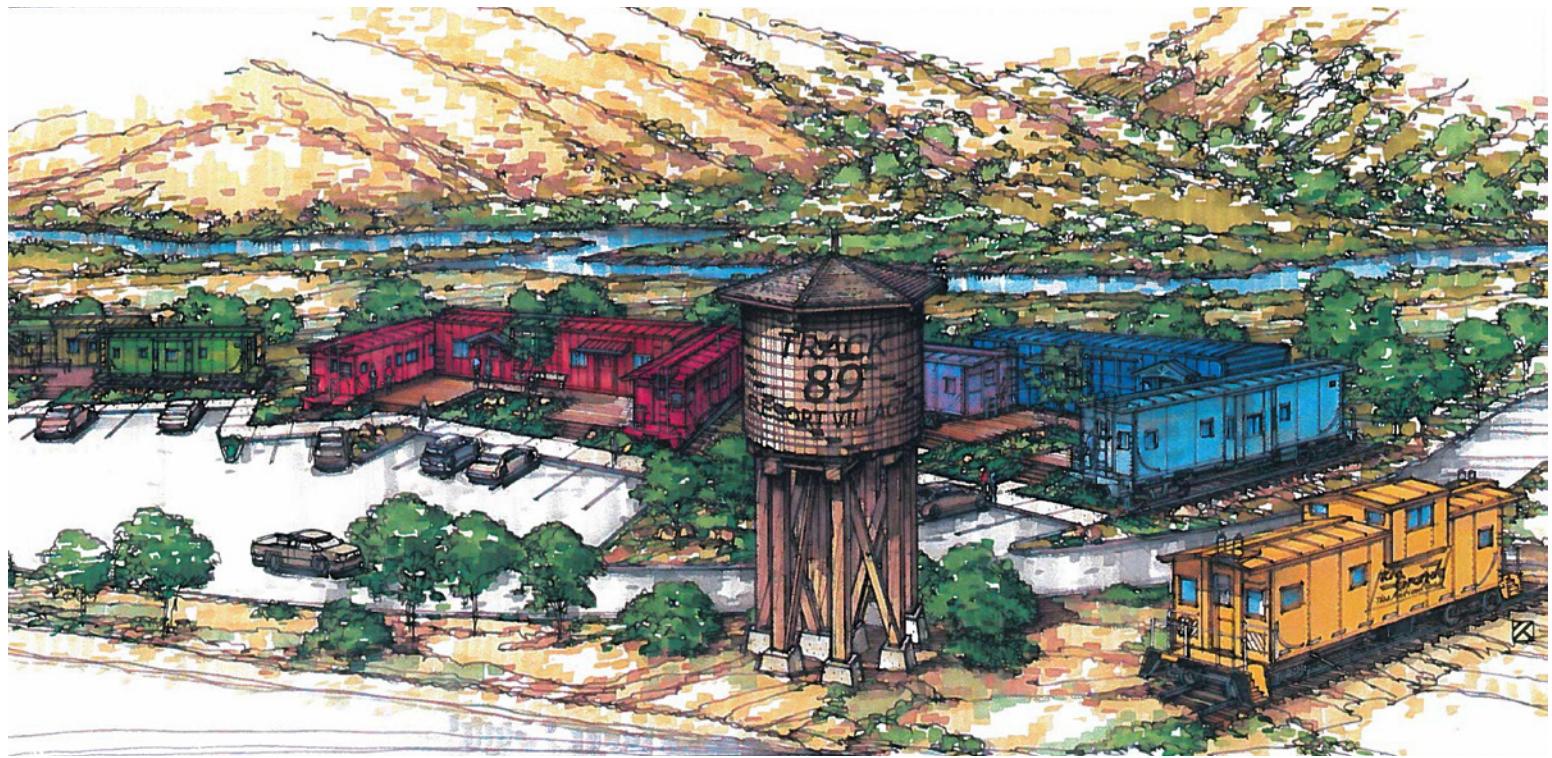


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Caboose Village is a unique Railroad Village consisting of 12 converted railroad cars with approximately 12.84 acres. With 9.832 acres proper and two commercial lots on main road consisting of 3.012 Acres.

The rail cars are being converted to overnight lodging.

There are 8 Caboose Cars, 8 Box Cars and one Passenger Car (2 bedroom). Three of the 12 cars have been renovated and are rent-able. Each finished car rents for \$89 per night. Each car is a one bedroom with kitchenette, bath with tub/shower and satellite TV.

Caboose Village is a part of the world famous Big Rock Candy Mountain Resort, which lies on the Sevier River.

The river is also used for river runs and nearby ATV rentals.

Zoning is PUD.

Located in central-southern Utah, just six miles off Interstate 70, and on the beaten path to southern Utah's major recreational parks, i.e. Bryce Canyon, Capitol Reef, Zion Canyon, Lake Powell, Cedar Breaks and The Grand Canyon.

The property has water, electricity and 3 septic tanks with field drains. All cars have lines to the septic tanks. Power and heat is electric.

Caboose Village is currently listed at \$1,250,000.

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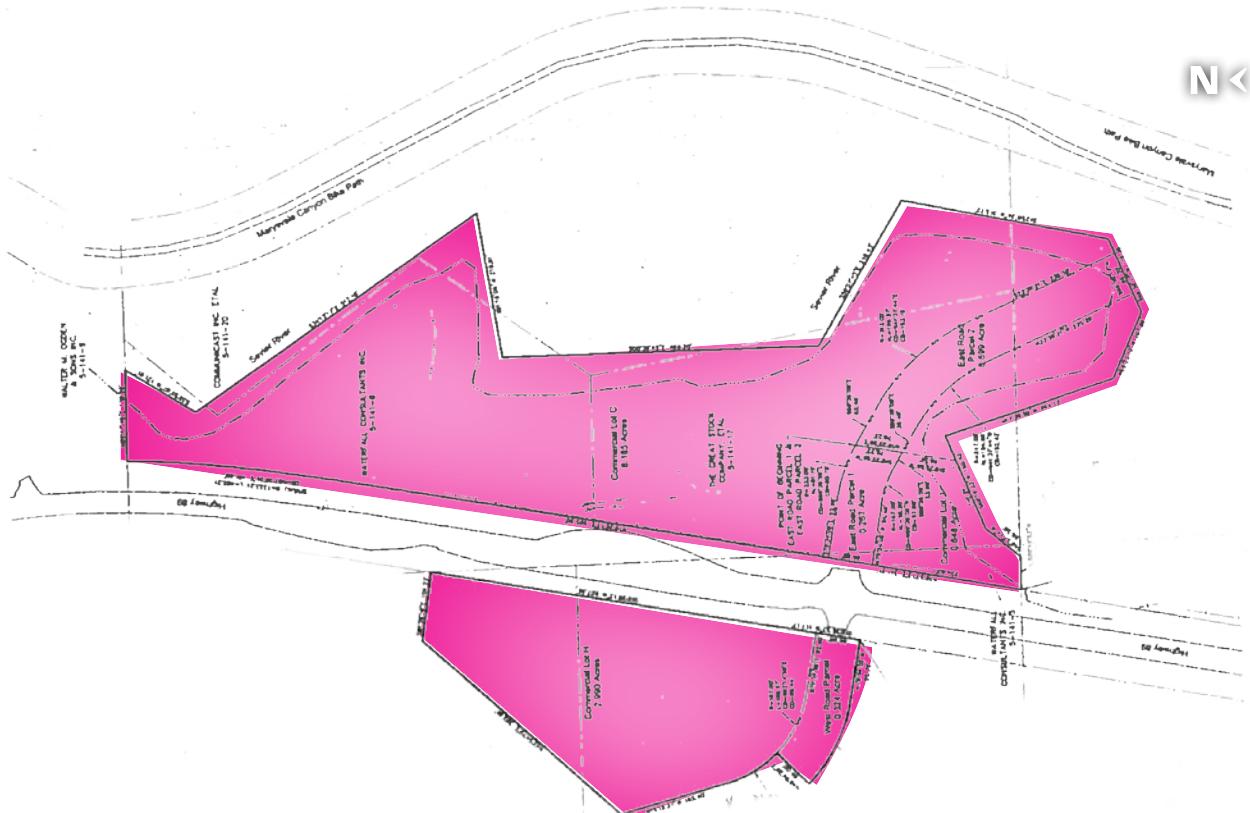


**COLDWELL
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CABOOSE VILLAGE

4550 South St, Highway 89, Sevier, UT 84766

Investment **FOR SALE**



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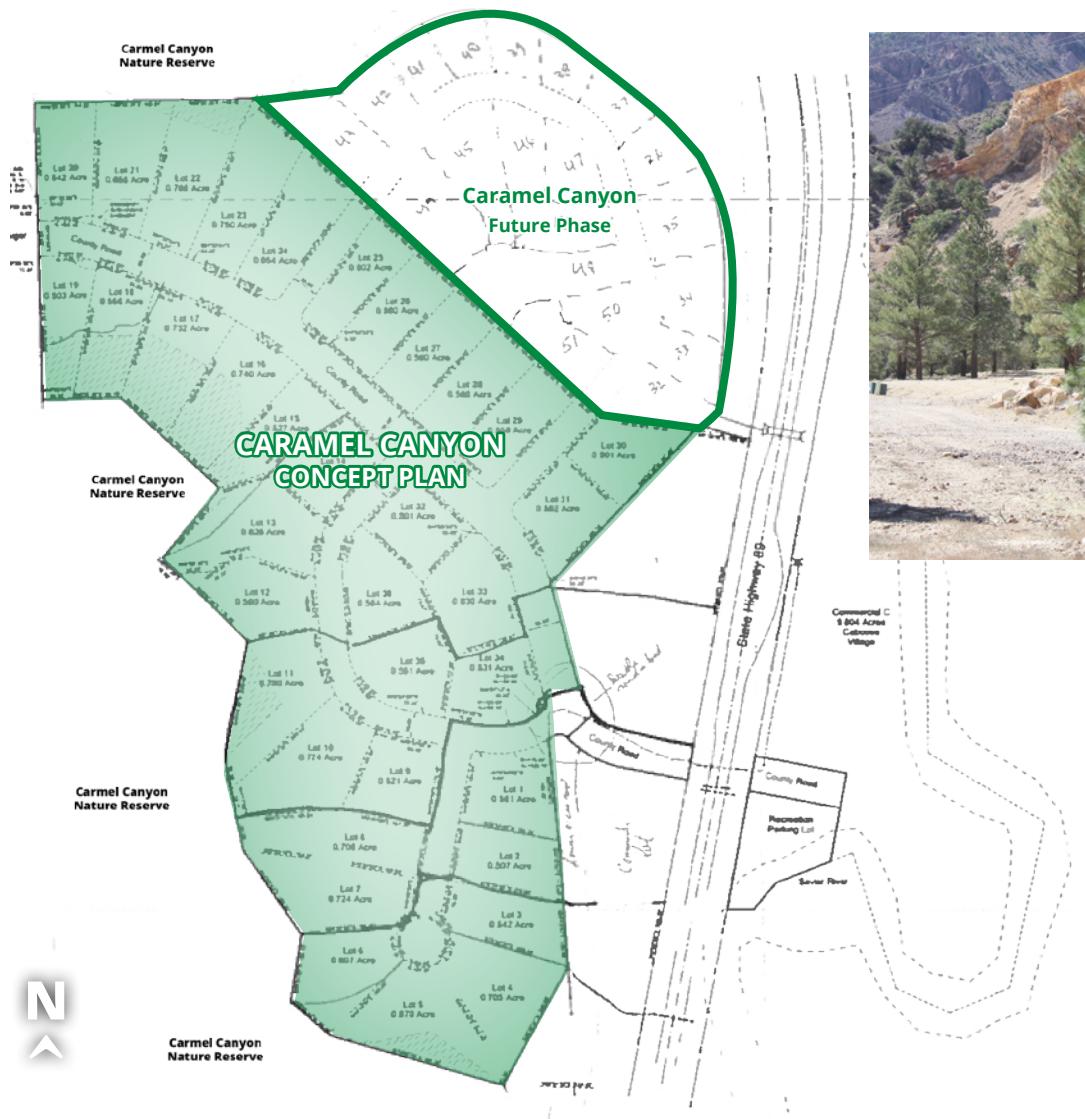


COLDWELL BANKER COMMERCIAL

CARAMEL CANYON

4550 South St, Highway 89, Sevier, UT 84766

Investment **FOR SALE**



Carmel Canyon Concept Development is a proposed cabin/home subdivision just north of Big Rock Candy Mountain Resort and Across the Street from Caboose Village. It consists of 36 concept lots and another 19 proposed lots, each approximately 1 acre. It includes another 2.99-acre lot across the street on Highway 89. This is a proposed concept only and has not been approved by the county. This property is in Sevier County and is zoned PUD.

The property has water and electricity stubbed to the site. Perk tests have been completed for sewage and proved adequate.

Carmel Canyon is currently listed at \$970,000.



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The Stoney Ward Property consists of two parcels. Parcel A is approximately 4.3 acres along the Sevier River, directly across the street from Big Rock Candy Mountain Resort. This business consists of Rafting Runs, 7 Zip Lines, Confidence Courses and all necessary licenses. It has two Bunk Houses which each accommodate sleeping 14 people. The Bunk Houses are equipped with electricity. There are separate standalone rest room and shower facilities.

Parcel B consists of approximately 70 acres and is in the nearby Deer Creek Canyon. It has a zip line and has water, electricity and phone to the property.

The Stoney Ward Property and Business are listed at \$700,000.



Ogden Acres is opposite Big Rock Candy Mount Resort on the east side of the Sevier River. It consists of approximately 40 acres and has electricity and water stubbed to the joint corner (market with XX on map).

Ogden Acres is listed at \$160,000.



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Gold Mountain Subdivision is located just south of Big Rock Candy Mountain Resort. It consists of 15 fully improved one-acre lots with water, telephone, and electricity and approved septic service. Two of the lots are directly across the street, as shown on the attached plat.

Gold Mountain Subdivision is listed at \$650,000.



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Timberline Property consists of approximately 30 acres, as is directly east of Caboose Village and Big Rock Candy Mountain Resort. The property is undeveloped by has water stubbed to the property and electricity will soon be brought to the property as well.

Timberline Property is listed at \$390,000.



Timber Mill Recreation Site consists of approximately 10 acres and has water, electricity and telephone to the property.

Timber Mill Recreation Site is listed at \$375,000.



Lezah Mountain Ranches consists of approximately 209 acres. Upon sale, sellers are willing to bring water, electricity and telephone to the property.

Lezah Mountain Ranches is listed at \$146,000.

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