

New Listing

Maps and additional information at hciutah.com

Duchesne River Farm & Ranch

47 acres on the Duchesne River, Duchesne County, Utah



EXECUTIVE SUMMARY:

List Price: \$1,500,000

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.

- 47 riverfront acres located less than two miles west of Duchesne, UT
- ±850 feet of prime brown trout fishing on the Duchesne River
- Zoned A-5 (Agriculture - 5-acre minimum lot size)
- Rocky Point Ditch Company water shares: 27 A shares, 6 B shares
- Irrigated land shares pivot with neighboring property to the North
- Farm/cattle tenant pays \$250/month
- Duchesne County parcel 00-0008-1244, 2023 Taxes: \$109.33
- Access along Duchesne County roadway 8500 South
- 65 miles from Park City, Utah
- 90 miles from Salt Lake City, Utah

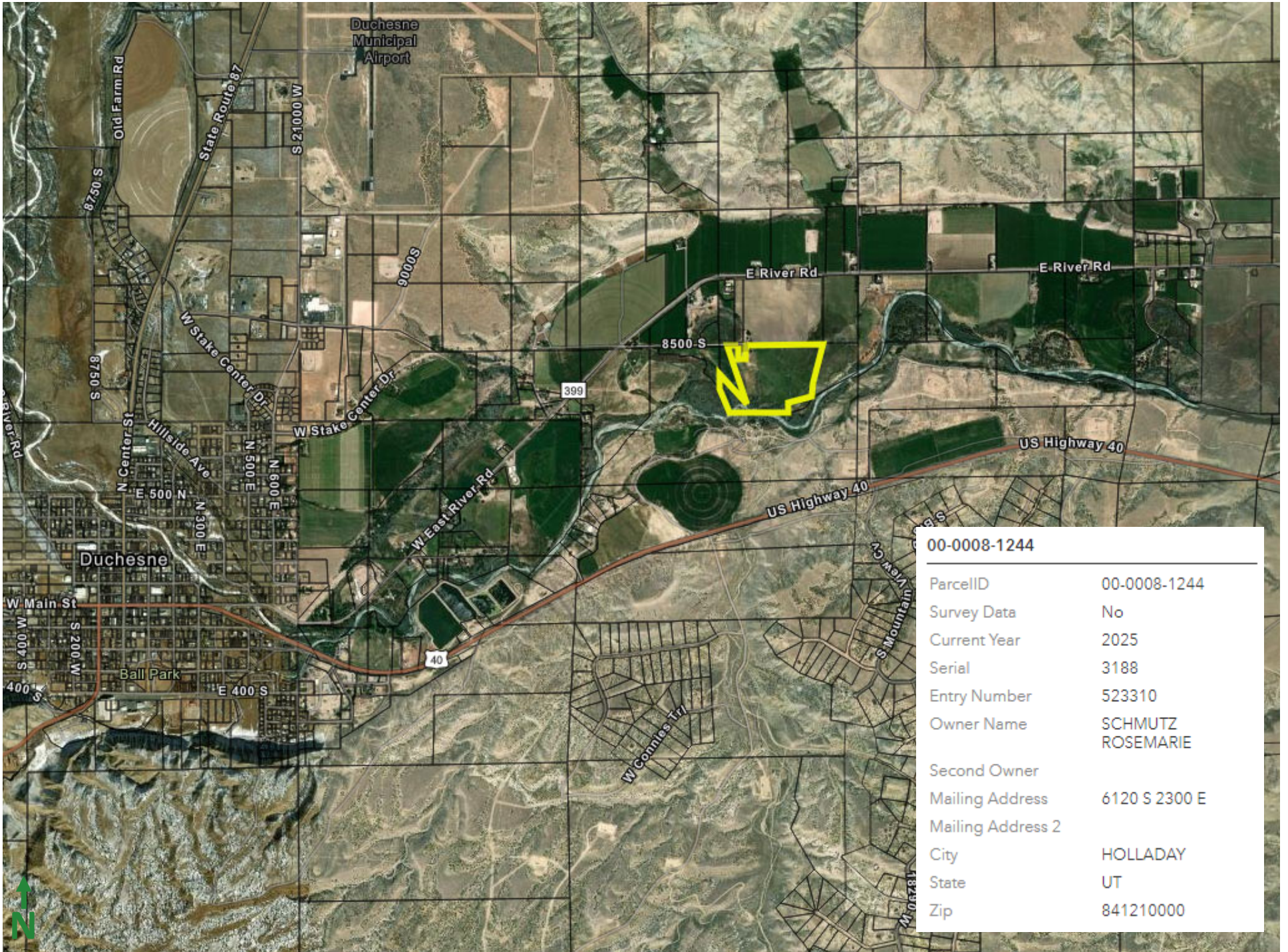
**HIGHLAND**
FARM & RANCH

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

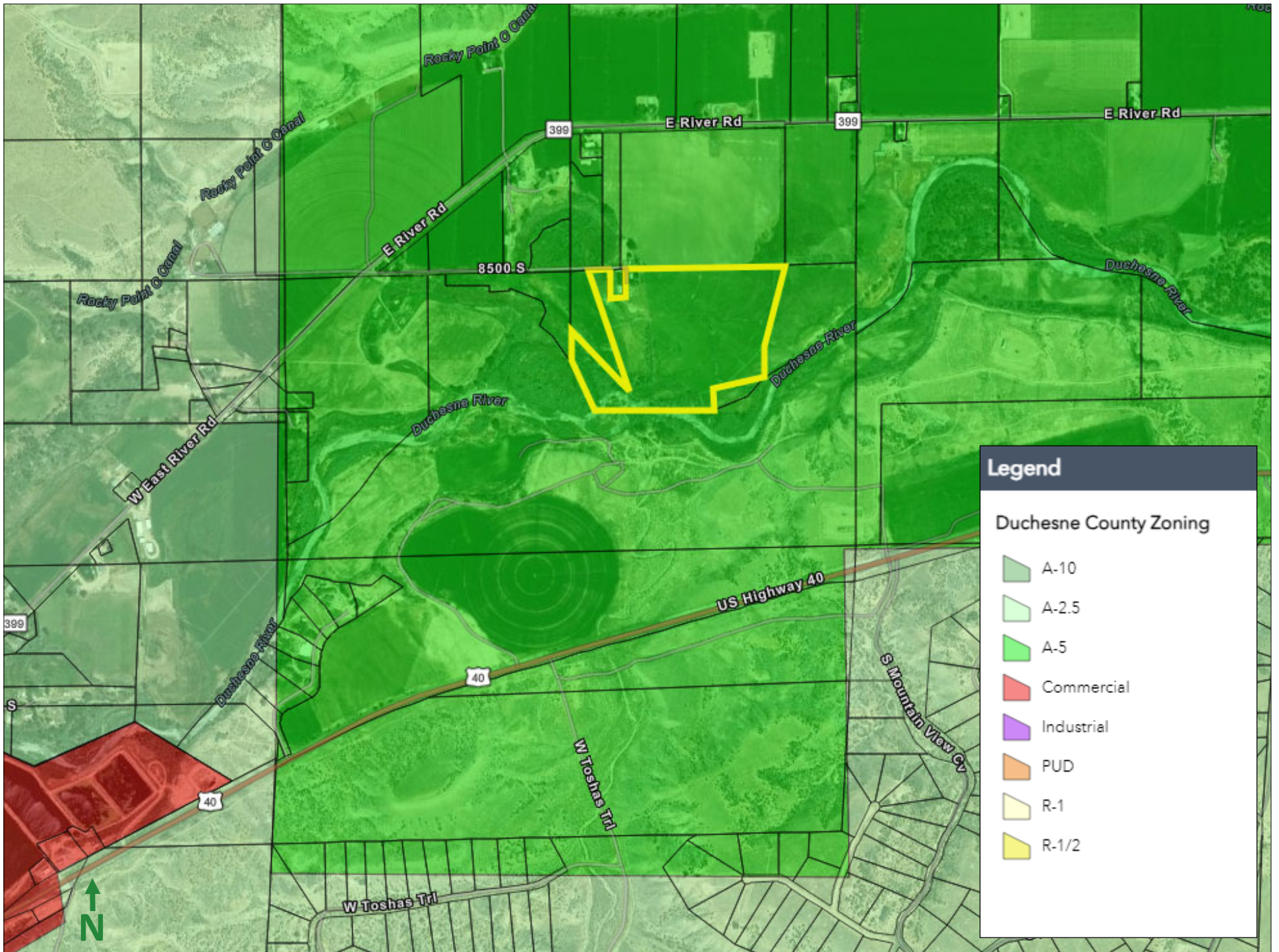
www.hciutah.com







00-0008-1244	
ParcelID	00-0008-1244
Survey Data	No
Current Year	2025
Serial	3188
Entry Number	523310
Owner Name	SCHMUTZ ROSEMARIE
Second Owner	
Mailing Address	6120 S 2300 E
Mailing Address 2	
City	HOLLADAY
State	UT
Zip	841210000



Legend

Duchesne County Zoning

- A-10
- A-2.5
- A-5
- Commercial
- Industrial
- PUD
- R-1
- R-1/2