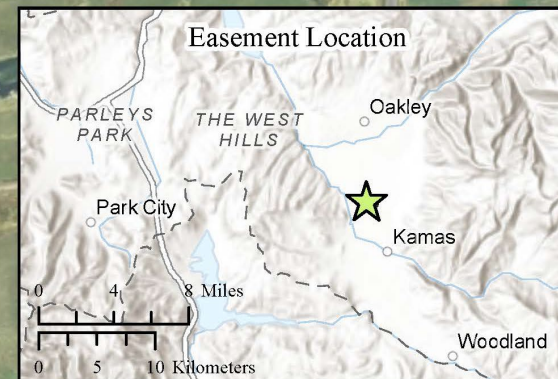



Lind Ranches

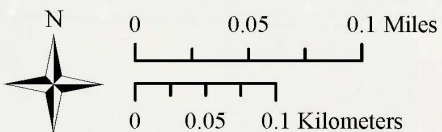
ESAP December 2025



Lind Ranches Conservation Easement



 Lind Ranches Easement Boundary (99.27 acres)



Cartographer: Lauren Page
Conservation Specialist 10/9/2025

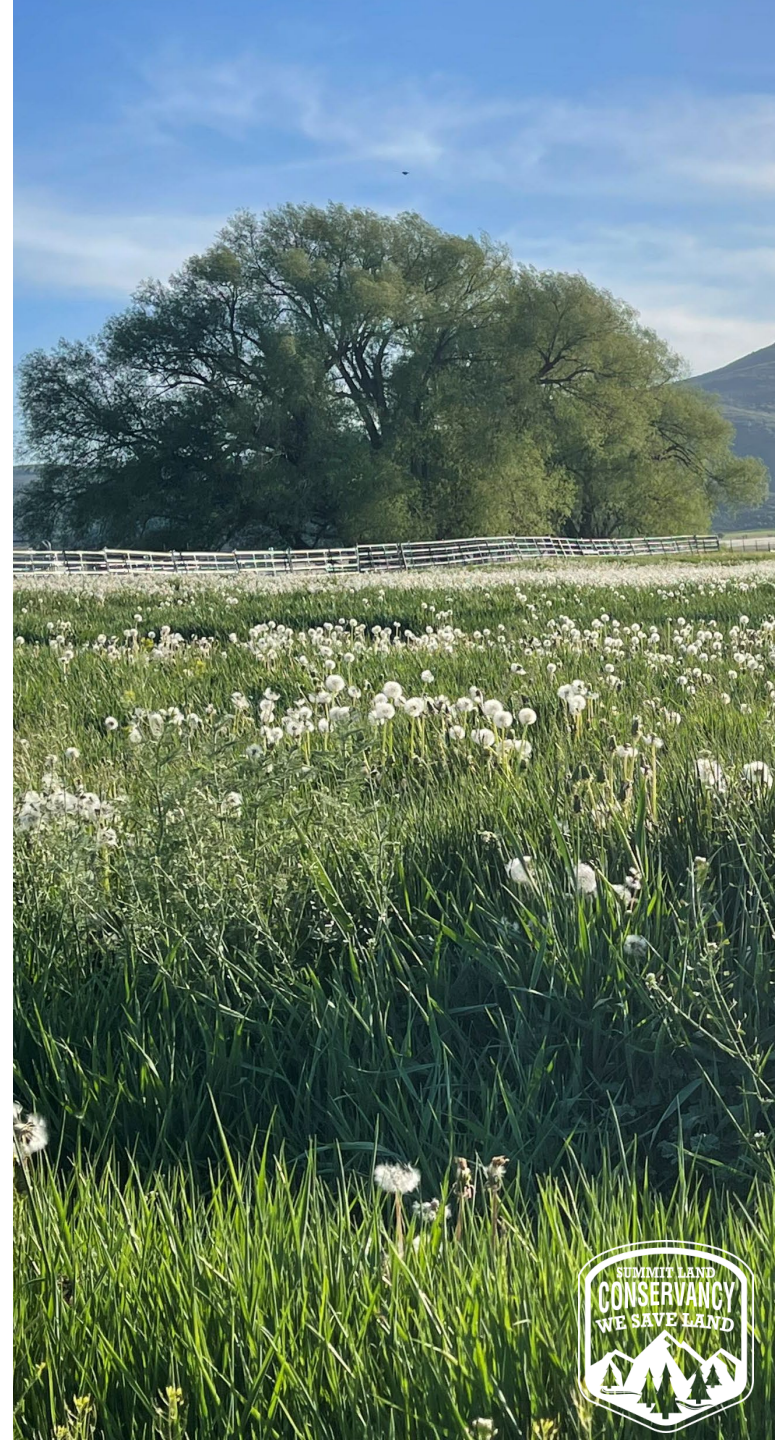
This product is for information purposes and was not prepared for or is suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Source: Esri, USDA FS, Esri, CGIAR, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



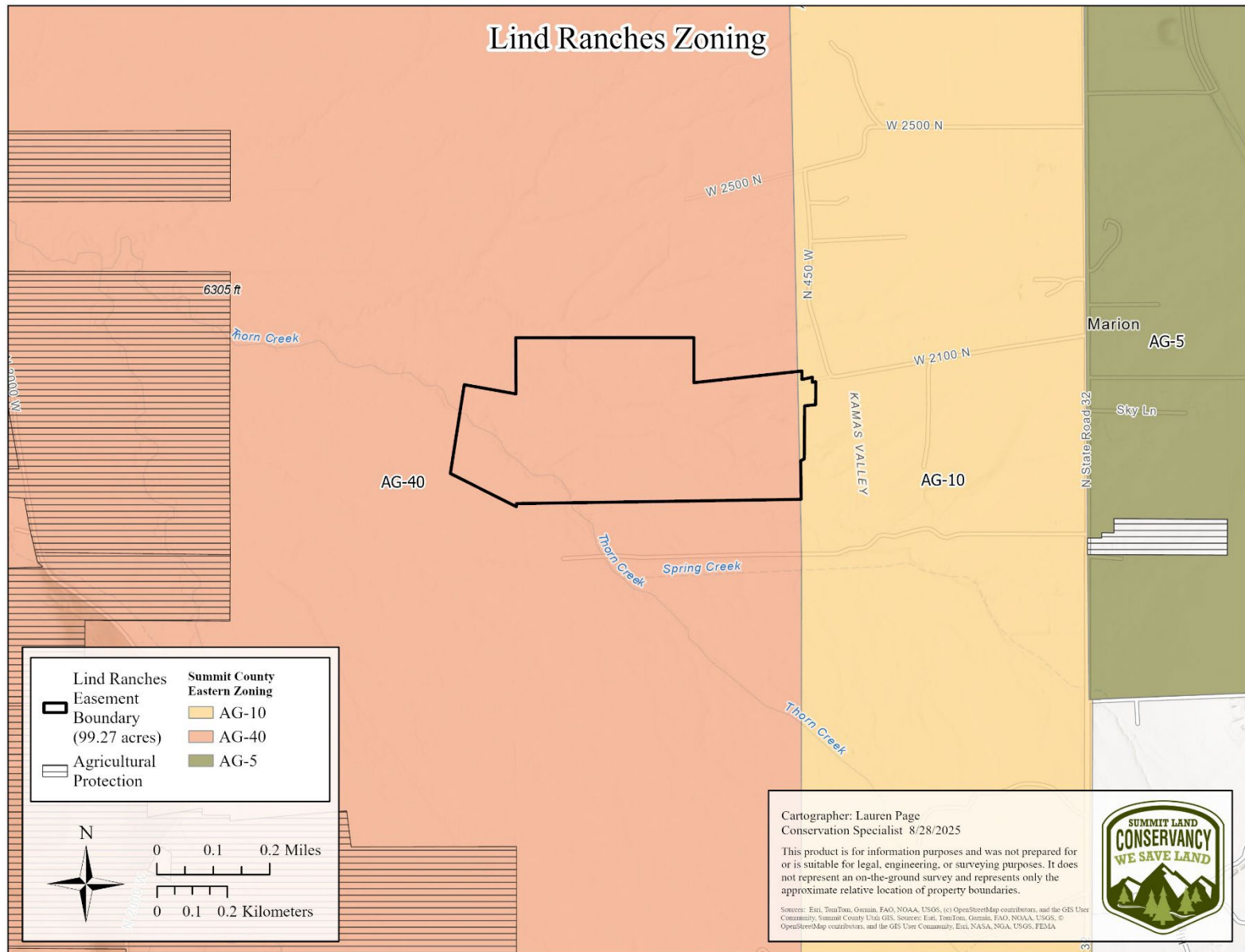
Ranch Background

- Karl and Susan Lind purchased the original ranch in 1978 as a seasonal family home and to support their larger cattle operation in Ruby Valley, Nevada.
- For the past 40+ years, the pastures have been used primarily for rotational cattle and horse grazing.
- Today, the ranch is leased to local rancher Cameron Page, who grazes about 80-90 head of cattle.
- The Lind family continues to use the smaller pastures and corrals near the barnyard for their family horses during the summer
- Similar nearby Summit Land Conservancy held easements include:
 - Andrus Farm
 - Maxo Meadow
 - Siddoway Ranch



Zoning and Development Potential

- Zoned as AG-40
- Development potential of 2 lots



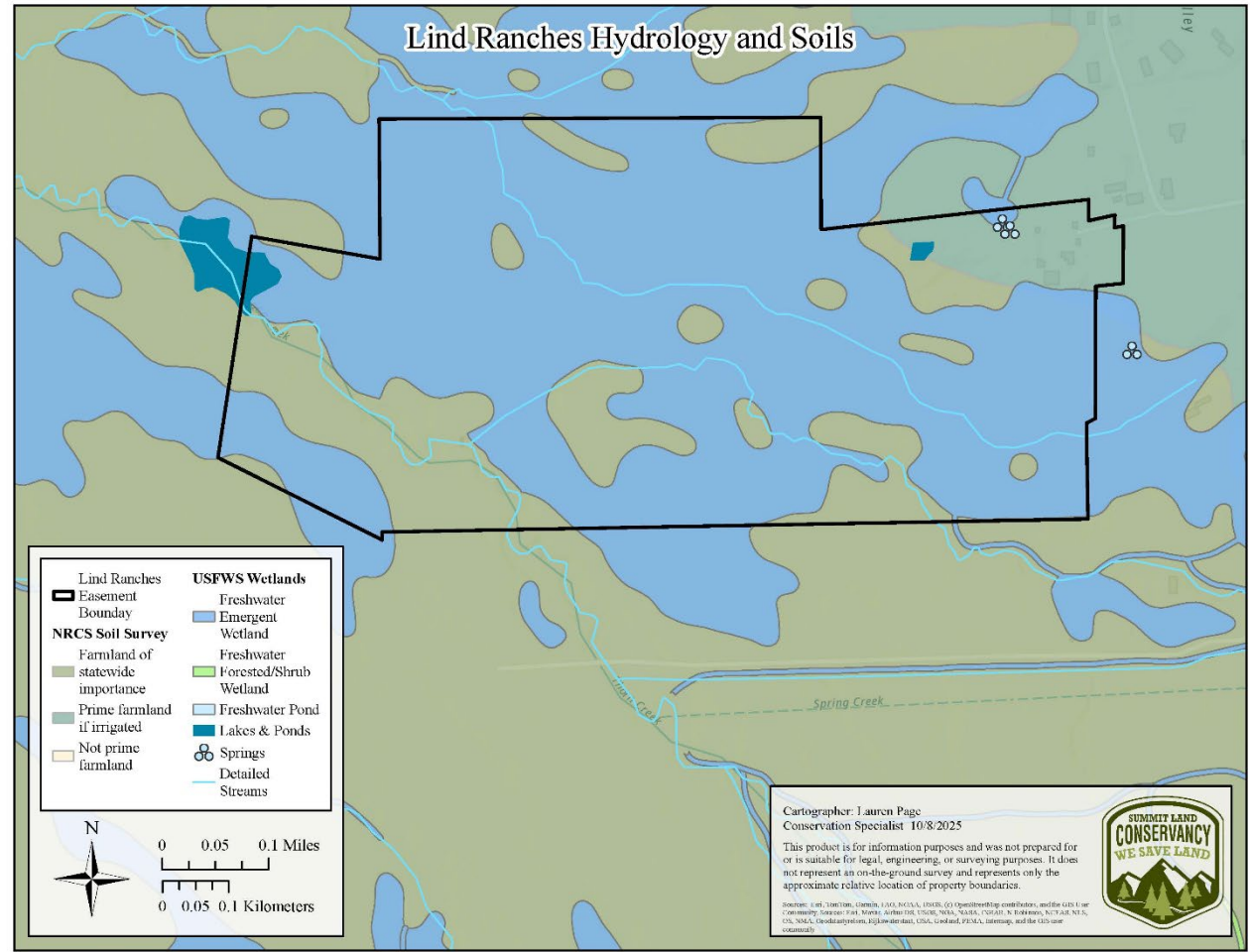
Operations and Water Rights

- The ranch holds 20 Smith & Morehouse shares (~6 acre-feet)
 - A full Summit County water right is 3 acre-feet, so these shares are sufficient for the ranch's needs
- The Property is well watered by natural streams and a network of irrigation ditches that distribute water across the entire ranch
- Irrigation occurs through flood irrigation, natural groundwater inundation, and regular saturation from the wetlands and wet meadows that persist through summer and fall
- Thorn Creek runs through the southwest portion of the property
- The ranch includes two springs on the northeast side that feed seasonal flows and support willow habitat, plus an additional spring on the neighboring parcel that provides water to the eastern fields



Open Space Farmland & Scenic Enjoyment

- The Property is active agricultural land, and **100% of its soils are classified as “farmland of statewide importance”** by the NRCS.
- The ranch is part of the highly visible viewshed from State Route 32
- The landscape includes riparian corridors, alfalfa fields, grazing pastures, open hillsides, and unobstructed views of the Uinta and Wasatch Mountain ridgelines.

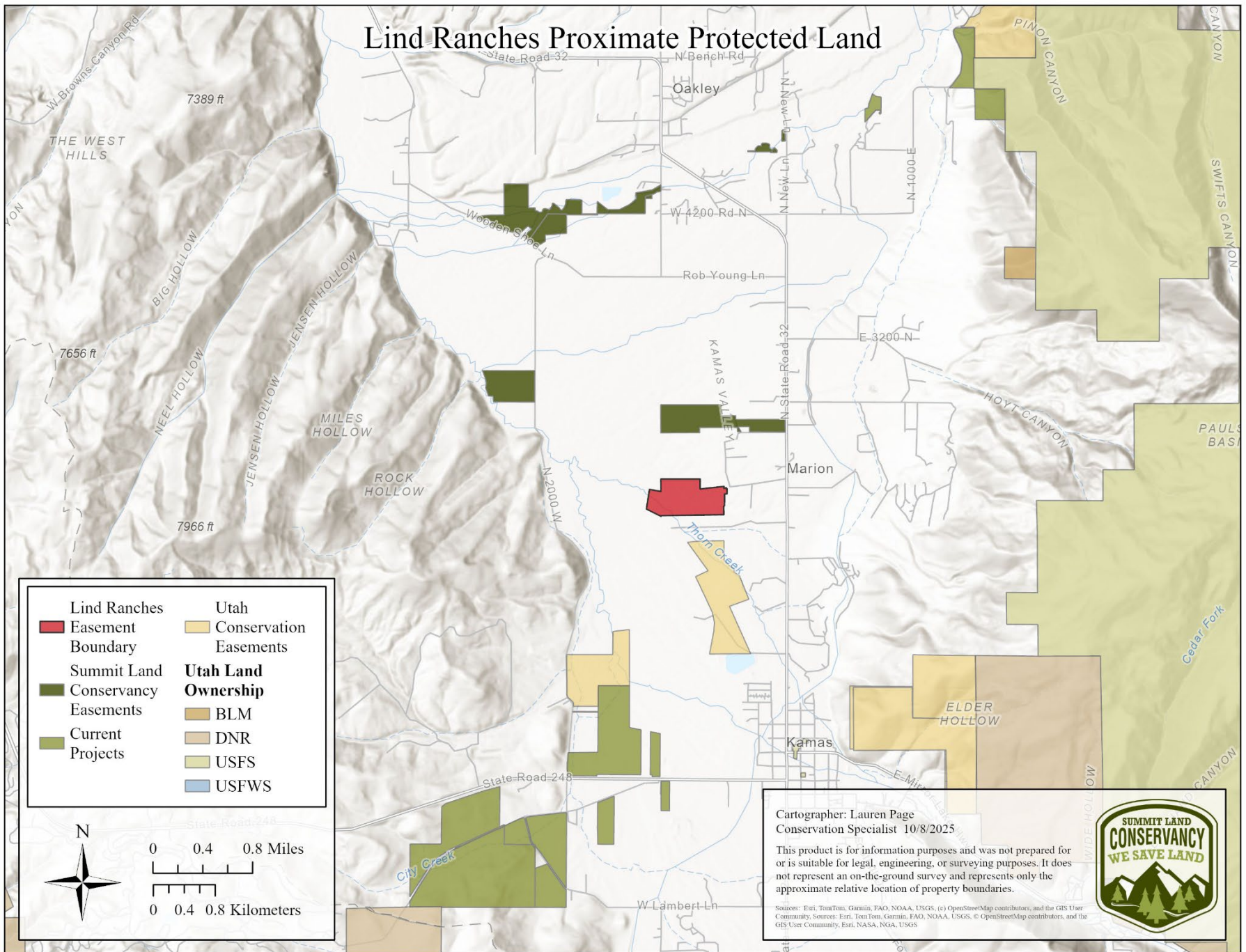


Relatively Natural Wildlife Habitat

- The Property provides relatively natural habitat for elk and mule deer, which rely on the ranch's low elevation and productive forage—especially during winter.
- The wet meadows offer prime habitat for migratory waterbirds, including Sandhill cranes, which use the area for foraging and nesting in spring and summer.



Lind Ranches Proximate Protected Land



Project Budget

| | | | | | |
|---------------------------------|--------------------------------|--|--|---------------------|-----|
| Lind Ranches | 99.27 acres | | | | |
| <u>Transaction Costs</u> | | | | | |
| | In House Expenses | | | | |
| | Outsourced Expenses | | | | |
| | Total Transaction costs | | | \$ 35,700 | |
| <u>Stewardship Costs</u> | | | | | |
| | Total Stewardship costs | | | \$ 38,305 | |
| <u>Easement Value</u> | | | | \$2,765,000 | |
| | Purchase Price | | | | |
| | Total Project Costs | | | \$2,839,005 | |
| <u>Inflows</u> | | | | | |
| | Landowner donation | | | \$ 441,250 | 16% |
| | Funding Sources | | | | |
| | NRCS | | | \$ 2,073,750 | 75% |
| | Requested ESAP | | | \$ 250,000 | 9% |
| | Private Foundations | | | \$ 74,000 | |
| | Total Funds Requested | | | \$ 2,839,000 | |



THANK YOU

With the support of ESAP, we have been able to preserve over 8,000 acres of active agricultural land in Summit County.

Forever Protected with ESAP funding:

- Maxo Meadow (2025)
- Andrus Farm (2024)
- Wright Echo Canyon (2024)
- Sargent (2023)
- Richins (2023)
- Marchant Meadows (2020)
- Wright Chalk Creek (2019)
- White Farm (2019)
- Gibbons Pace (2019)
- Stephens Ranch (2019)
- Ercanbrack (2017)
- Siddoway Ranch and Wetlands (2015)
- Pyper Tracy (2013)
- Judd (2011)
- Fawcett (2009)

