



Crystal Ranch

MOUNTAIN HOME, UTAH



Hunting | Ranching | Fly Fishing | Conservation



LIVE WATER
PROPERTIES

CRYSTAL RANCH

Mountain Home, Utah

±470 Acres | Offered at \$15,950,000

Crystal Ranch is a hidden gem in an undiscovered corner of the American West. Available for the first time since it was homesteaded in 1910, the Crystal Ranch is arguably the finest fly-fishing property in Utah, located below some of the tallest peaks in the state, including Kings Peak, with an elevation of 13,528 feet. The snow from King's Peak and the surrounding high-country contribute to the Yellowstone River, which flows downstream and through the Ranch, affording an angler to fish some of the purest, cleanest water for trout. This makes the private wade fishing on Crystal Ranch incomparable to other regional fisheries. Summer Creek also flows through the Ranch, specially designed and built for trout fishing, complementing the river by offering an intimate spring creek influenced fishery. Meanwhile, the Ranch is home to abundant wildlife as it is in a critical migration corridor, promising wildlife viewing and hunting opportunities onsite and in the adjacent Ashley National Forest. Perfectly improved, this turnkey ranch is ready for immediate enjoyment.

Contacts

John Merritt, COO/Partner/Responsible Broker
307.699.1166 | jmerritt@livewaterproperties.com

Matt MacMillan, Associate Broker
307.413.3582 | matt@livewaterproperties.com
www.livewaterproperties.com

Disclaimer: a Member of the landowner entity is a Licensed Utah Real Estate Broker



LOCATION

The property is located in northeastern Utah and is accessible year-round via a county-maintained gravel road. Beneath the tall peaks of the Uinta Mountains, the Ranch sits ideally in the riparian area nearly surrounded by the 2.2-million-acre Uinta-Wasatch-Cache National Forest, offering access to unlimited recreational options ranging from hiking, hunting, and horseback riding to snowmobiling and four-wheeling. There are many options for access to town amenities depending on your direction of travel. The nearest town is Altamont, Utah, with a local market, restaurants, and post office approximately 25 minutes away. To the south and the travelling east about 45 minutes, the city of Duchesne has a private municipal airport. From there and east sit the towns of Roosevelt and Vernal, Utah, which offer increased access to amenities en route to the famed Green River below Flaming Gorge in Dutch John. To the west, Heber City can be reached in an hour and forty five minutes, Park City two hours and fifteen minutes, and Salt Lake City in two and a half hours. This string of communities offers everything from fine dining and high-end shopping to world-class skiing and world-wide access via the Salt Lake City International Airport.

THE IMPROVEMENTS

The Ranch includes a meticulously maintained 4,438 sqft lodge built in 2010. An owner can hear the river flowing from the homesite year-round, making for a tranquil environment to rest from the day's recreational pursuits. During summer evenings, fireflies can sometimes be seen near the river, adding a touch of magic to the landscape. There are additional plans for a larger lodge building should an incoming owner desire more space. Miles of buck rail fencing surrounds the ranch and riparian corridor to protect and preserve the Yellowstone River ecosystem. There is something for everyone here, as even golf enthusiasts will enjoy the ranch course utilizing one green surrounded by "fairway" type grass, sand traps, and a natural grass rough. Nine different tee boxes radiate from the green at distances ranging from about 100 to 250 yards. There are a few additional historic cabins dating back to the homestead years, which legitimize the remote feel of the property as it was settled in the early 1900s.











FISHING

Crystal Ranch is one of a few places in Utah offering the chance to catch a Grand Slam (all four trout species) from the same stream. Home to brown, rainbow, brook, and cutthroat trout, the live water on Crystal Ranch offers a long season, given the varying water types on the property. Boasting approximately three miles of fishing opportunities, there is plenty of water for the deliberate angler to explore. This includes approximately 1.75 miles of the Yellowstone River and 1.25 miles of Summer Creek. Per Utah stream law, the waters on Crystal Ranch are 100% private, there is no public access available, allowing the landowner full control of the system in a private, uninterrupted setting.

The Yellowstone River is a freestone stream that feeds the Duchesne drainage before dumping into the Green River and ultimately feeding the Colorado River. This river is wild and free and hosts an abundance of trout throughout the year. Due to the miles of accessible water upstream and downstream of the Ranch, the river is well known throughout Utah for its long season and epic fishing. Fortunately for the ranch, it controls the most desirable water on the entire length of the river, as it is the first true meadow section with bends, turns, and pockets naturally creating perfect holding water for trout.

The size class and strength of the fish in the Yellowstone River is astounding. Seldom do we see a river of this size which naturally produces fish upwards of 24 inches. Those numbers should not be taken lightly, as they are rare and typically reserved for a famous western tailwater, not a freestone stream that drains the high peaks of a relatively unknown basin in Utah. We have found the fish to be very opportunistic and subject to being fooled by large attractor dry flies and streamers, further adding to the fun.

Summer Creek currently functions as an intimate fishery behind a small Hydroelectric power plant, which can provide more consistent flows and elongate the fishing season. Summer Creek is also heavily influenced by springs throughout the system, keeping temps cool and promoting consistent hatches of mayflies, midges, caddis, and stoneflies. The perfect complement to the tumbling freestone Yellowstone River, Summer Creek fishes more like a spring creek and historically has yielded some tremendous fish for the patient angler.

It should be noted that the Crystal Ranch has functioned as a Fly-Fishing Guest Ranch for over a decade and has been featured on local and national outdoor television shows. People come from around the world to experience incredible fishing and solitude. Current ownership has intentionally kept the guest use low to leave the river system pristine for family. Prioritizing quality over quantity has resulted in a spectacular fishing experience for those lucky enough to have fished it.

There have been ongoing discussions about the Hydroelectric power plant being decommissioned and associated flows remaining in the Yellowstone. The Seller has secured a non-consumptive water right for Summer Creek, and has a plan in place to utilize water out of the Yellowstone to keep the creek channel full of water for future fishing should the decommissioning take place. Please contact the Broker team for more details.





FISHING SEASON

AS DESCRIBED BY GUIDE WHO HAS SPENT
HUNDREDS OF DAYS ON THE RANCH

The fishing season on the Crystal Ranch is long, which is just another quality unmatched by many Rocky Mountain fisheries. Spring pre-runoff fishing typically begins sometime in early April and can provide some of the best fishing of the year. Early season fish will rise to smaller blue wing, midge, and attractors on top and underneath. Runoff typically begins around mid May, and as the water on the Yellowstone rises, some of the larger fish in the system move in. During this time streamers and attractor-style nymphs can produce fish over 20". This pre-to-early runoff period is also an excellent time to prospect the ranch's still waters for cruising trophies. Once runoff is in full swing, Summer Creek provides stable fishing opportunities as the flow is controlled.



In mid to late June, the water levels begin to settle into summer flows and clarity returns. This can be one of the best times to prospect with large dry flies as well as large streamers. July brings some of the most consistent fishing due to stable flows, generally stable weather patterns, and long summer days. By mid-July, just about every bug from caddis, PMDs, Yellow Sallies, and terrestrials are active including some lingering Golden Stoneflies and Drakes. It is not uncommon to find feeding fish from morning into moonlit evenings.

As August rolls around and temperatures rise, fish will still move to large dries and terrestrials such as ants, beetles, and hoppers. This will continue all the way into October. Once the cooler temperatures arrive, spawning browns will migrate up to the Crystal Ranch, bringing fresh action to the fishery.







History

by Mary Jane Crystal (1920-2009)

Before the 20th Century, the U.S. Congress established the National Forest System, creating the Ashley National Forest on July 1, 1908, primarily to protect vital watersheds for resources like water, timber, and forage. While some land was permitted for homesteading, this practice ceased by 1912.

In 1910, William “Bill” Grant acquired grazing rights in Yellowstone Canyon and filed for a homestead. The following year, the Crystal brothers, James and Alexander, took over his grazing privileges and homestead obligations, ultimately establishing the Crystal Ranch with three homesteads in a flat area along the Yellowstone River.

Access to the ranch was through wagon tracks that followed wild horse trails. The family cleared sagebrush and willows, diverted water from the river, and cultivated hay and improved pasture. Early on, they encountered local Indian families, led by Tooroos, who traditionally used the area for summer camps. After some initial tension, the Crystals befriended the Tooroos family, allowing them to gather wild fruits as they had in the past.

The ranch attracted local ranchers from nearby communities, often resulting in more workers than acreage. The Crystal family traveled from Salt Lake City during the winters, returning to the ranch each summer. Initially, reaching the Uintah Basin took three days by wagon; however, road improvements eventually reduced travel time to about two and a half hours by car.

Over time, access to the Ashley National Forest improved significantly, with the first car reaching the ranch in 1926. The Crystal family’s contributions were pivotal in developing this area of the Uintah Basin, alongside other early settlers, forming the foundation for the local economy.

Note: This abbreviated story was presented by Mary Jane Crystal for “The Ladies Riding Group”, on September 24, 2005, at the Baucom Cabin on the Yellowstone Ranch. This group was celebrating 25 years of riding the Yellowstone Trails.





THE CLIMATE

The area enjoys a typical alpine climate with summer weather from April through October and winter weather from November to March. Average summertime highs reach the low 80s, with average winter lows hovering in the high teens. During seasonal peaks, snowpack on the ranch can reach five feet, while the historical average snowpack sits around two feet.



RECREATION

Bordered on three sides by National Forest, the opportunities to recreate from the property out the ranch gates are limitless. Riding horses in this country is a thrill and allows access to difficult terrain. There are miles of developed and scenic trails on the ranch that connect to the vast National Forest and its many horse-friendly trails and facilities, making this an ideal property for horse lovers. The use of ATVs is simple, as the Yellowstone ATV Trail System trailhead is less than 100 yards from the ranch's entrance and offers over 50 miles of trails on two long, connecting loops.

HUNTING AND WILDLIFE

The current owners have meticulously managed the land to maximize the quantity and quality of both the fish and game. Mule deer, moose, and various upland birds live on the ranch all summer. Elk move on and off the property throughout the year and often migrate into the ranch during fall hunting season and stay through winter. Red sandhill cranes, blue herons, sage grouse, blue grouse, turkeys, and various raptors are commonly seen throughout the year. Some bald eagles nest on the ranch during the winter. Black bears and mountain lions also pass through the ranch occasionally, but are rarely seen.

For the big game hunter, the ranch falls within the Yellowstone Unit. The Yellowstone Unit provides an opportunity for both residents and non-residents to hunt big game such as elk, deer and black bear on the ranch. Hunting tags are allocated through the Utah Division of Wildlife Resources, prospective hunters should seek more information on available tags and season dates via <https://wildlife.utah.gov/>.







WATER AND MINERAL RIGHTS

Crystal Ranch enjoys the rare benefit of having its own culinary water line from Upper Country Water, which sustains the lodge. The ranch also enjoys excellent water rights for irrigating the pastures and watering livestock.

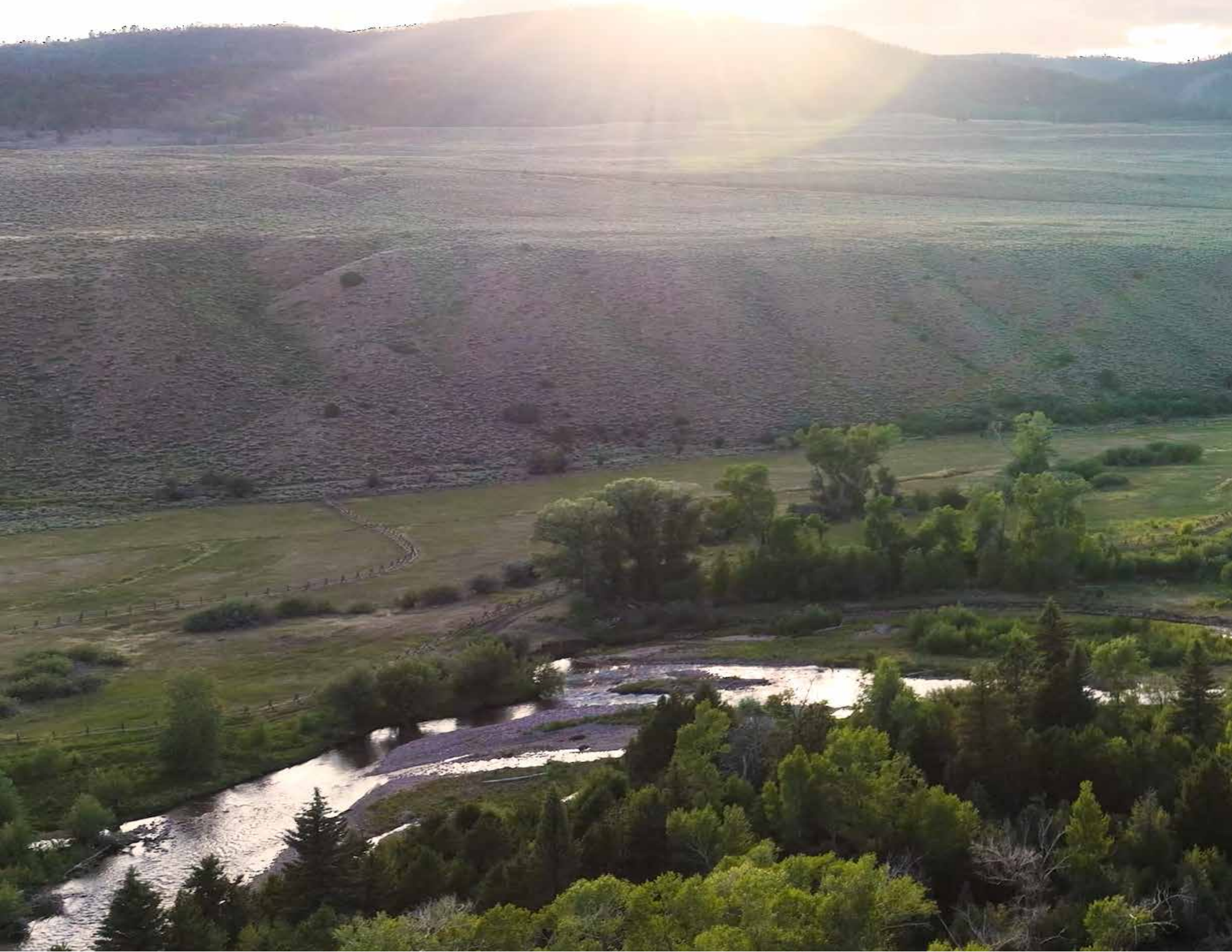
The Seller will convey 100% of whatever mineral, oil, gas, geothermal, hydrocarbon, and gravel rights that they own. Seller makes no representation as to the quantity or quality of any mineral or other subsurface rights and believes most of the minerals have been reserved by other parties.

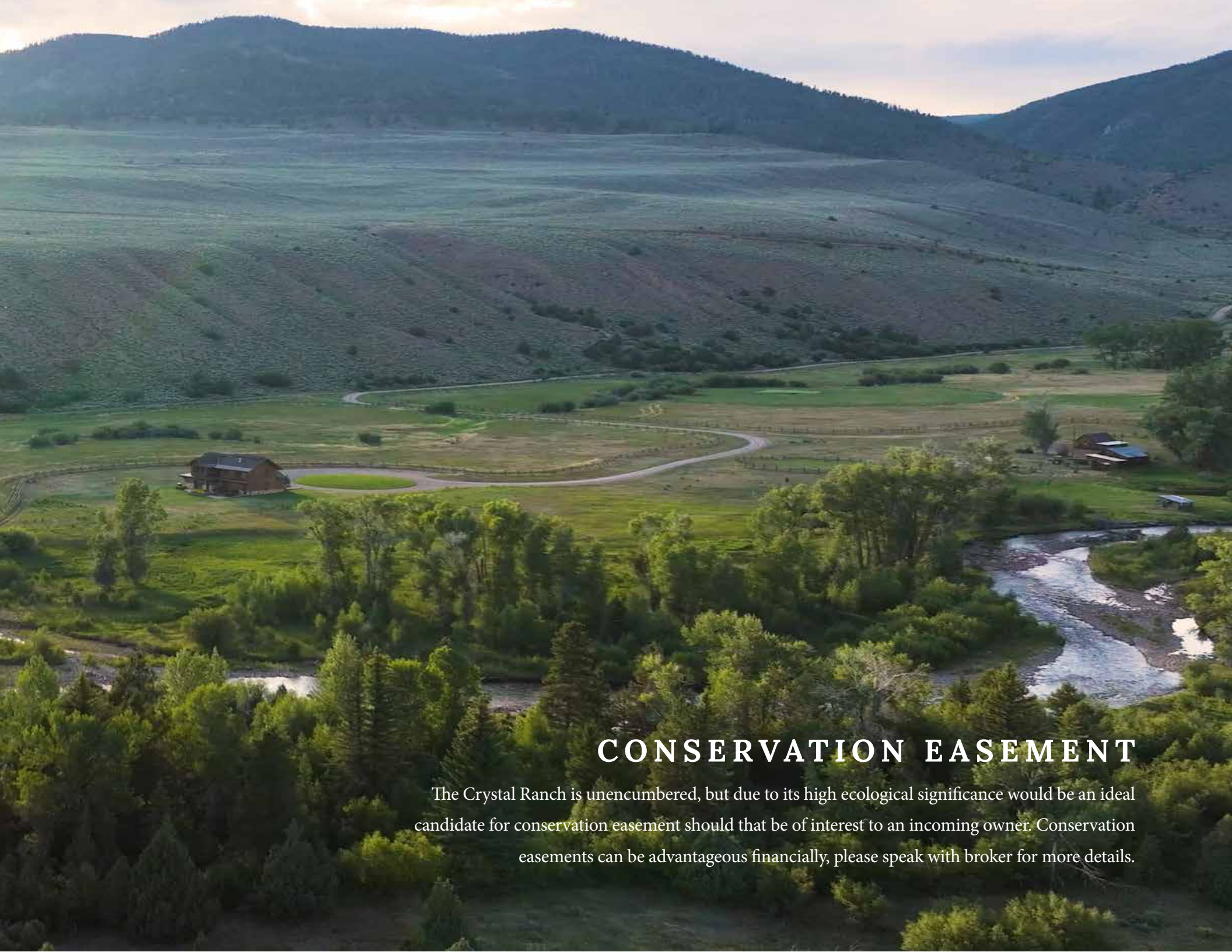




OPERATION

In the past, the seller leased the land on a yearly basis to a local cattle farmer for greenbelt purposes. The current greenbelt status is based on grass hay production. The agricultural component has been secondary to recreation for current ownership. However, the property lends itself to equestrian pursuits. Bridle trails along the river and through the cottonwood gallery would make for an exceptional experience and could be easily achieved.





CONSERVATION EASEMENT

The Crystal Ranch is unencumbered, but due to its high ecological significance would be an ideal candidate for conservation easement should that be of interest to an incoming owner. Conservation easements can be advantageous financially, please speak with broker for more details.

SUMMARY

First and foremost, Crystal Ranch is one of the finest private fishing ranches we have had the privilege to bring to market. This extraordinary property seamlessly blends unmatched natural beauty, world-class fly-fishing waters, and an abundance of wildlife with first-class improvements and absolute privacy. Its location in one of the last undiscovered corners of the American West enhances its exclusivity, making it a true legacy offering. The presence of robust water resources, including the pristine Yellowstone River and Summer Creek, sets it apart as a premier angling destination, while its position within a critical wildlife migration corridor ensures exceptional hunting and wildlife viewing. Whether one seeks solitude, adventure, or an enduring family retreat, Crystal Ranch stands alone as a once-in-a-lifetime opportunity to own a piece of the untamed West.





CRYSTAL RANCH

±470
A C R E S

LOCATED IN MOUNTAIN HOME, UTAH

LISTED AT
\$15,950,000

CRYSTAL RANCH REPRESENTS ONE OF THE MOST INTERESTING OPPORTUNITIES FOR PRIVATE RECREATIONAL LAND IN UTAH, AND ITS CLOSE PROXIMITY TO THE BOOMING AREA SURROUNDING PARK CITY IS AN EXTRA DRAW FOR THE INCOMING OWNER

HIGHLIGHTS

- 4,438 sqft lodge built in 2010
- Includes engineered plans for a larger lodge building opportunity
- ±3 miles of fishing opportunities for rainbow, brown, brook and cutthroat trout
- ±1.75 miles of the Yellowstone River
- ±1.25 miles of Summer Creek

Disclaimer: a Member of the landowner entity is a Licensed Utah Real Estate Broker

LOCATION

- Northeastern Utah
- Situated beneath the Uinta Mountain Range
- Surrounded by 2.2 million-acre Uinta-Wasatch-Cache National Forest
- Kings Peak, the tallest peak in Utah, sits above the Ranch
- Approximately two hours and fifteen minutes to Park City, Utah





Crystal Ranch - Aerial Map

••Maps are for visual aid only, accuracy is not guaranteed.



Crystal Ranch - Location Map

••Maps are for visual aid only, accuracy is not guaranteed.