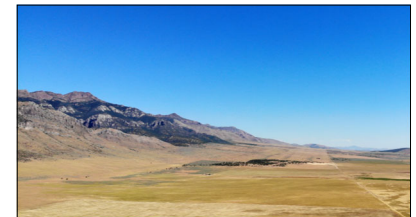
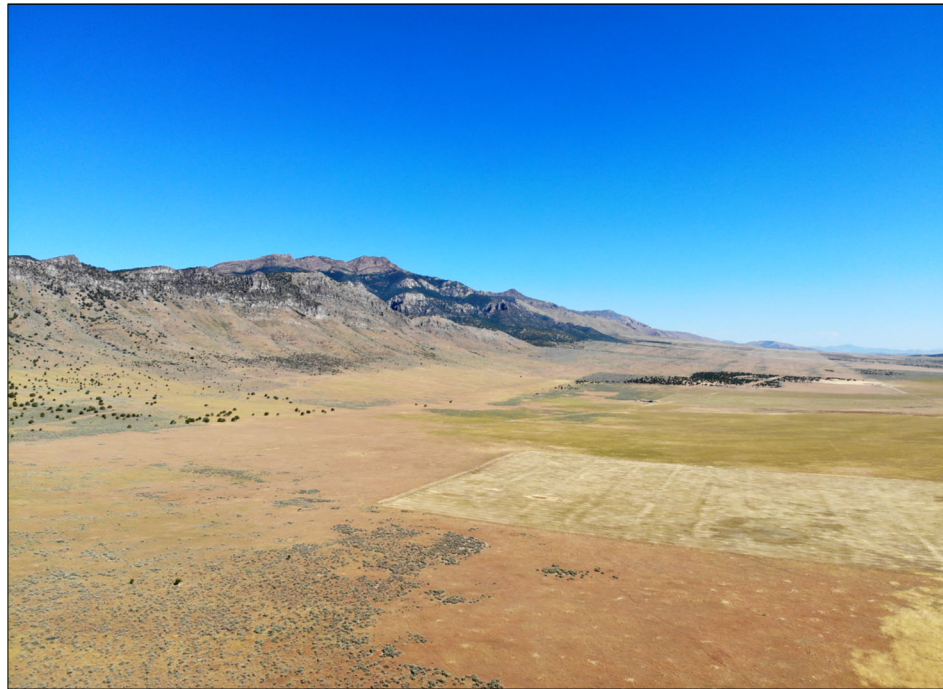
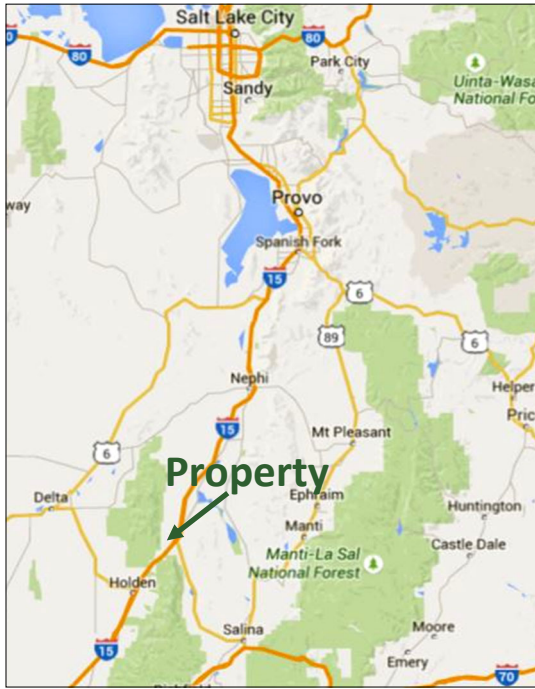


NEW LISTING

# Scipio Bench Land

620 acres in Millard County, Utah



## EXECUTIVE SUMMARY:

**List Price: \$718,000**

**Mike Nelson | Amy Fromm**

**801-482-7565 | [mike@hciutah.com](mailto: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.

- 619.59 acres located two miles west of Scipio, Utah
- Beautiful bench land used for pasturing cows
- Includes water right #66-13 for stockwatering (125 ELUs)
- Excellent recreational and grazing property
- Year-to-year lease for the grazing of cattle (\$3,500/year)
- Zoned A-20 in Millard County (20-acre minimum lot size)
- Borders Fish Lake National Forest
- Elevation ranges from 5,396 to 6,200 feet
- 2023 Taxes: \$64.28 (Greenbelt)
- 70 miles from Provo, Utah, 100 miles from Salt Lake City, Utah



Highland Commercial, Inc.

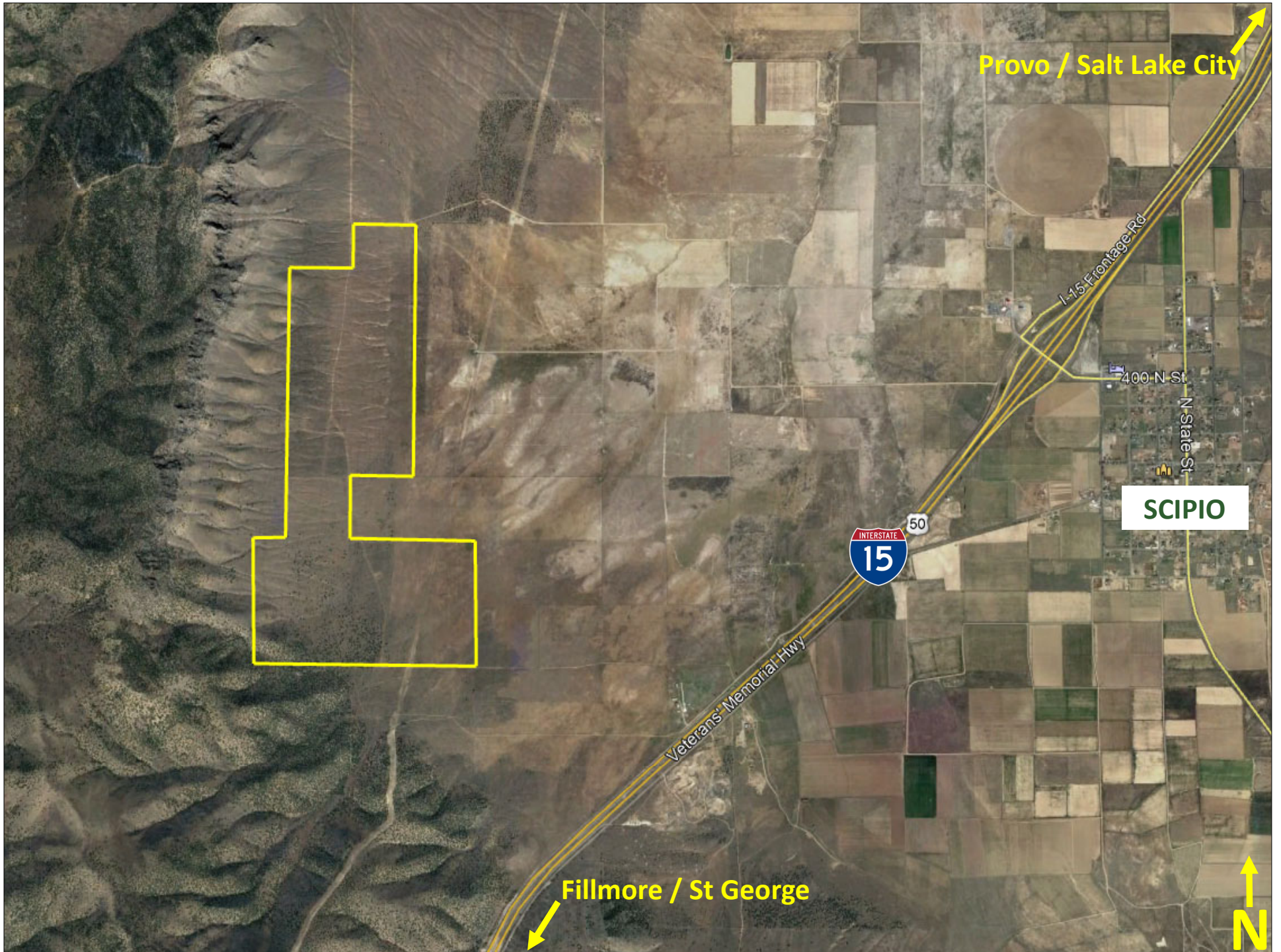
2733 East Parley's Way, Suite 208

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801-487-6100

[www.highlandranches.com](http://www.highlandranches.com)





Provo / Salt Lake City

SCIPIO

Fillmore / St George



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