



SUNDANCE EAST RANCH

Below are the subdivision plats of Sundance East

Originally owned by Clem Oberhansly, a local rancher, the Sundance East property was acquired and developed by Ranch Liquidators of Utah, a subsidiary of the Hawk Group, a company owned and operated by Ezio and Rebecca Valentini. It consisted of 1,180 acres and was subdivided in 111 10-acre parcels.

The area is considered a sportsman's paradise with world class fishing and hunting, as well as many other outdoor opportunities. In addition, the land is located in Utah's "oil patch".

The Uintah Basin is home to large oil and natural gas fields, which create a diversified economy for the region and adds investment potential to land owners in the area. It is also one of the largest oil shale depositories in the world. Billions of tons of oil shale are located in the area providing a large source of potential energy for the future.

The purchasers of these lots appreciated the recreational opportunities offered by the location, however, the main factor was the land's proximity to the energy fields and the potential as an investment.

The property is ideal for development with good topography and excellent location.

INDIAN RESERVATION BOUNDARY

BASE

LINE

Well 5934

Oil Well

CHEVRON OIL

YARD & OFFICE

NEOLA 2 mi.
(New Elementary School)

NEW HOMES

IRRIGATED FARM LANDS

Monarch

NEW HOMES

NEW HOMES

Unit "F"

NEW HOMES

IRRIGATED FARM LANDS

16

IRRIGATED FARM LANDS 15

NEW 4-LANE PAVED COUNTY ROAD
(COST-\$880,000)

CHEVRON OIL

P/L STATION & OFFICE

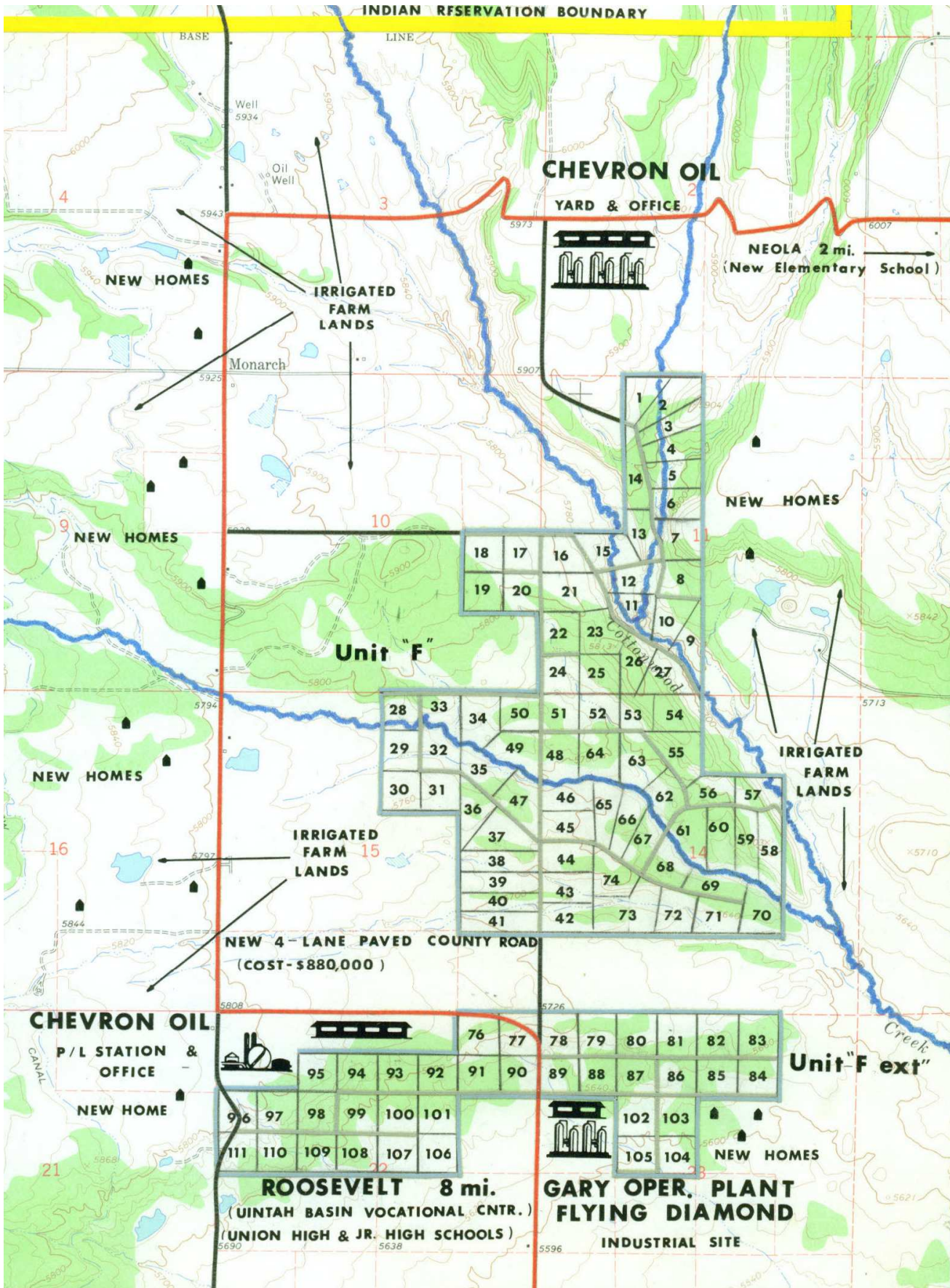
NEW HOME

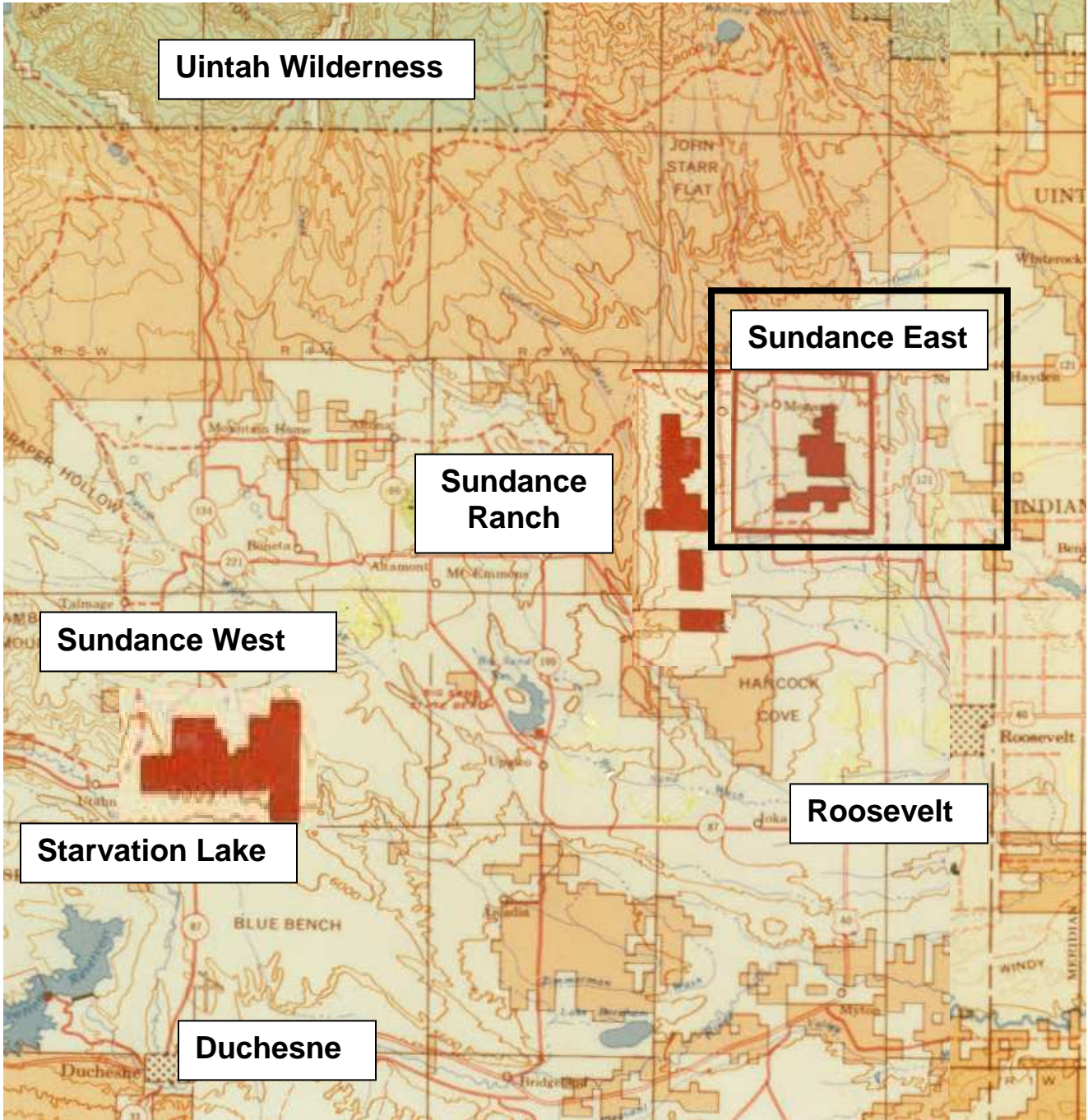
Unit "F ext"

ROOSEVELT 8 mi.
(UINTAH BASIN VOCATIONAL CNTR.)
(UNION HIGH & JR. HIGH SCHOOLS)

GARY OPER. PLANT
FLYING DIAMOND
INDUSTRIAL SITE

NEW HOMES







The Uintah Basin

