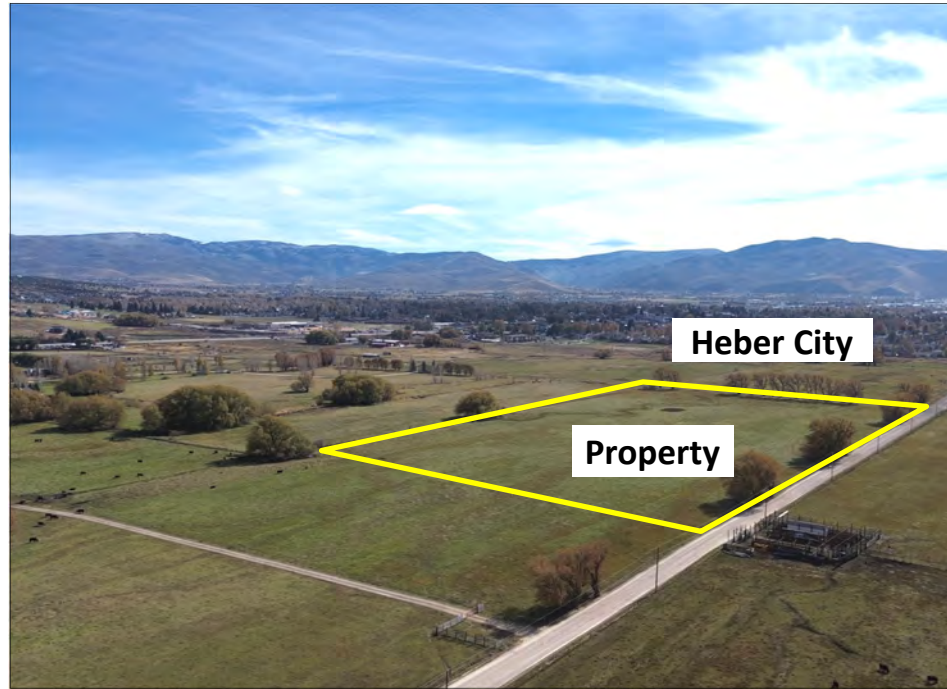


NEW LISTING:

More information at www.hciutah.com

Heber Valley North Fields Land

15.46 acres located north of Heber City, Wasatch County, Utah



EXECUTIVE SUMMARY:

List Price: \$2,100,000

Mike Nelson | Amy Fromm
801-482-7565 | mike@hciutah.com

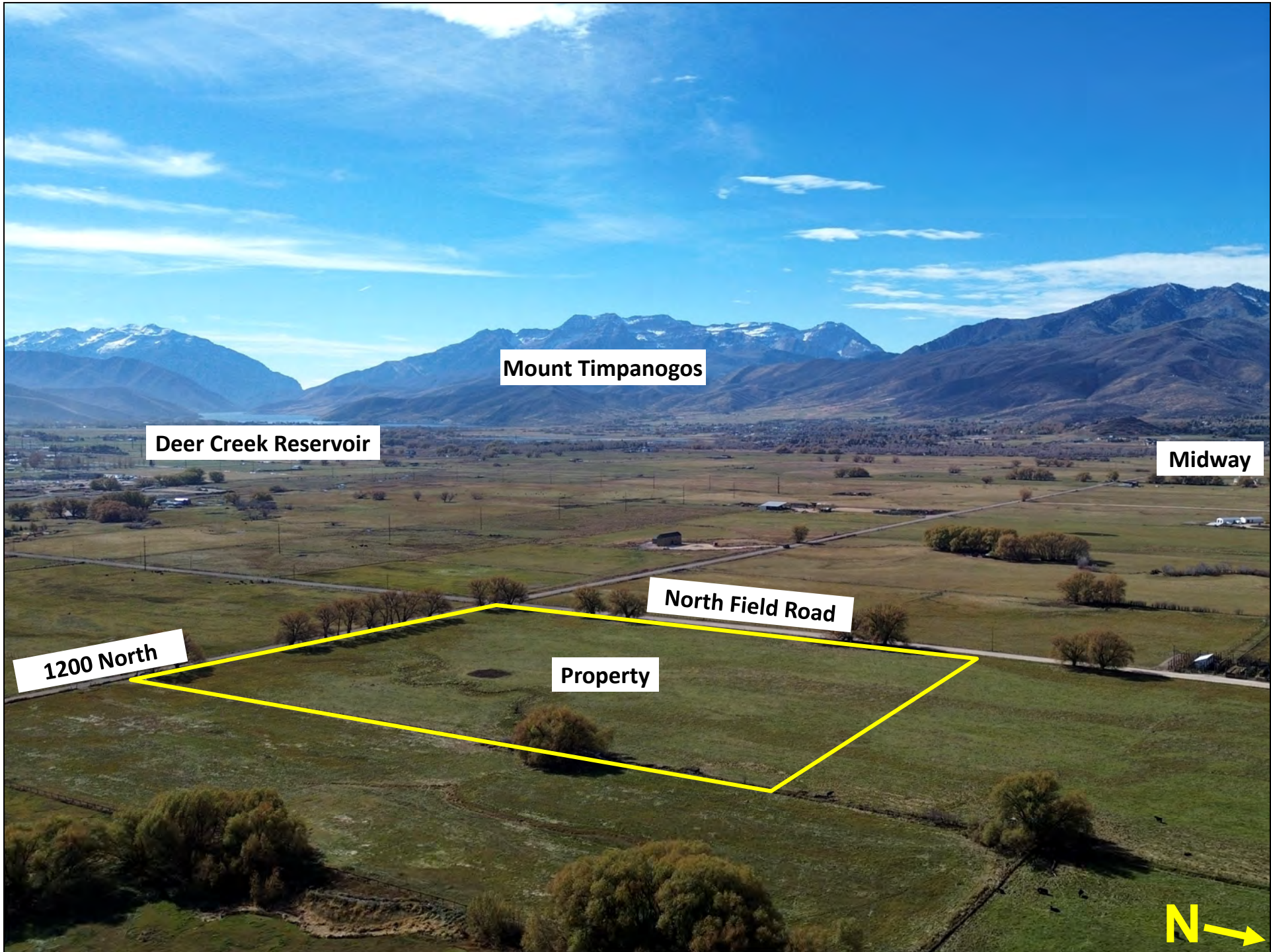
Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will 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.

- 15.4575 acres located north of Heber City, Wasatch County, Utah
- NE corner of 1200 North & North Field Road, 1/2-mile from Hwy 40
- 14.91 shares in N Field Irrigation, 3/5th share in Wasatch Irrigation
- Irrigated farm land, mature trees, & beautiful views of Heber Valley
- Zoned A-20 (Agricultural 20-acre min lot size) in Wasatch County
- Located in future land use AP (Agricultural Preservation) zone
- Currently leased to a farm tenant who pays \$750/year
- Wasatch County parcel 00-0013-0364, 2023 Taxes: \$23.90
- 8 miles from Park City, Utah
- 20 miles from Provo, Utah
- 27 miles from Salt Lake City, Utah



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

www.hciutah.com



Mount Timpanogos

Deer Creek Reservoir

Midway

North Field Road

1200 North

Property





Heber City

1200 North

Property

North Field Road

N



Jordanelle Reservoir

Highway 40

Property

Heber City





Provo

Deer Creek Reservoir

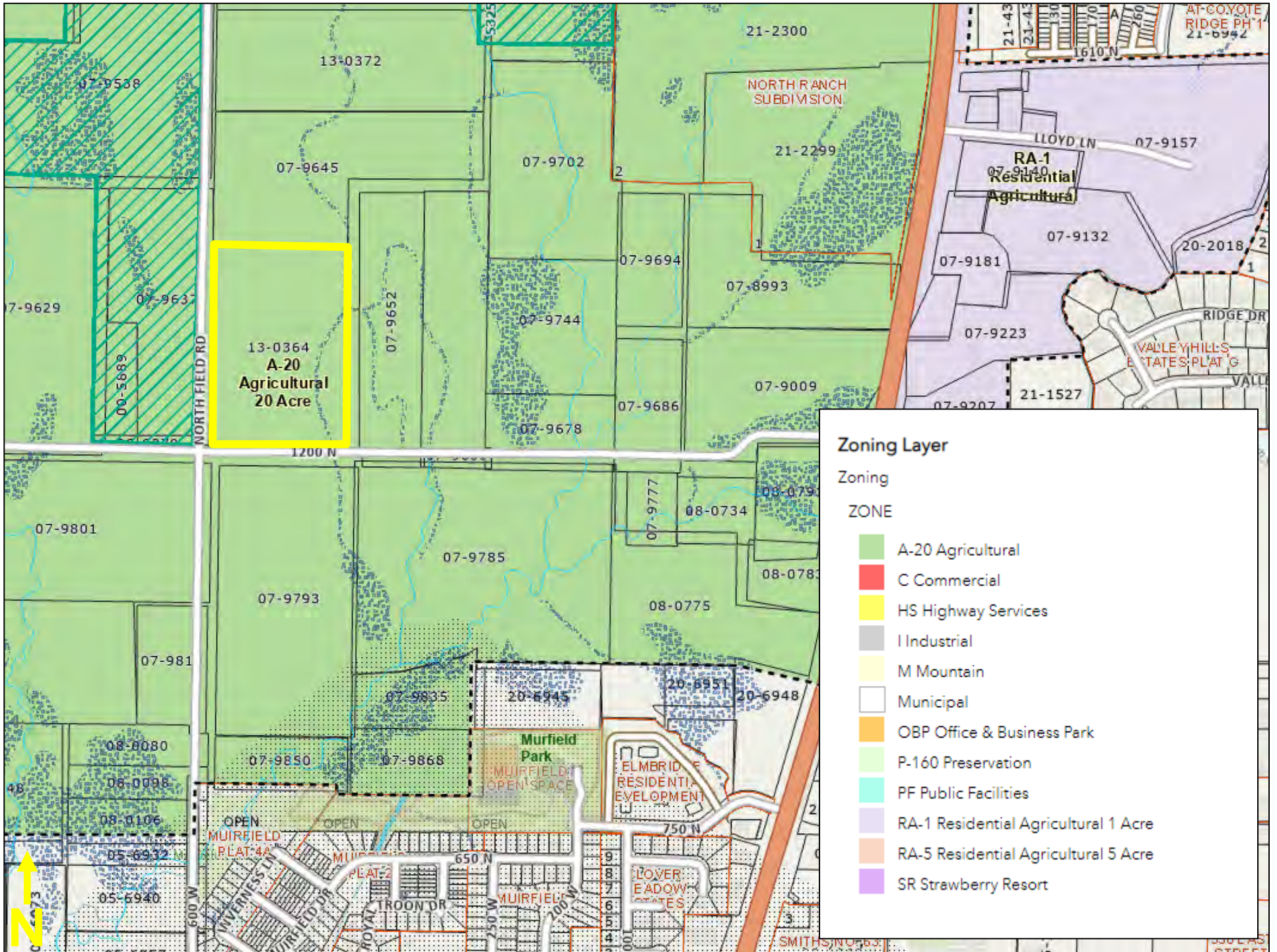
Heber City

Property







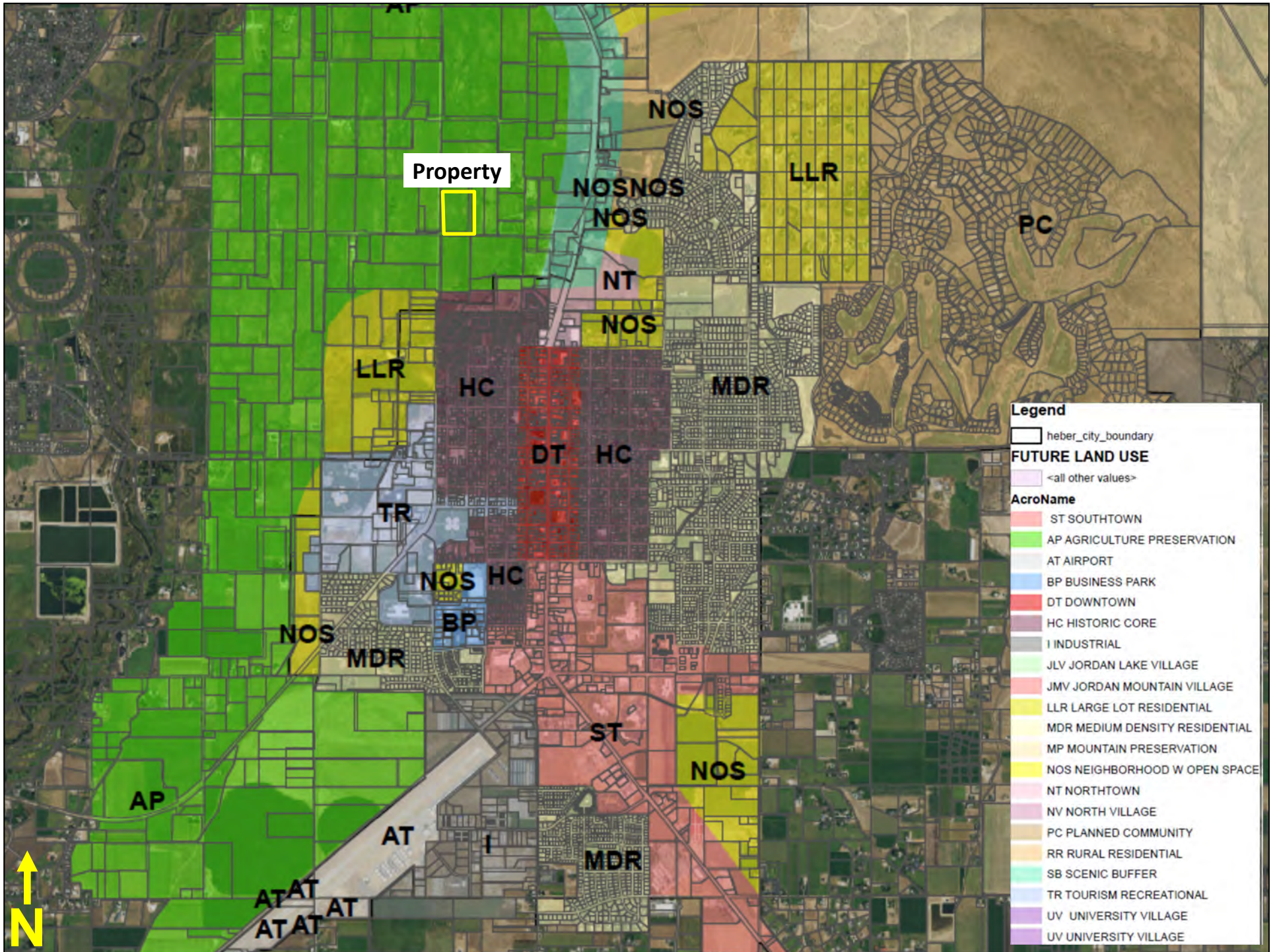


Zoning Layer

Zoning

ZONE

- A-20 Agricultural
- C Commercial
- HS Highway Services
- I Industrial
- M Mountain
- Municipal
- OBP Office & Business Park
- P-160 Preservation
- PF Public Facilities
- RA-1 Residential Agricultural 1 Acre
- RA-5 Residential Agricultural 5 Acre
- SR Strawberry Resort



Property



Legend

- heber_city_boundary

FUTURE LAND USE

- <all other values>

AcroName

- ST SOUTHTOWN
- AP AGRICULTURE PRESERVATION
- AT AIRPORT
- BP BUSINESS PARK
- DT DOWNTOWN
- HC HISTORIC CORE
- I INDUSTRIAL
- JLV JORDAN LAKE VILLAGE
- JMV JORDAN MOUNTAIN VILLAGE
- LLR LARGE LOT RESIDENTIAL
- MDR MEDIUM DENSITY RESIDENTIAL
- MP MOUNTAIN PRESERVATION
- NOS NEIGHBORHOOD W OPEN SPACE
- NT NORTHTOWN
- NV NORTH VILLAGE
- PC PLANNED COMMUNITY
- RR RURAL RESIDENTIAL
- SB SCENIC BUFFER
- TR TOURISM RECREATIONAL
- UV UNIVERSITY VILLAGE
- UV UNIVERSITY VILLAGE

