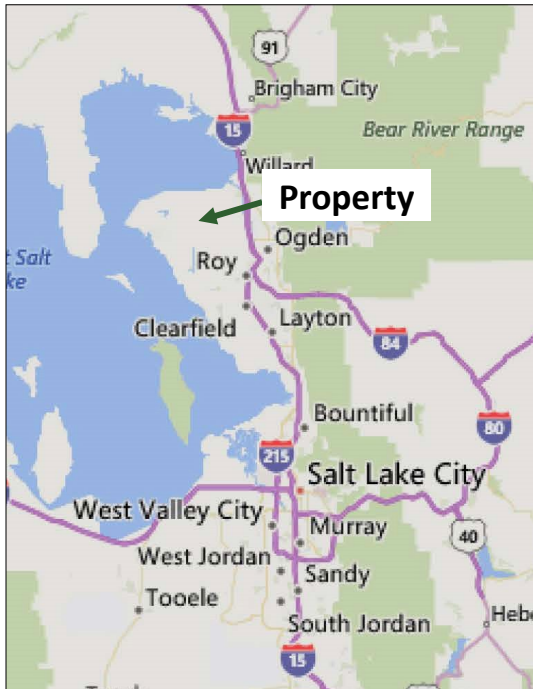


PRICE REDUCED:

More information at www.hciutah.com

Weber County Grazing & Recreational Land

104.66 acres located in Weber County, Utah



EXECUTIVE SUMMARY:

List Price: ~~\$2,100,000~~

\$1,890,000

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.

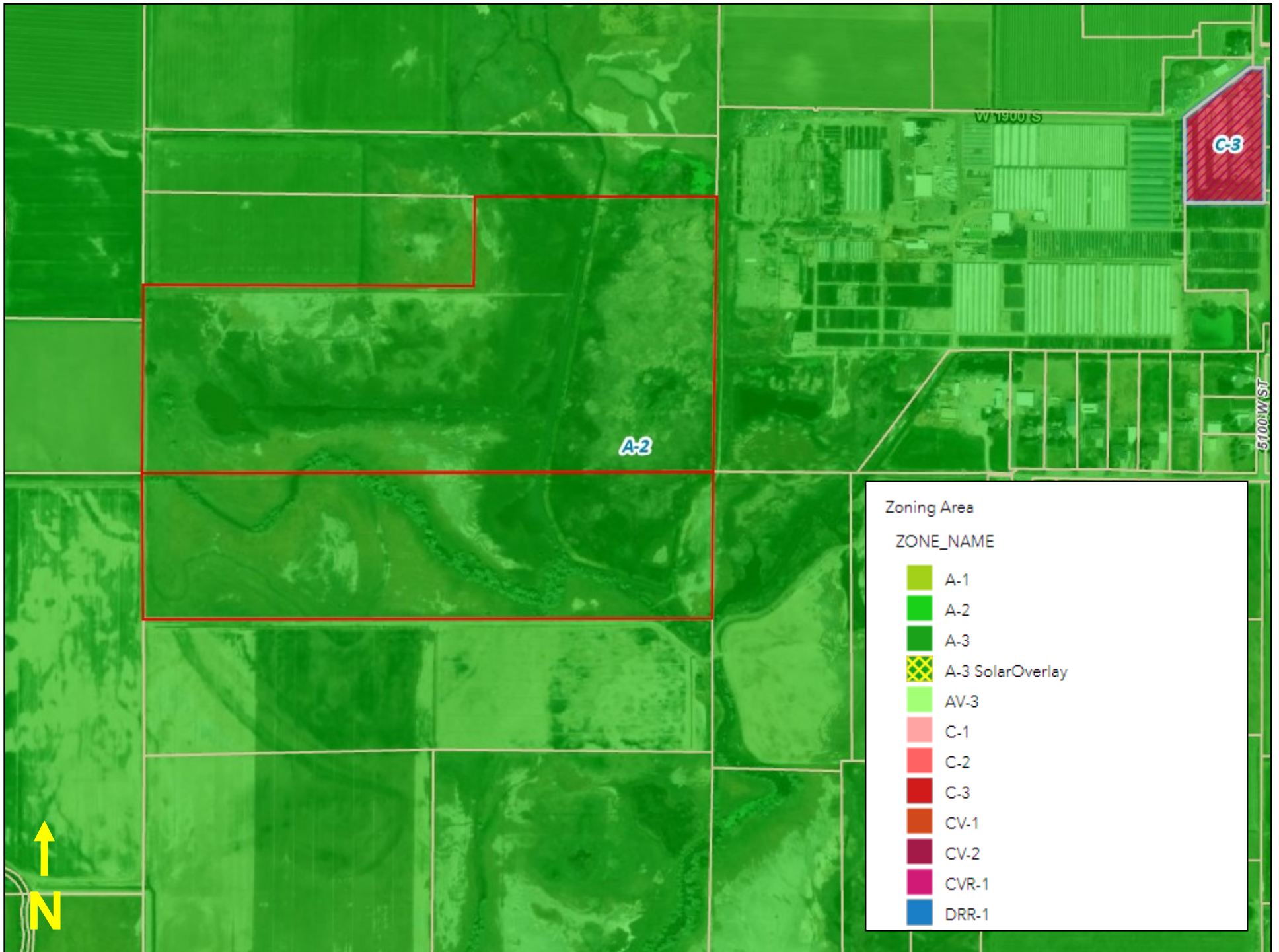
- 104.66 acres located north of Hooper, Weber County, Utah
- Property is fully-fenced for the grazing of cattle and recreation
- Mature trees, natural ponds for waterfowl hunting, & beautiful views
- Zoned A-2 (Agricultural 40,000 SF min lot size) in Weber County
- Located adjacent west of Pineae Greenhouses
- Located within 1,400 feet of newer residential homes
- Weber County parcels 150810015 & 150810016 (2023 Taxes: \$1,031)
- 5 miles from I-15
- 8 miles from Ogden, Utah
- 44 miles from Salt Lake City, Utah

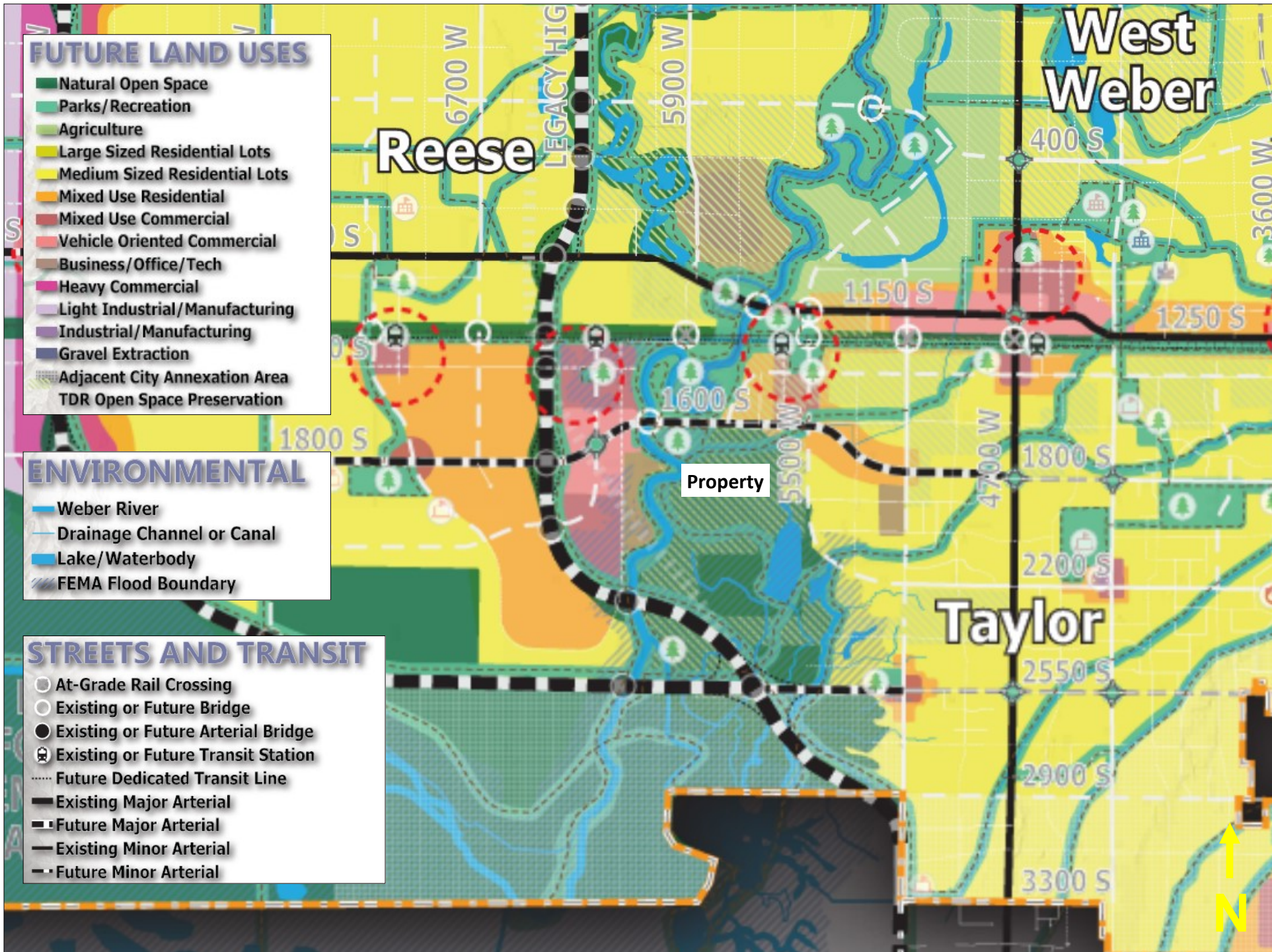
2733 East Parley's Way, Suite 208
Salt Lake City, UT 84109
801-487-6100

www.hciutah.com









FUTURE LAND USES

- Natural Open Space
- Parks/Recreation
- Agriculture
- Large Sized Residential Lots
- Medium Sized Residential Lots
- Mixed Use Residential
- Mixed Use Commercial
- Vehicle Oriented Commercial
- Business/Office/Tech
- Heavy Commercial
- Light Industrial/Manufacturing
- Industrial/Manufacturing
- Gravel Extraction
- Adjacent City Annexation Area
- TDR Open Space Preservation

ENVIRONMENTAL

- Weber River
- Drainage Channel or Canal
- Lake/Waterbody
- FEMA Flood Boundary

STREETS AND TRANSIT

- At-Grade Rail Crossing
- Existing or Future Bridge
- Existing or Future Arterial Bridge
- ⊙ Existing or Future Transit Station
- Future Dedicated Transit Line
- Existing Major Arterial
- Future Major Arterial
- Existing Minor Arterial
- Future Minor Arterial

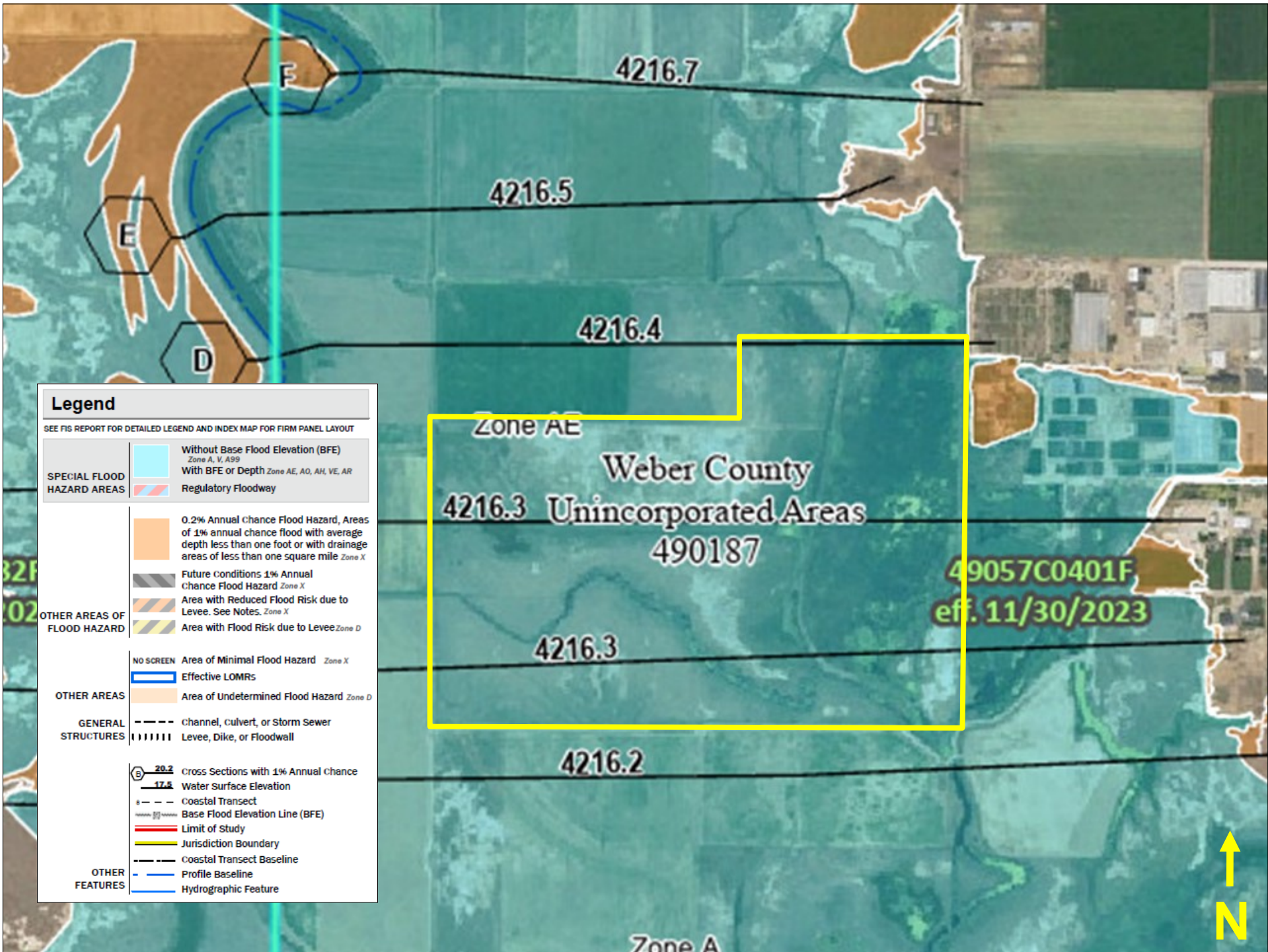
**West
Weber**

Reese

Taylor

Property





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

Zone AE

Weber County

4216.3 Unincorporated Areas

490187

4216.3

49057C0401F

eff. 11/30/2023

