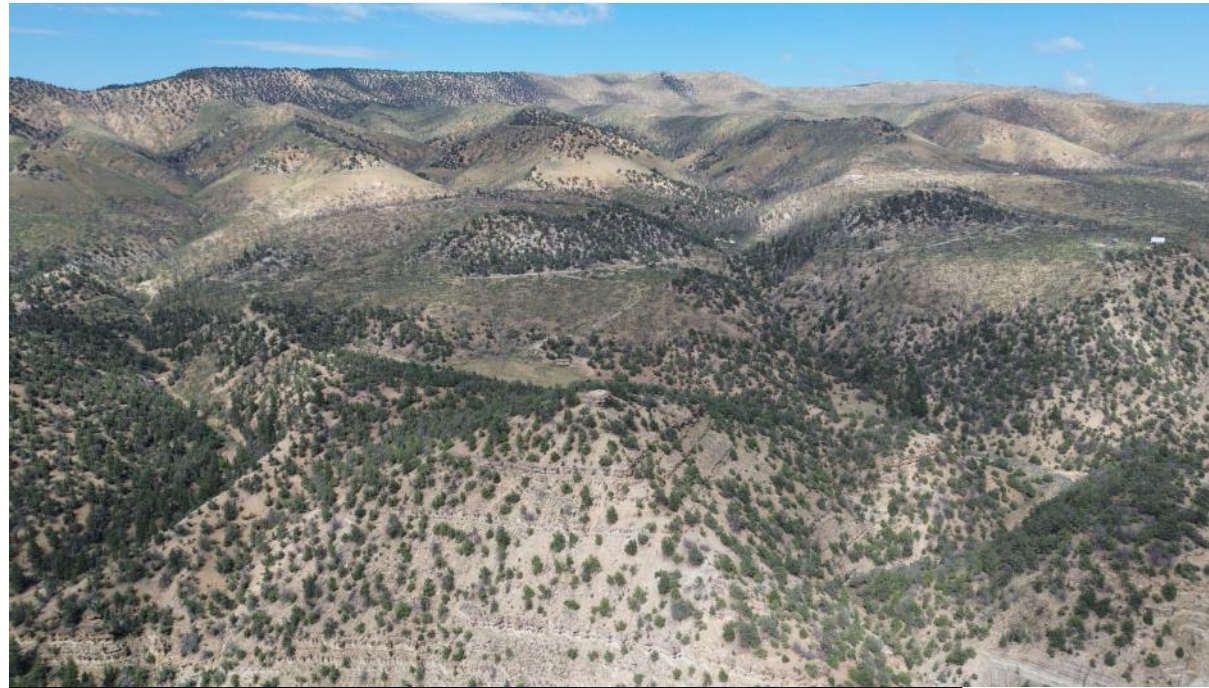
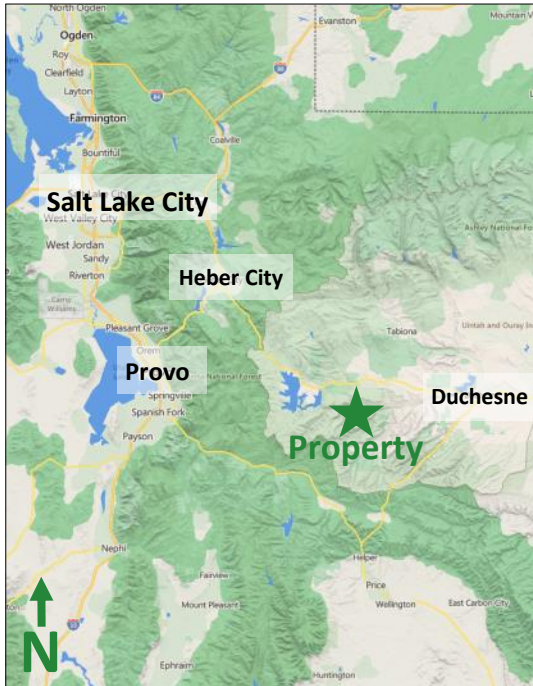


Price Reduced

Maps and additional information at hciutah.com

Duchesne Mountain Land

209.99 acres near Currant Creek Mountain, Duchesne County, Utah



EXECUTIVE SUMMARY:

List Price: ~~\$295,000~~

\$172,000

Joe Nelson • joe@hciutah.com

801-482-7560 • 801-487-6100

Mike Nelson • mike@hciutah.com

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial.

- Zoned in Duchesne County: A10 Ag & A5 Ag
- Duchesne County parcel #'s: 00-0034-5340, 00-0010-3824, 00-0034-5351, 00-0032-3180, & 00-0010-3550
- 2022 Taxes: \$664.50
- Elevation ranges from 6,257 ft—7,337 ft
- No water rights
- 19 miles from Duchesne, Utah
- 42 miles from Heber City, Utah
- 46 miles from Spanish Fork, Utah
- 48 miles from Provo, Utah
- 73 miles from Salt Lake City, Utah



Highland Commercial, Inc.
2733 East Parley's Way, Suite 208
Salt Lake City, UT 84109
801-487-6100

www.hciutah.com



Strawberry Reservoir

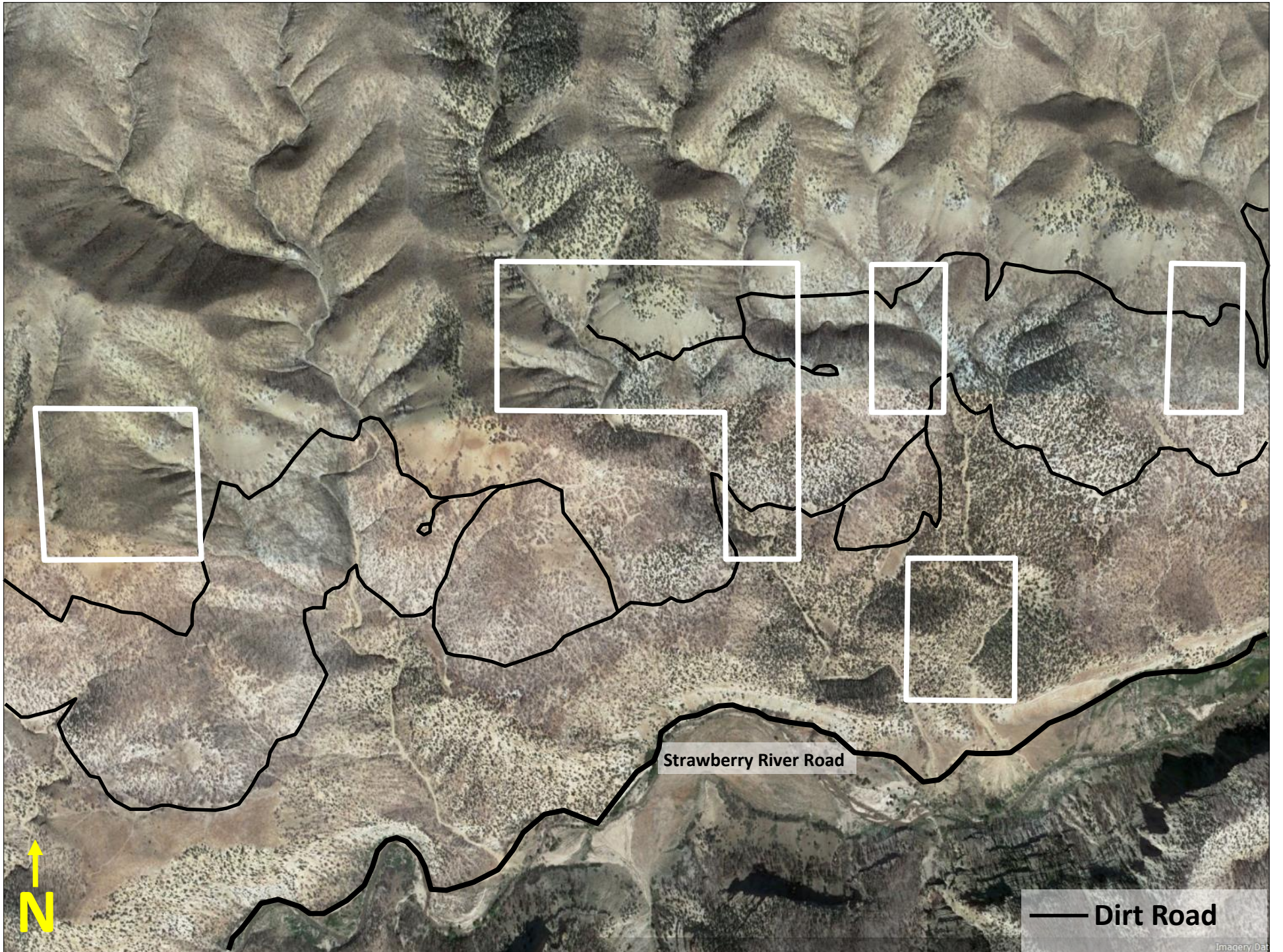
Fruitland

Currant Creek Mountain

Starvation State Park

Property





Strawberry River Road

— Dirt Road



HEAD EAST ON US-40 E

TURN RIGHT ONTO 41950 W/LOWER RED CRK RD/RED CREEK RD

DRIVING DIRECTIONS FROM FRUITLAND, UTAH


- ↑ Head east on US-40 E
3.2 mi
- ↘ Turn right onto 41950 W/Lower Red Crk Rd/Red Creek Rd
Continue to follow Lower Red Crk Rd
6.1 mi
- ↘ Turn right onto S 39650 W/Strawberry River Rd
Continue to follow Strawberry River Rd
0.8 mi
- ↘ Turn right onto Strawberry Way
Destination will be on the left
2.3 mi

TURN RIGHT ONTO STRAWBERRY WAY

TURN RIGHT ONTO S 39650 W/STRAWBERRY RIVER RD

DUCHESNE COUNTY ZONING MAP

 A-10

 A-5

1. A-10, ten (10) acre minimum zone, is provided and designed to protect and encourage the continued use of land for agricultural purposes and to discourage the preemption of agricultural land for other uses. Other purposes of this district include the protection of the economic base of the county for such uses as forestry, oil and gas drilling, pipelines, petroleum storage and distribution and the protection of significant natural features of land, creeks, lakes, wetlands, air and the preservation of open areas for wildlife habitat and range livestock. This district is characterized by production farms and ranches, including smaller hobby farms. The A-10 district requires, for residential development, either a Tri-County health department approved nonpublic water source or a connection from a public water source to the family dwelling and a wastewater system permit. Representative uses within this district include, but are not limited to: family dwellings, barns, corrals, crops, livestock raising, farm dwellings, guest ranches, produce retail sales and petroleum drilling and storage. In no case shall parcels in the A-10 zone be reduced below ten (10) acres in size.

2. A-5, five (5) acre minimum zone. The purpose of the A-5 zone is the same as that of the A-10 zoning district. Construction of buildings for human occupancy in the A-5 district requires either a Tri-County health department approved nonpublic water source or a connection from a public water source to the building and a wastewater system permit. Proof of a public water connection is all that is required for property mapped in the A-5 zone to be zoned R-1 and proof of both a public water connection and a public sewer is all that is required for property mapped in the A-5 zone to be zoned R-1/2. It is not necessary to rezone property to the higher density zone when the official zoning map shows available public water service.

