LIBERTY RANCH

A LEGACY MOUNTAIN PROPERTY

7343 SQ FT, INCOMPARABLE 7BR, 8.5 BA HOME
39.66 ACRES WITH EXTENSIVE FENCING & OUTBUILDINGS
PERENNIAL LIVE WATER & IRRIGATION WATER

585 S. LITTLE POLE ROAD, HEBER CITY, UT

LIBERTY RANCH

Offered for the first time, Liberty Ranch is your Western dream realized. This 7,343 sq ft estate sits on 39.66 acres with year-round live water and sweeping views across the Heber Valley highlighting Mount Timpanogos and Deer Creek Reservoir. It's a rare blend of privacy, natural beauty, and convenience - just minutes from town, yet a world away.

The land is classic Utah: red rock outcroppings, cedar and oak trees, and open, usable ground. Little Pole Creek runs through the canyon year-round, adding both beauty and function for irrigation and livestock. With over 600 acres of adjacent state land, there's endless space to explore, ride, hike and enjoy.

The main home is warm, timeless, and built to last, featuring board-and-batten siding and full-bed stonework. Inside the main home are 4 bedrooms, 5.5 baths and three wood-burning fireplaces. The open kitchen - complete with marble finishes, GE Monogram appliances, and an authentic wood-fired pizza oven - flows into the great room and dining area, all framed by stunning mountain views.

The primary suite is a true retreat with a stone fireplace, spa-like marble bath, steam shower, soaking tub, dual WCs, and a large walk-in closet with its own washer and dryer. The main level also includes an office with bath and fireplace, large laundry, and a dog room or flexible bonus space.

The walk-out lower level offers 3 additional bedrooms, 3 baths, a family room with kitchenette, pellet stove, and a versatile massage/bonus room. Above the garage are two apartments – a 2-bed/2-bath and a studio--ideal for guests, employees or rental income.

Outside, enjoy an expansive deck, fenced garden, charming cabin, new CalSpa swim spa and pond with water feature. The property includes modern systems, a 10 GPM well, 6,000 gallons of water storage, shop/barn, outbuildings, irrigated pasture, and paddocks.

Just minutes to Red Ledges and Heber's Main Street, 20 to Deer Valley, and under an hour to Salt Lake City. Liberty Ranch is where lifestyle, land, and legacy come together.

This is your opportunity to live your western dreams and become a steward of this unique property. To top things off additional land and water is available depending on your needs. Make Liberty a Western family compound!

Welcome Home

- Offering a 7343 square foot timeless and tasteful mountain home with forever views of Mount Timpanogos and the Heber Valley set on nearly 40 acres
- Main house living area includes 5483 sf 4 bedrooms, 5.5 bathrooms with office, dog/flex room, massage/flex room and 3 laundry areas
- Spa-inspired primary suite
- Chef's GE Monogram kitchen with built in pizza oven, 1.5 dishwashers, icemaker, etc.
- Lower level second primary suite with living area and pellet stove & 2 other bedrooms
- 2 apartments over garage offer 1860 sf with a 2 bed 2 bath apt with full kitchen & living space. The second apartment is a studio with 1 bed, 1 bath and kitchen
- Pond and waterfall feature at home entry
- New Calspa Swim Spa
- Full landscaping with iconic forever views of Mount Timpanogos
- 3.81 acre feet of water will be delivered for the house, pond, surrounding landscaping and field.

COMFORTABLE PRIMARY LUXURY

- Spa inspired primary retreat
- Wood burning fireplace
- Full bed stone hearth
- Reclaimed wood mantle
- Custom wood tray ceiling
- Direct mountain & valley views
- White marble bath with steam shower, air bath & 2 WCs
- Sizeable closet with W/D

– CHEF'S KITCHEN & DINING –

OUTDOORS & FARM LIFE

- Live water from Little Pole Creek runs year round in the canyon
- Finished 256 SF liveable studio cabin complete with AC and HVAC just steps from the main home (zoned AG)
- 1600 SF rustic barn/shop with AC & HVAC (zoned AG/barn)
- 1.5 acre irrigated field and several dry paddocks
- Run in shelters, storage sheds and fencing including roundpens
- Irrigation equipment including wheel lines, bonnets, hoses
- Brand new CalSpa Swimspa
- Generous garden with raised wooded planting boxes, irrigation & 7ft. deer fencing

– ROOM TO ROAM –

- Access to Little Pole Creek year round
- Pasture with lodgepole buck and pole fencing
- Shelters, storage sheds, risers and wheel lines
- Power transformer installed
- Pressurized Lake Creek Irrigation water
- Round pens
- Access to creek in several places for animals & personal enjoyment
- Mature as well as new plantings including spruce, aspen, cottonwoods, pinions and apple trees
- Creekside firepit and picnic tables
- Charming camp site
- South Creek Field, Dry Corral, North Field, Mustang Mountain paddocks
- 10 GPM well with pump
- Access to extensive trails for riding, hiking and enjoyment

PROPERTY DETAILS & OPERATIONS

- GE Monogram chef's kitchen with custom cabinetry & artisan metal hood over range
- Secondary dishwasher drawer by Fisher & Paykel
- Authentic wood burning pizza oven with propane starter
- 10ft marble counter bar with waterfall edge
- 3 stone wood burning fireplaces
- Planned elevator shaft
- Wide plank white oak flooring with designer tile in wet areas and carpet in bedrooms
- Primary suite with wood burning fireplace, spa-like bathroom with steam shower, air bath & 2 water closets
- Incredible closet with washer & dryer
- Smart TVs & VSSL Home Audio Distribution with speakers in kitchen, living room and deck
- Ring doorbell and cameras
- 3 laundry stations in main home; seperate laundry for the upstairs apartments
- Dog room/flex space with professional dog sink
- Irrigated field with 2.25 acre-feet of Lake Creek Primary irrigation water
- Extensive landscaping with mature trees
- Additionally, 1.56 AF water shares for house & surrounding mature landscape
- 10 GPM well & pump located in canyon
- Live water year round from Little Pole Creek
- Pond and water feature with waterfall and fish
- 2 concrete water cisterns holding 6000 gallons of water above home
- Premium Grundfos water pump for best shower pressure ever
- Crusader water filtration system & softener
- Two 1000 gallon buried propane tanks
- Agricultural buildings incl. barn, cabin, run in shelters, storage sheds.
- 4 Automatic waterers
- Extensive buck & pole fencing & drill pipe fencing
- All stone is full bed & is used generously on the interior & exterior of home
- Exterior also includes thick ranch style board & batten cedar siding
- 30 year Certainteed architectural roofing
- 4 car over-sized garage

Available separately
Furnishings & fine western art
Additional land
Additional water

Up a gentle private drive

CONVENIENTLY LOCATED...
... BUT A WORLD AWAY

3 mins to Red Ledges, Jack Nicklaus gated community

7 mins to Heber Main Street

10 mins to Heber Valley Hospital

14 mins to private Heber Valley Airport

18 mins to Soldier Hollow Nordic Center & Golf Course

20 mins to Deer Valley's new East Village & Jordanelle Gondola

30 mins north to Park City and south to Sundance Resort

50 mins to Salt Lake International Airport

LIBERTY RANCH

LIVE YOUR WESTERN DREAMS

www.libertyranch.com