

# *Scofield Mountain Estates*



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## *An Introduction*

Scofield Mountain Estates (SME) is the perfect place for mountain recreation, family gatherings, and relaxing in quiet nature.

We're currently offering only 60 exclusive mountain and lake-view lots complete with pristine spring water, electricity, phones, and high-speed internet connections—all within 60 minutes of the Utah Valley and 90 minutes from the Salt Lake Valley.

Few places offer the beauty and recreational enjoyment as Scofield Mountain Estates. Surrounded by aspens and pines, to its west is a vast 1.4 million acres of national forest with over 150 miles of 4-wheeler and snowmobile trails. To the east it is surrounded with water with four square miles of the Scofield Reservoir—which offers some of the best fishing in the state.



# *A Recreational Paradise*



The recreational opportunities at Scofield are unsurpassed. Famous for its trout fishing, the Scofield Reservoir offers amazing fishing *year round*. This large, lake has two large boat ramps and is excellent for boating and all other types of water recreation.

On the west side of our community, SME borders the vast **1.4 million-acre** Manti La Sal National Forest. Access from the community connects you to the spectacular Skyline Drive, one of Utah's most famous trail/roads, which runs on the tops of the mountains.

In the wintertime, the State Park grooms over 120 miles of trails for some of the best snowmobiling in the state.

## *Our Favorite Activities*

**Mountain Activities**—ATVs, horses, mountain biking, hiking

**Winter Activities**—Ice fishing, snowmobiling, snowshoeing, cross-country skiing, and skiing within 2 hours

**Lake Activities**—Fishing, Stream fishing, ice fishing, boating, wakeboarding, waterskiing, swimming, canoeing

**Wildlife**—Elk, deer, moose, sage grouse, pine hens, hawks, eagles



## *Our Community*



To help our community protect their investment we work hard at making Scofield Mountain Estates an excellent community. Our average lot size is five acres and with no timeline to build, the space is very open.

Our owners enjoy a private water system with pristine mountain spring water. All lots have electricity, phone and high-speed Internet connections and have passed percolation tests for septic use. The utilities are excellent.

Our owners can gate their cul-de-sacs or lots to restrict access. We've also created fair covenants (available in the info area on our website) to help keep the recreational property look and feel.

Finally, we're proud to say that our community is full of excellent people that work hard together to make SME a wonderful place.

## *Community Recreational Area*



Scofield Mountain Estates owners also get access to our recreational area. This area is perfect for you next family reunion or gathering. It includes:

- Lighted Pavilion
- Quality Tennis Court
- Sand Volleyball
- Drinking Water
- Charcoal Grills
- Quality Basketball Court
- Grassy Area
- Lake Access

## *An Investment for the Future*

One of only a few lakes with recreational property and only 60 minutes from Utah Valley, Scofield Mountain Estates is an exclusive quick getaway.

People will always want a beautiful cabin retreat, and government and environmental regulations make recreational real estate more difficult and costly to develop. Also Utah Valley's population is estimated to double in the next 10 years, making SME well positioned as an excellent long-term investment. With no time limit on building, many purchase their lot now and wait even twenty years before building—letting their investment appreciate.



## *Scofield's Fascinating History*



Although presently the city of Scofield is home to only about 26 residents, in 1900 this coal-mining town was a thriving community of 2,000 producing about 75 percent of the state's coal!

In 1873, Martian P. Crandall was shown a coal deposit by some Native Americans in the Scofield Area. In 1875 he and two partners organized the Pleasant Valley Coal Company and Railway to build a rail line to Provo. After financial troubles, Charles W. **Scofield** rescued the venture by whom the town of would later be named.



By May 1879, coal was being transported to Provo and Scofield **began to thrive**. The business district was said to be more than a mile long and boasted dozens of substantial stone buildings, many of them as “fine as any in Salt Lake City”.

The town boomed until in the infamous day of May 1, 1900, when highly flammable coal dust far inside the mine ignited, causing an explosion **killing 200 coal miners**, in what was then the largest U.S. mine accident to

date. It is still the nation’s fifth largest, and is still the greatest human disaster in Utah history. After the disaster, coal prices diminished and as mining became more mechanized the population dwindled until the mine was closed in 1930.

In the meantime, the need for irrigation water in Castle Valley increased and local farmers secured rights to construct a simple dam. After the **first dam collapsed** in 1917 spilling out 11,000 acre feet of water, the dam was reconstructed but almost collapsed again in 1928 by a tunneling beaver. Because the possibility of another collapse



could hurt the railroads during the wartime effort, in 1939, the U.S. Secretary of the Interior, concluded that the federal government would commission a larger **permanent dam**. Because of the war effort, however, there were few workers available, and the dam wouldn’t be completed until 1945, 8 years later.



Since the construction of the Scofield Dam, Scofield has become a favorite resort. It sits at 7,618 feet above sea level, with water temperatures that get up to 70 degrees.

The lake has two recreational boat launches as seen on the Scofield Area Map. Nearest services are the following.

- **Gas Station:** Snack & Pack open seasonally (Memorial Day to Labor Day) in Scofield Town and run by the friendly Jim Levanger. He has supplies and foods and can tell you the current weather conditions 435-448-9697—15 minutes
- **Market:** Workman's Market—Helper (towards price on highway 96) 35 minutes
- **Grocery Store:** Albertson's Supermarket—Price, 40 minutes
- **Movie Theater**—Price, 3 theaters, 40 minutes
- **Golf Course:** Price Country Club (open to public)—Price, 40 minutes
- **Ski Resort:** Sundance Ski Resort—Provo, 1 hour 30 minutes

# Driving Directions

Scofield Mountain Estates is located approximately 100 miles southeast of Salt Lake City.

## *From Salt Lake City/Northern Utah:*

Take I-15 south towards Provo. After Provo, exit Spanish Fork / Highway 6 Exit #258 and travel east on this Highway 6 through Spanish Fork Canyon 43.5 miles, then head southwest on Highway 96.

### *North of Lake Road (Faster)*

If the roads aren't saturated with rain, this way saves about 15 minutes. After 6.5 miles on Highway 96, look for large power lines and turn right onto a dirt/gravel road. This turnoff is the West Scofield Road, and is not marked with a sign. Travel on this dirt/gravel road 4 miles and look for rectangle lot number signs on the both sides of the road. (See Scofield Area Map on the next page)

### *Around the Lake Road (Slower)*

If you'd rather continue on the smoother mostly paved road around the lake, continue driving on Highway 96 until you see a small gas station in the town of Scofield. Continue 100 yards past the gas station and curve 90-degrees to the left. Take the first right after about 50 yards onto Myrtle Street. Travel two blocks west and take a right (north) at the T intersection onto Church Street. This road becomes the West Scofield Road (see Scofield Area Map on the next page). Travel on this road to Scofield Mountain Estates for 4.8 miles. The last mile is graveled road.



## *From Arizona/Nevada/Southwestern Utah:*

1. From the city of St. George, **I-15 NORTH** toward **SALT LAKE** - go **123.5 mi**
2. Take exit **#132** onto **I-70 EAST** toward **DENVER/RICHFIELD** - go **56.5 mi**
3. Take exit **#56/I-70-BL/US-89 NORTH** toward **SALINA** - go **0.4 mi**
4. Turn **Left** on **STATE ST[I-70-SPUR]** - go **2.4 mi**
5. **STATE ST** becomes **US-89** - go **10.8 mi**
6. **US-89** becomes **MAIN ST** - go **2.9 mi**
7. Turn **Right** on **E 300 NORTH ST[US-89]** - go **1.7 mi**
8. Continue to follow **US-89** - go **41.0 mi**
9. Continue on **STATE ST** - go **0.1 mi**
10. Turn **Right** on **400 ST N[UT-31]** - go **0.4 mi**
11. Continue to follow **UT-31** - go **8.0 mi**
12. Turn **Left** on **SKYLINE DR[UT-264]** - go **2.2 mi**
13. Continue to follow **UT-264** - go **6.2 mi**
14. **UT-264** becomes a local road - go **1.4 mi**
15. Continue on **SKYLINE DR** - go **0.0 mi**
16. Turn **Right** on **ECCLES[UT-264]** - go **4.6 mi**
17. Continue on **UT-96** - go **2.9 mi**
18. Turn **Left** on **Myrtle ST** go **0.1 mi**
19. Turn **Right** on **CHURCH ST** go **4.8 mi**
20. Arrive at **SCOFIELD MOUNTAIN ESTATES**

# *The Estates at Scofield Mountain Estates*

## *Phase A*

This phase is a total of four majestic forty-acre lots. The entrance to Phase A is between the two bridges/streams (Fish Creek and Pondtown) on the west side of the lake. The entrance is on the west side of the road, across from the corrals on the other side of the road, just south of Pondtown Creek (the northern stream). The road that parallels the Pondtown stream is Pondtown Creek road and will take you into the national forest, not into Phase A (See Phase A map).

## *Phases I & II*

Phases I & II are on both sides of the West Scofield Road just north of Pondtown road/creek and the large hill. Lot 1 though 10 starts to the east at the top of the hill that goes out into the lake. The rest of Phase I is north of these lots—Phase II is north of Phase I (See Phase I & II map).

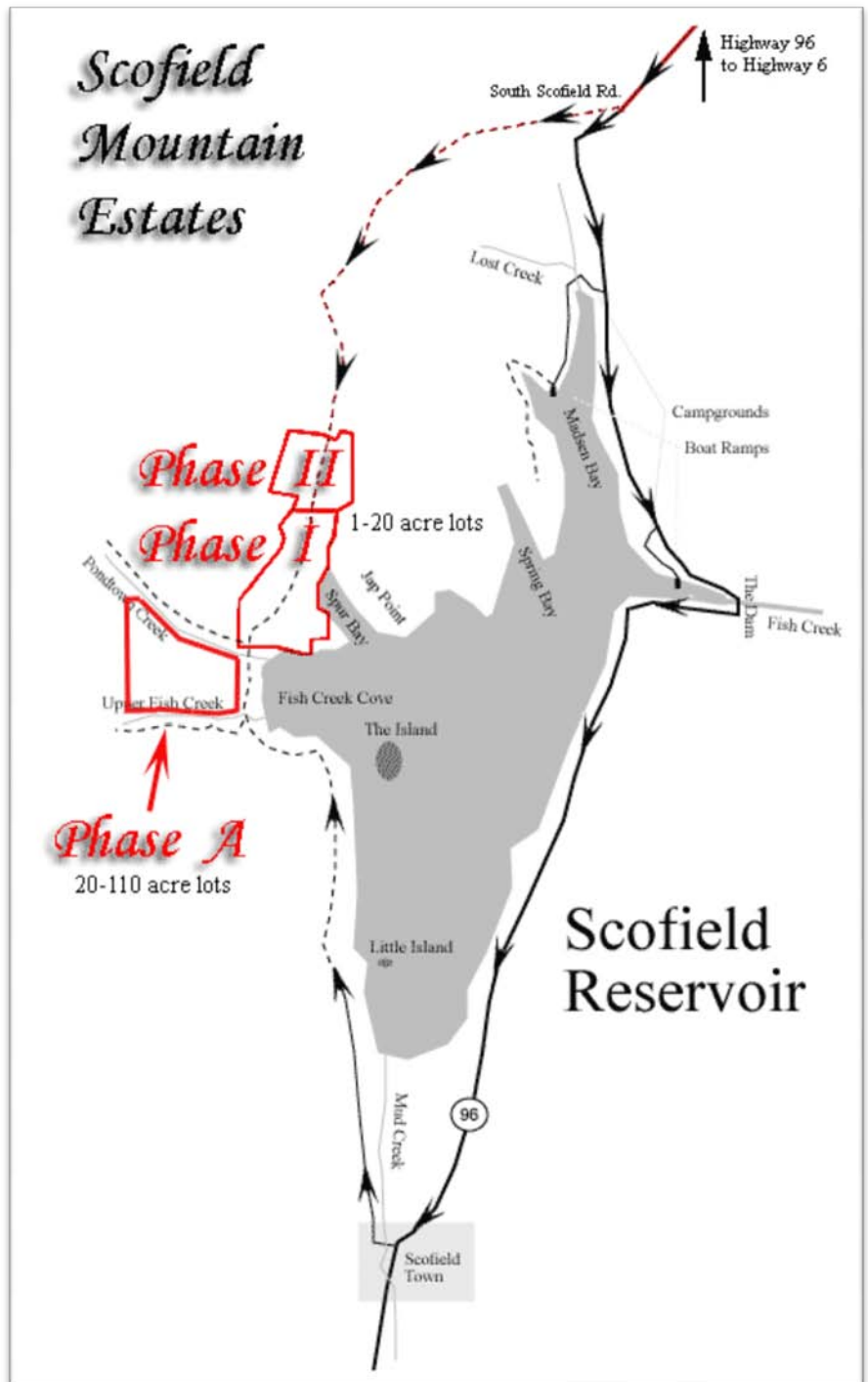
## *Walking the Lots*

As you approach the front of each lot you will find the lot number sign halfway between of each lot. The corners of each lot (Phase I & II) are marked with a green fence posts. By using the Phase I & II Map below and looking corner markers, you should get a good idea exactly where each lot begins and ends. Lots 31, 28, 25, 48, 47 do not have fence post markers on their back corners on the hill.

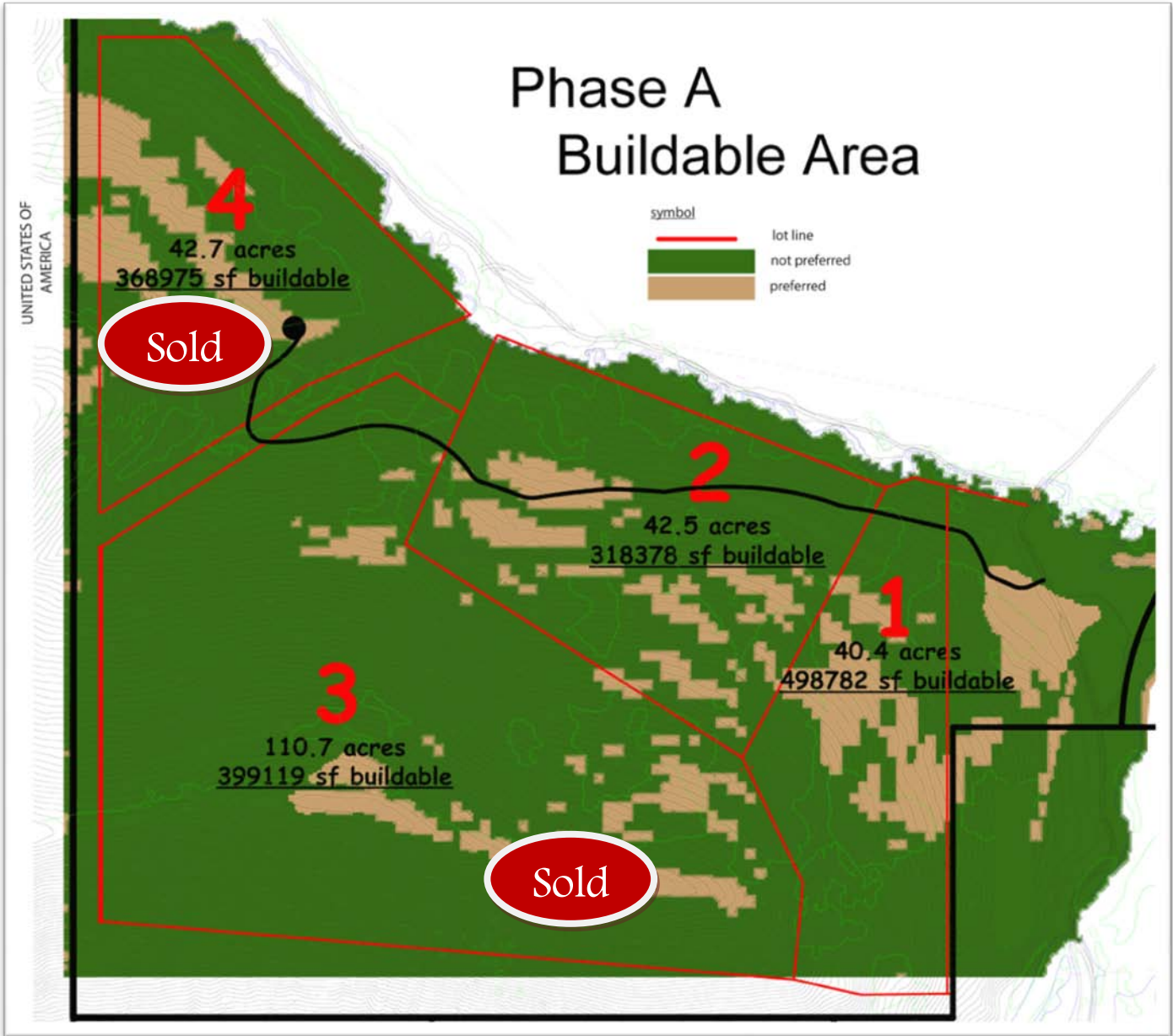
## *Enjoy Your Visit*

We hope you enjoy your visit to Scofield! We also hope you make your seasonal home with us and enjoy the beauty and recreation of the area as much as we do. If you have questions while you're there or else ware, there is cell coverage at lot 26 so feel free to call me if I'm not already there with you. ~ Thank you ~ Matt Brown (801) 710-9967

## Scofield Area Map



# Map of Phase A





# Scofield Mountain Estates' ~ Lot Price List

Always Up to Date ~ Last Modified on 08-Feb-11

<i>Phase</i>	<i>Lot #</i>	<i>Lot Size</i>	<i>Lake View</i>	<i>Trees</i>	<i>View</i>	<i>Price</i>
<i>Phase A</i>						
	1	39.95	Yes	Yes	Spectacular	\$299,900
	2	44.03	Yes	Yes	Spectacular	\$249,900
<i>Phase I</i>						
	1	3.89	Yes	No	Spectacular	\$62,450*
	2	3.33	Yes	No	Spectacular	\$64,950*
	8	2.61	Yes	No	Spectacular	\$69,950*
	9	2.13	Yes	No	Spectacular	\$67,450*
	10	1.54	Yes	No	Spectacular	\$64,950*
	16	2.42	Yes	No	Spectacular	\$99,900
	17	3.13	Yes	No	Spectacular	\$97,900
	18	6.56	Yes	No	Spectacular	\$189,900
	19	1.99	Yes	Yes	Spectacular	\$99,900
	20	2.20	Yes	No	Spectacular	\$59,950*
	21	2.21	Yes	No	Spectacular	\$54,950*
	22	2.27	Yes	No	Great	\$49,950*
	23	2.17	Yes	No	Great	\$47,450*
	24	2.19	Yes	No	Great	\$44,950*
	25	5.28	Yes	Yes	Spectacular	\$84,950*
	27	2.73	Yes	No	Spectacular	\$64,950*
	28	8.17	Yes	Yes	Spectacular	\$139,900
	31	18.65	Yes	No	Spectacular	\$119,900
<i>Phase II</i>						
	33	2.01	Yes	No	Good	\$37,450*
	35	2.80	Yes	No	Good	\$39,450*
	36	1.54	Yes	No	Good	\$34,950*
	37	1.55	Yes	No	Good	\$34,950*
	46	1.32	Yes	Yes	Great	\$44,950*
	47	5.58	Yes	Lots	Great	\$129,900
	48	7.46	Yes	Lots	Great	\$139,900
	49	2.08	Yes	Yes	Great	\$47,750*
	52	5.86	Yes	Yes	Spectacular	\$64,950*
	53	2.12	Yes	No	Great	\$44,950*
	54	2.52	Yes	No	Great	\$44,950*
	55	2.95	Yes	No	Great	\$47,450*

\*Lot price reflects the promotional 50% discount.