

Madsen Ranch | Sanpete County | Utah
E 600 North St
Moroni, UT 84646

\$1,289,000
191± Acres
Sanpete County



Madsen Ranch | Sanpete County | Utah
Moroni, UT / Sanpete County

SUMMARY

Address

E 600 North St null

City, State Zip

Moroni, UT 84646

County

Sanpete County

Type

Ranches, Horse Property, Undeveloped Land, Farms

Latitude / Longitude

39.534519 / -111.580979

Acreage

191

Price

\$1,289,000

Property Website

<https://greatplainslandcompany.com/detail/madsen-ranch-sanpete-county-utah/sanpete/utah/111543/>



PROPERTY DESCRIPTION

Madsen Ranch Bordering Moroni, Utah — Utilities, Development Potential, Ranch Land & Rim Rock Views

Madsen Ranch presents a rare 191± acre opportunity bordering the city limits of Moroni, Utah, in the heart of Sanpete County. Set in the Moroni Hills, this property blends wide-open rolling plains, gentle hillsides, and dramatic geological rim rock features with the convenience of town amenities nearby. For buyers searching for Utah land for sale, acreage for sale, ranch land, recreational land, or investment land with future upside, this tract offers both natural character and practical potential.

One of the property's strongest advantages is the southern boundary, where utilities are available, including water, sewer, fiber optic, natural gas, and other city services. That infrastructure, combined with the property's close proximity to Moroni, creates a compelling opportunity for a horse ranch, rural estate, long-term land investment, or possible future development. Buyers looking for buildable land near town services will appreciate the flexibility this acreage provides.

The land itself offers a strong mix of usable ground and scenic terrain. Rolling plains create room for pasture, riding areas, barns, corrals, trails, or future homesites, while the hills and rim rock formations add elevation, views, privacy, and visual appeal. The geological features give Rim Rock Ranch a distinctive setting that separates it from typical open acreage, making it well suited for a private ranch retreat, recreational property, or thoughtfully planned residential concept.

With Moroni amenities close by and the larger Sanpete Valley surrounding the property, Rim Rock Ranch offers the best of both worlds: open space and rural privacy with convenient access to utilities, services, and town infrastructure. Whether your vision is a working horse property, a custom estate, a recreational land holding, or development potential along the edge of a growing Utah community, this 191± acre property offers scale, location, scenery, and flexibility.

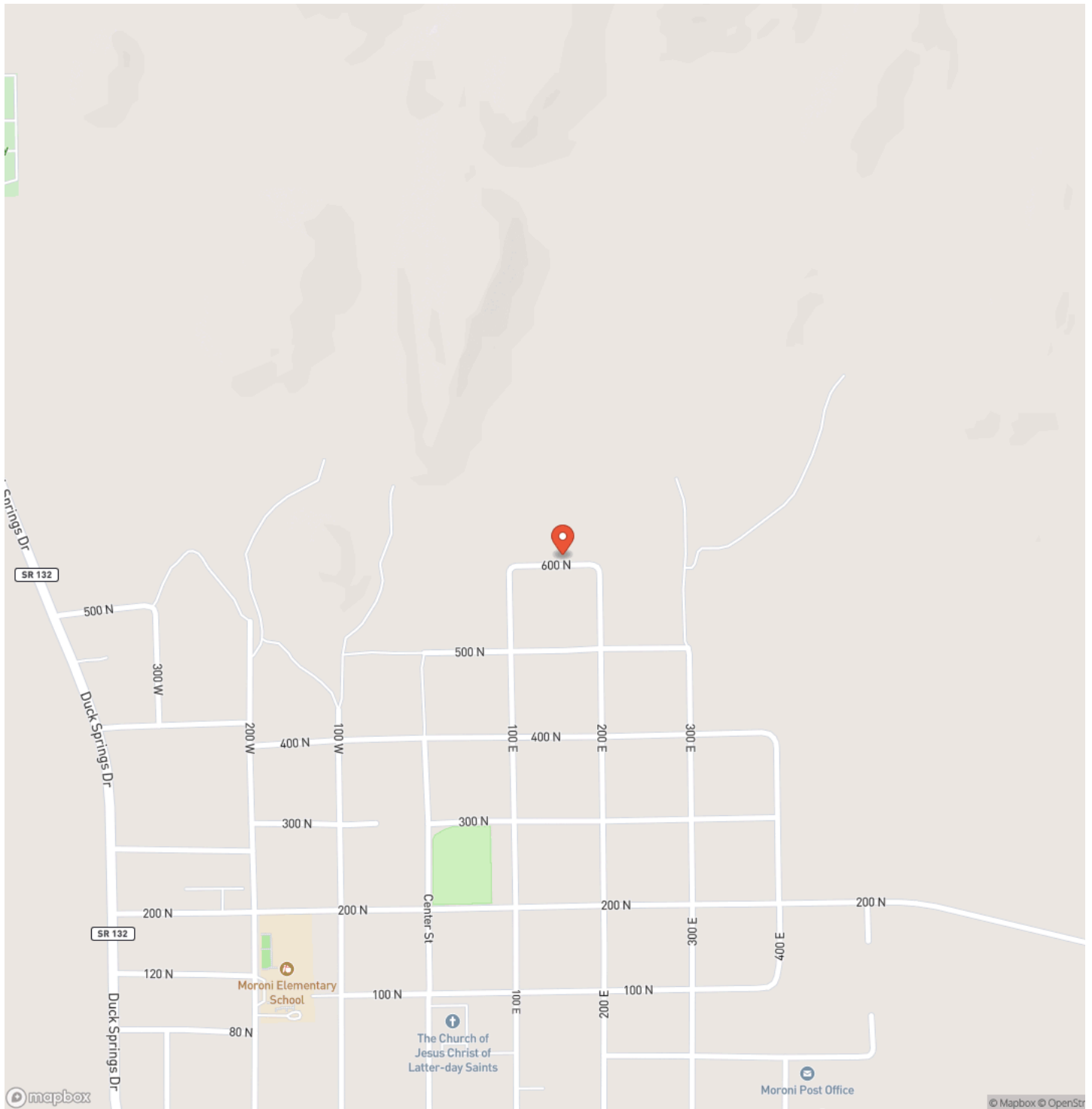
Large tracts with this combination of acreage, utility availability, rim rock character, and city-limit proximity are increasingly difficult to find. Rim Rock Ranch is a standout Sanpete County land opportunity with room to build, ride, invest, and create something lasting.

Property Highlights

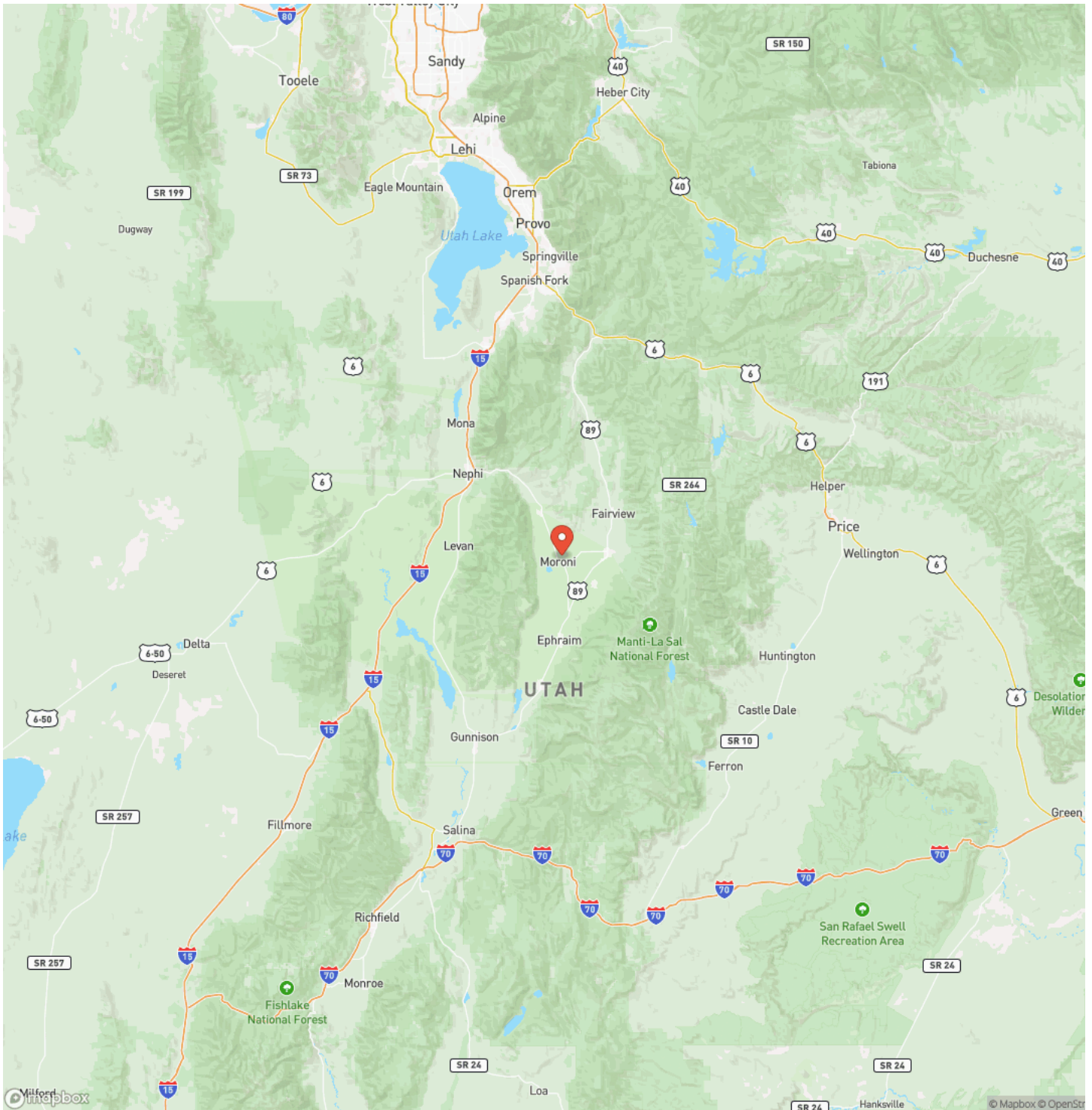
- **191± acres of prime Sanpete County land** near Moroni, Utah
- **Borders the city limits of Moroni**, offering rare acreage with close access to town amenities
- **Located in the scenic Moroni Hills** with open views and a beautiful rural setting
- **Diverse terrain** featuring rolling plains, hillsides, and distinctive geological rim rock formations
- **Utilities available along the southern boundary**, including water, sewer, fiber optic, and natural gas
- **Excellent horse ranch or hobby ranch opportunity** with room for pasture, barns, corrals, and riding areas
- **Strong rural estate potential** with multiple possible homesite locations and room for privacy
- **Land bank or long-term investment opportunity** along the edge of a growing Utah community
- **Development potential** supported by nearby city services and infrastructure
- **Rare combination of acreage, scenery, utility access, and proximity to Moroni**



Locator Map



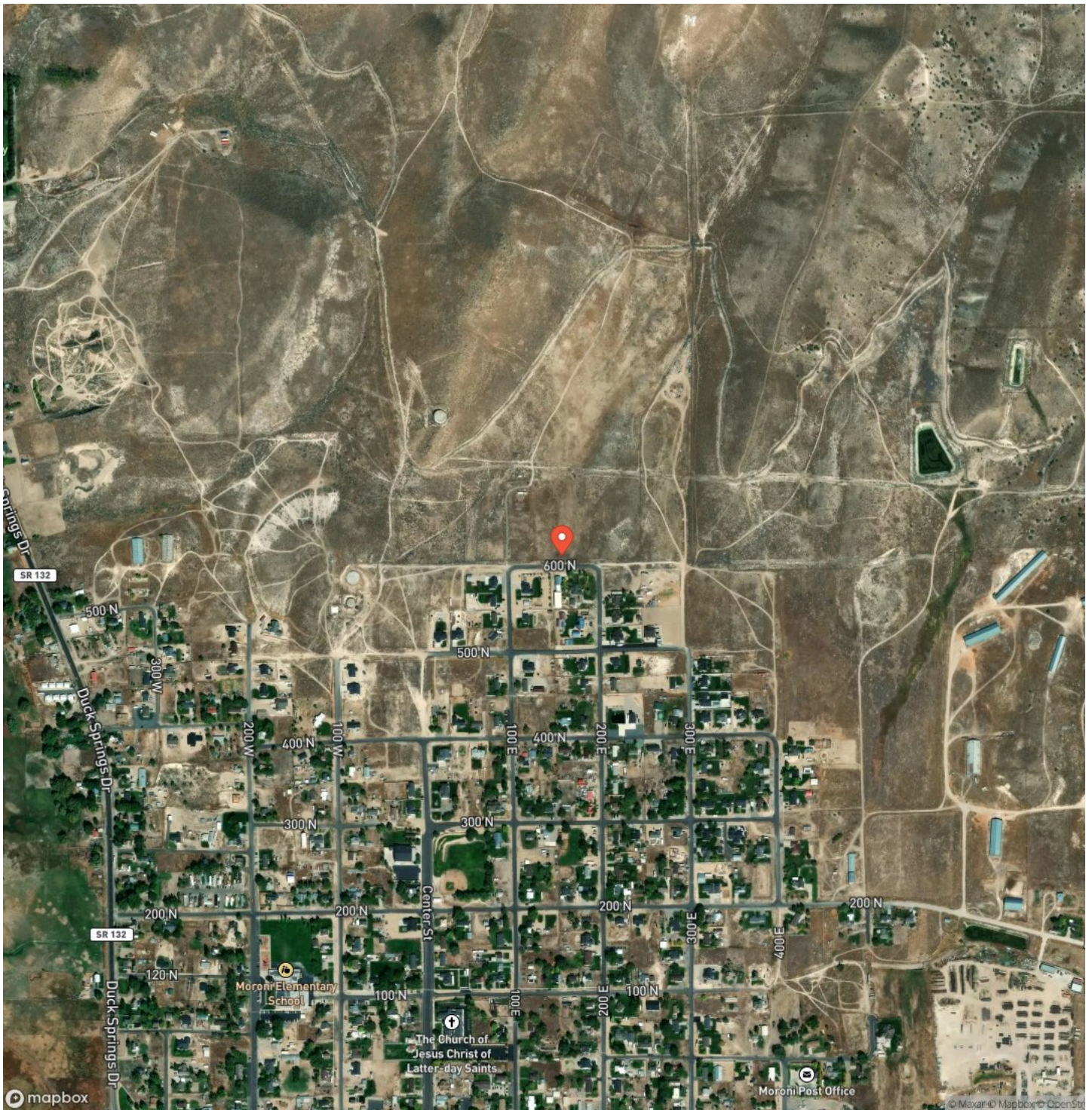
Locator Map



GREAT PLAINS

LAND CO

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Ogden, UT 84404

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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