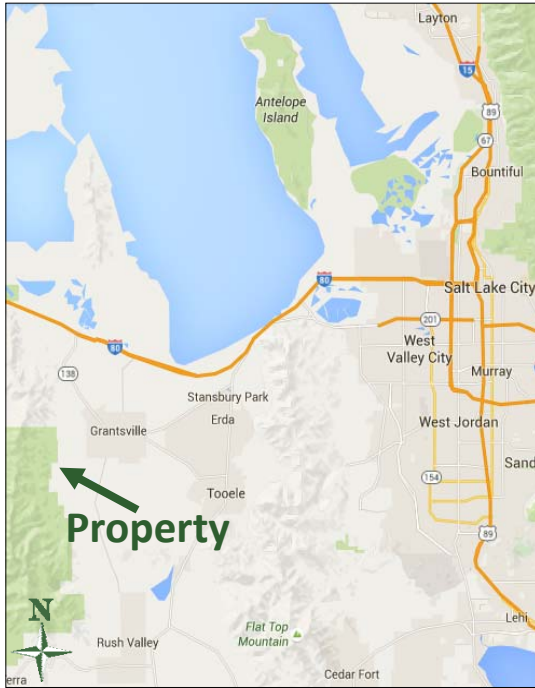


NEW LISTING

See more information at www.highlandranches.com

Bolinder Ranch

1,058 acres near Grantsville in Tooele County, Utah



EXECUTIVE SUMMARY:

List Price: \$7,500,000

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.

- 1,058 deeded acres SW of Grantsville in Tooele County, Utah
- Private gated access approximately 2.3 miles west of Mormon Trail Rd
- Zoned RR-5 (Rural Residential, 5-acre min lot size) in Tooele County
- Significant gravel aggregate on southeastern portion of property
- Historically used for the grazing of cattle (100-head from 12/1 to 5/1)
- Property is fully fenced and used for the grazing of cattle & recreation
- Water right #15-364: 115 ELUs (stock water), 1 EDU (domestic)
- Beautiful bench land, rolling hills, & mountains above Grantsville
- Elevation ranges from 5,260 to 6,082 feet
- 10 miles west of Tooele, 30 miles southwest of Salt Lake City, Utah
- Tooele County taxes 2022: \$113.97 (Greenbelt)
- Agent must be present for all showings


HIGHLAND
FARM & RANCH

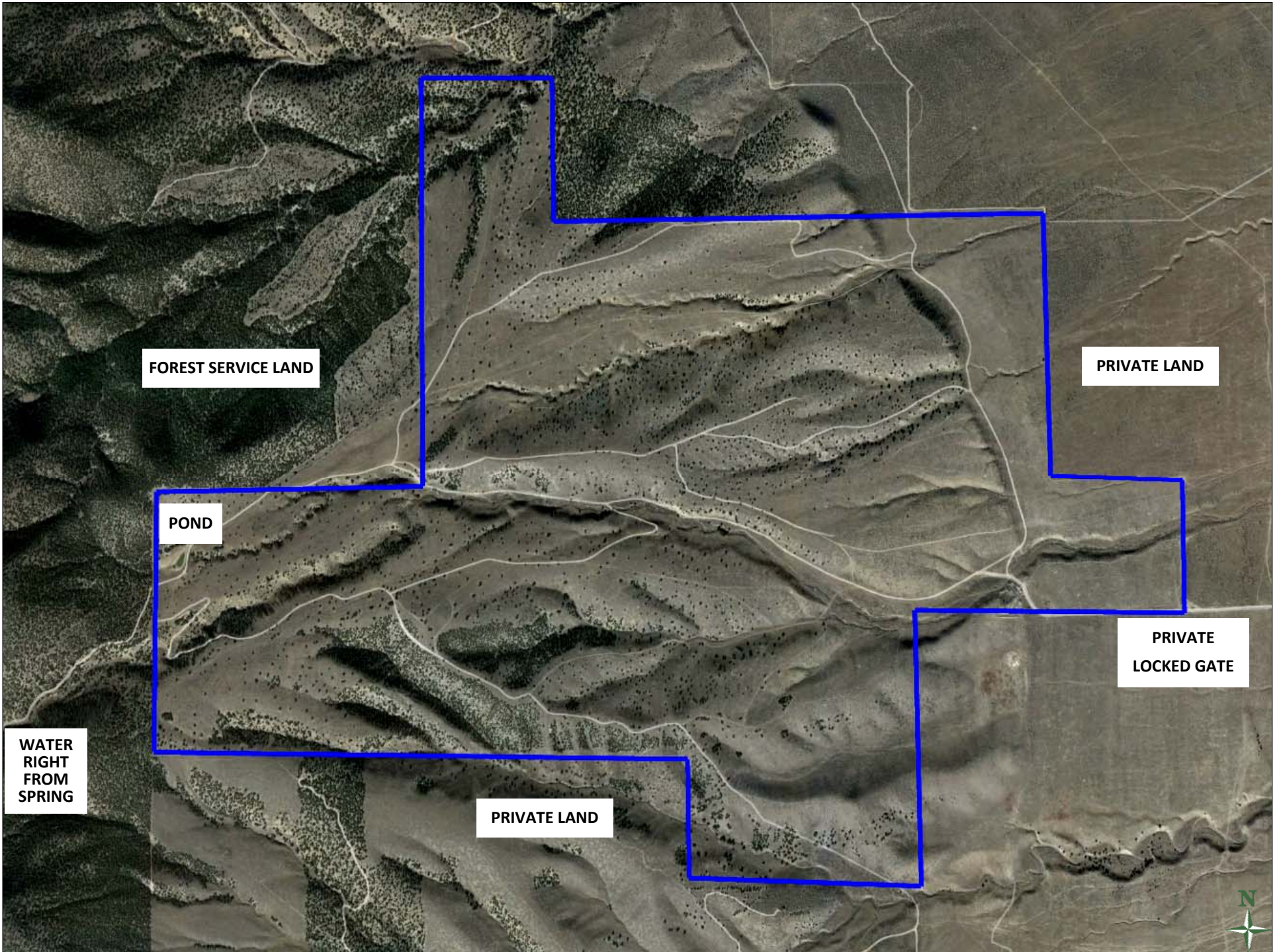
Highland Commercial, Inc.

2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

www.highlandranches.com



FOREST SERVICE LAND

PRIVATE LAND

POND

WATER
RIGHT
FROM
SPRING

PRIVATE
LOCKED GATE

PRIVATE LAND



PLAT MAP

