Rimrock Ranch 70
E 600 North St
Moroni, UT 84646

$814,000
70.92± Acres
Sanpete County







GREAT PLAINS
LAND Co

MORE INFO ONLINE:

https://greatplainslandcompany.com/

SUMMARY

Address
E 600 North St

City, State Zip
Moroni, UT 84646

County
Sanpete County

Type
Ranches, Horse Property, Undeveloped Land, Farms

Latitude / Longitude
39.538507 / -111.580768

Acreage
70.92

Price
$814,000

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

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

Madsen Ranch presents a rare 70.92 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 plains, gentle hillsides, and scenic rim rock features with the convenience of the town water tower above the property.

This parcel is zoned RA-2 and can be divided into 1 acre parcels.

One of the property's strongest advantages is the southern boundary, where utilities are available, including water, sewer, and other city services.

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.

With Moroni amenities close by and the larger Sanpete Valley surrounding the property, this parcel 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.

Additional acreage available to the north.

Property Highlights

- **70 acres**
- **Zoning** RA-2 (1 acre subdivisions)
- **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**
- **Excellent horse ranch or hobby ranch opportunity** with room for pasture, barns, corrals, and riding areas
- **Land bank or long-term investment opportunity** along the edge of a growing Utah community
- **Development potential** supported by nearby city services and infrastructure








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Rob Silk

Mobile
(406) 920-8820

Email
rob@greatplains.land

Address
542 Elena Ln

City / State / Zip
Ogden, UT 84404

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
https://greatplainslandcompany.com/