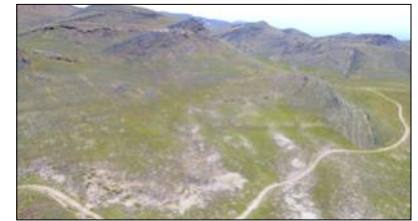


PRICE REDUCED

Maps and additional information at hciutah.com

Rowley Mountain Land

320 acres in Rowley, Tooele County, Utah



EXECUTIVE SUMMARY:

List Price: ~~\$560,000~~ **\$504,000**

Mike Nelson | Amy Fromm

801-482-7565 | 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.

- 320 acres located between Delle and Rowley, Tooele County, UT
- Zoned MG (Manufacturing General) in Tooele County
- Tooele County parcel #: 04-039-0-0001
- 2022 Taxes: \$17.64 (Greenbelt)
- No water rights
- Located near Republic Services Wasatch Regional Landfill
- 5 miles north of Delle, Utah
- 20 miles from Grantsville, Utah
- 30 miles from Tooele City, Utah
- 40 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





H. Campbell Rd

H. Campbell Rd

Dead Cow Point

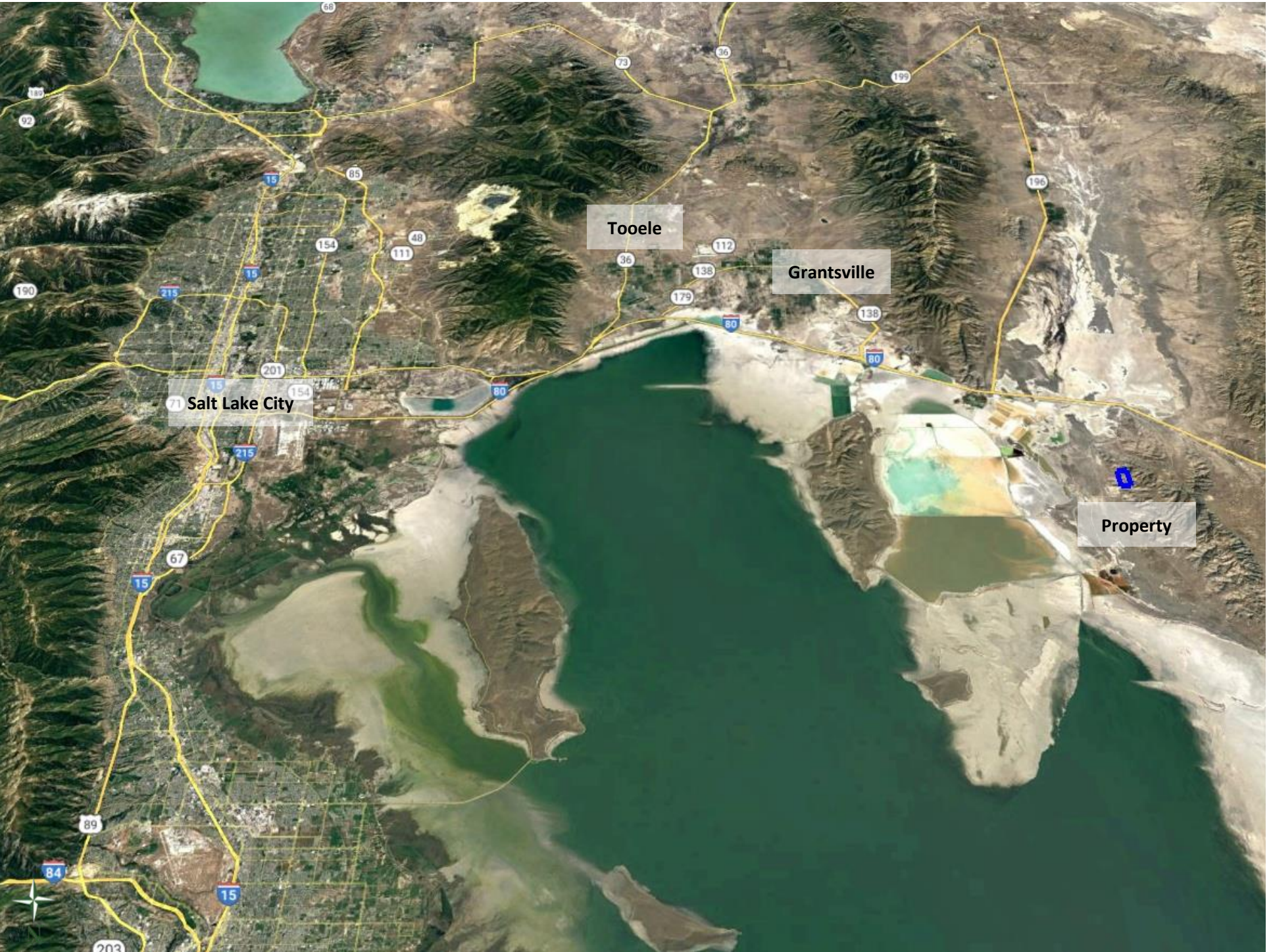
ACCESS ROAD

Dead Cow Pt Rd

Dead Cow Pt Rd

Dead Cow Pt Rd



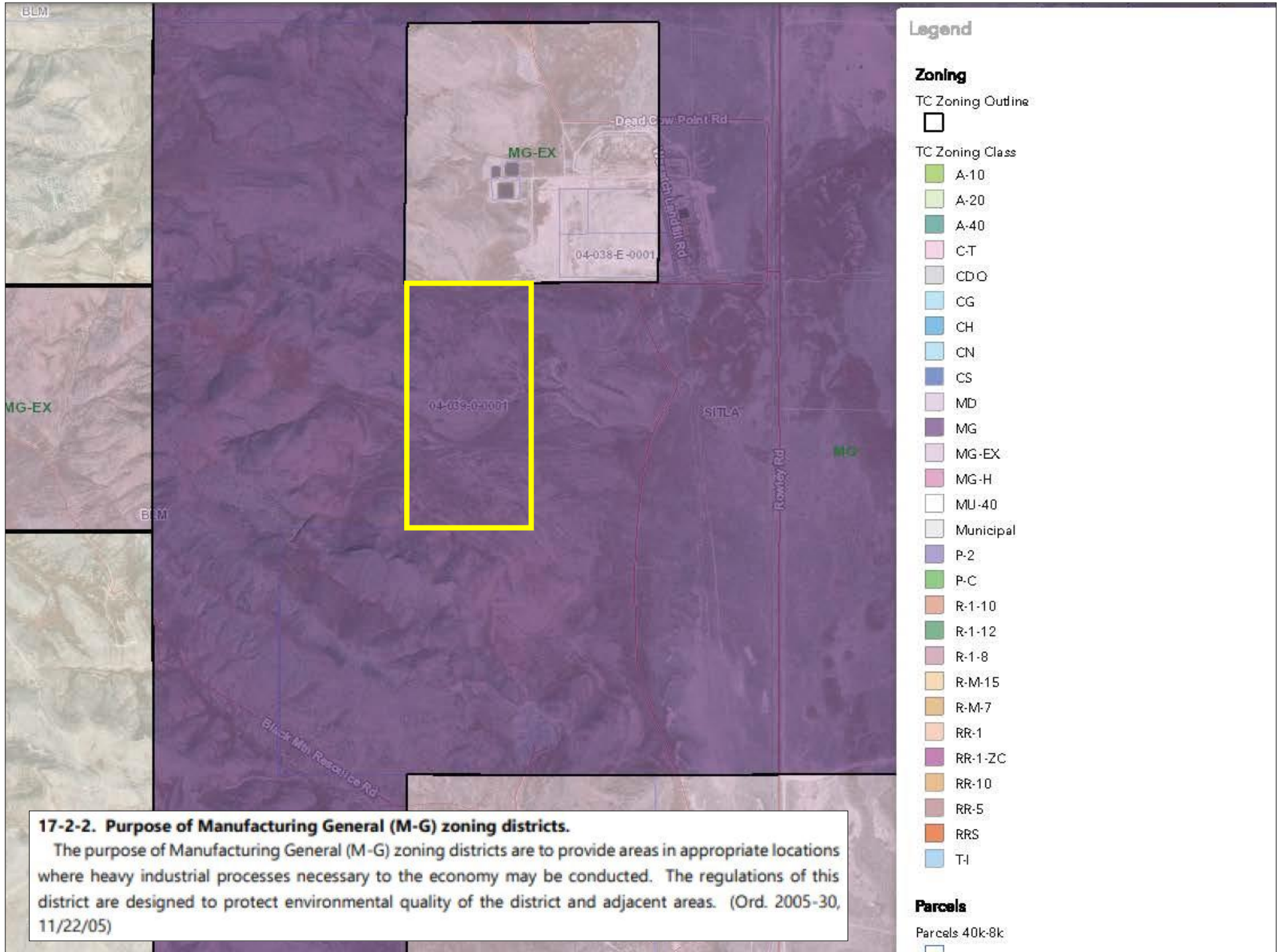


Tooele

Grantsville

71 Salt Lake City

Property



Legend

Zoning

TC Zoning Outline



TC Zoning Class

- A-10
- A-20
- A-40
- C-T
- CDO
- CG
- CH
- CN
- CS
- MD
- MG
- MG-EX
- MG-H
- MU-40
- Municipal
- P-2
- P-C
- R-1-10
- R-1-12
- R-1-8
- R-M-15
- R-M-7
- RR-1
- RR-1-ZC
- RR-10
- RR-5
- RRS
- T-1

Parcels

Parcels 40k-8k:



17-2-2. Purpose of Manufacturing General (M-G) zoning districts.
 The purpose of Manufacturing General (M-G) zoning districts are to provide areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 2005-30, 11/22/05)