

PRICE REDUCED

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Five Mile Pass Land

85.14 acres in Fairfield, Utah County, Utah



EXECUTIVE SUMMARY:

List Price: \$420,750

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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.

- 85.14 acres located in Fairfield, Utah County, Utah
- 57.87 acres zoned MG-1 in Utah County
- 27.27 acres zoned AR-10 in Fairfield City
- Parcels #59:081:0006 & 59:082:0005
- 2022 taxes: \$2,152.46
- No water owned by seller
- 21 miles west of I-15 in Lehi, Utah
- 30 miles southeast of Tooele, Utah
- 37 miles west of Provo, Utah
- 46 miles southwest of Salt Lake City, Utah



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Salt Lake City

Tooele

The Oquirrh Mountains

Eagle Mountain

Property

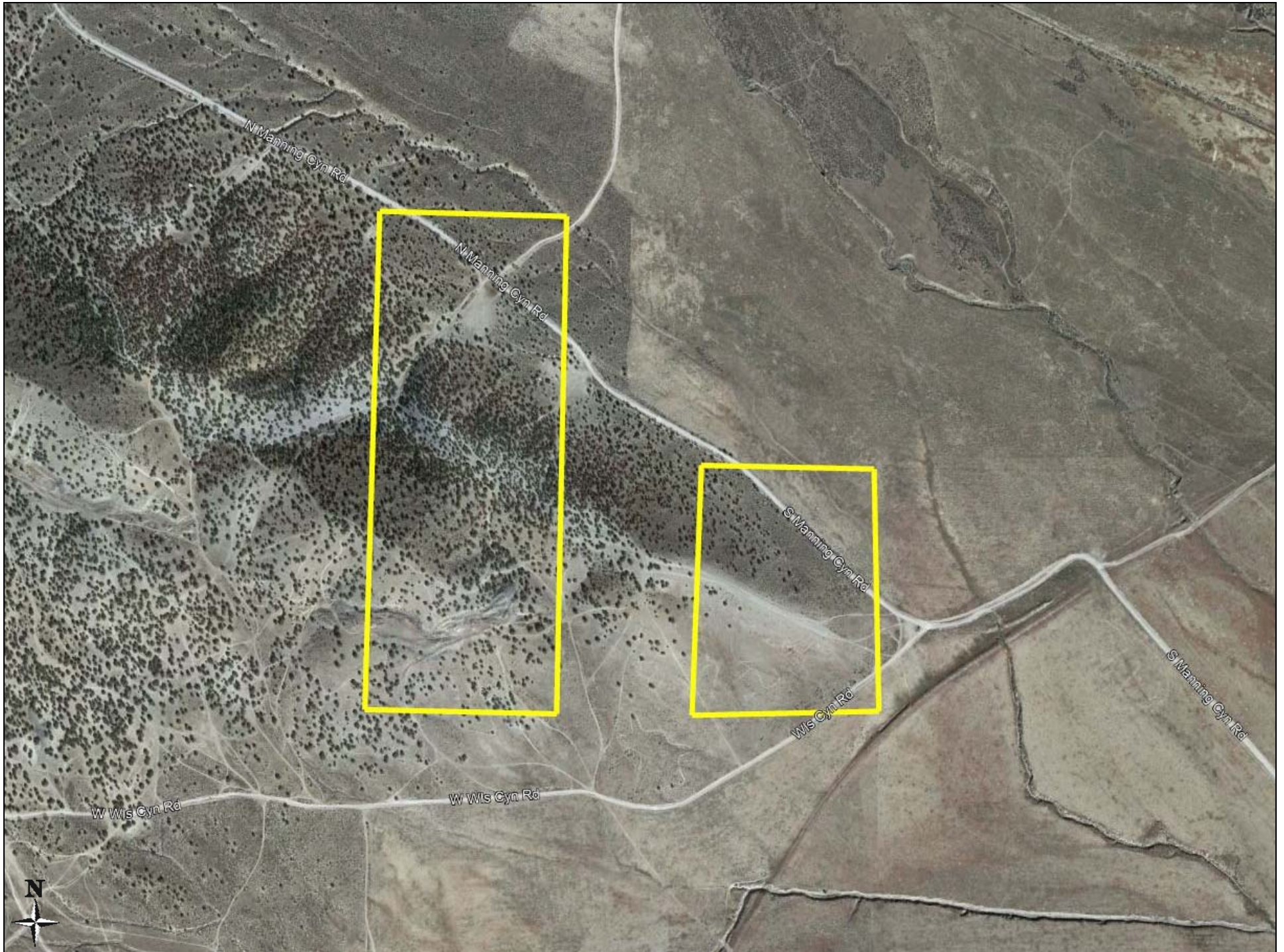
5-Mile Pass
Recreation Area

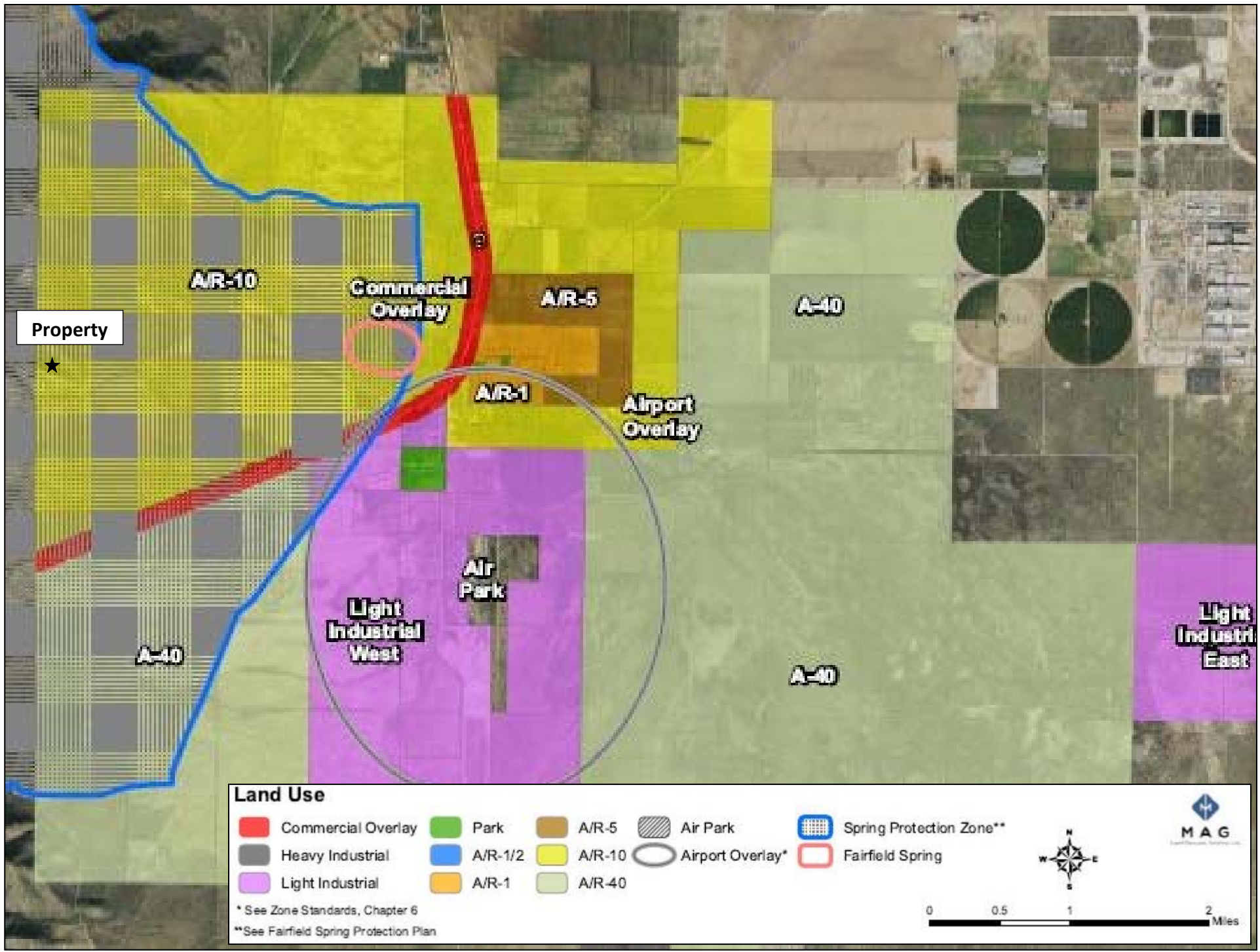
Fairfield

Provo









Property
★

A/R-10

Commercial
Overlay

A/R-5

A-40

A/R-1

Airport
Overlay

A-40

Light
Industrial
West

Air
Park

A-40

Light
Industri
East

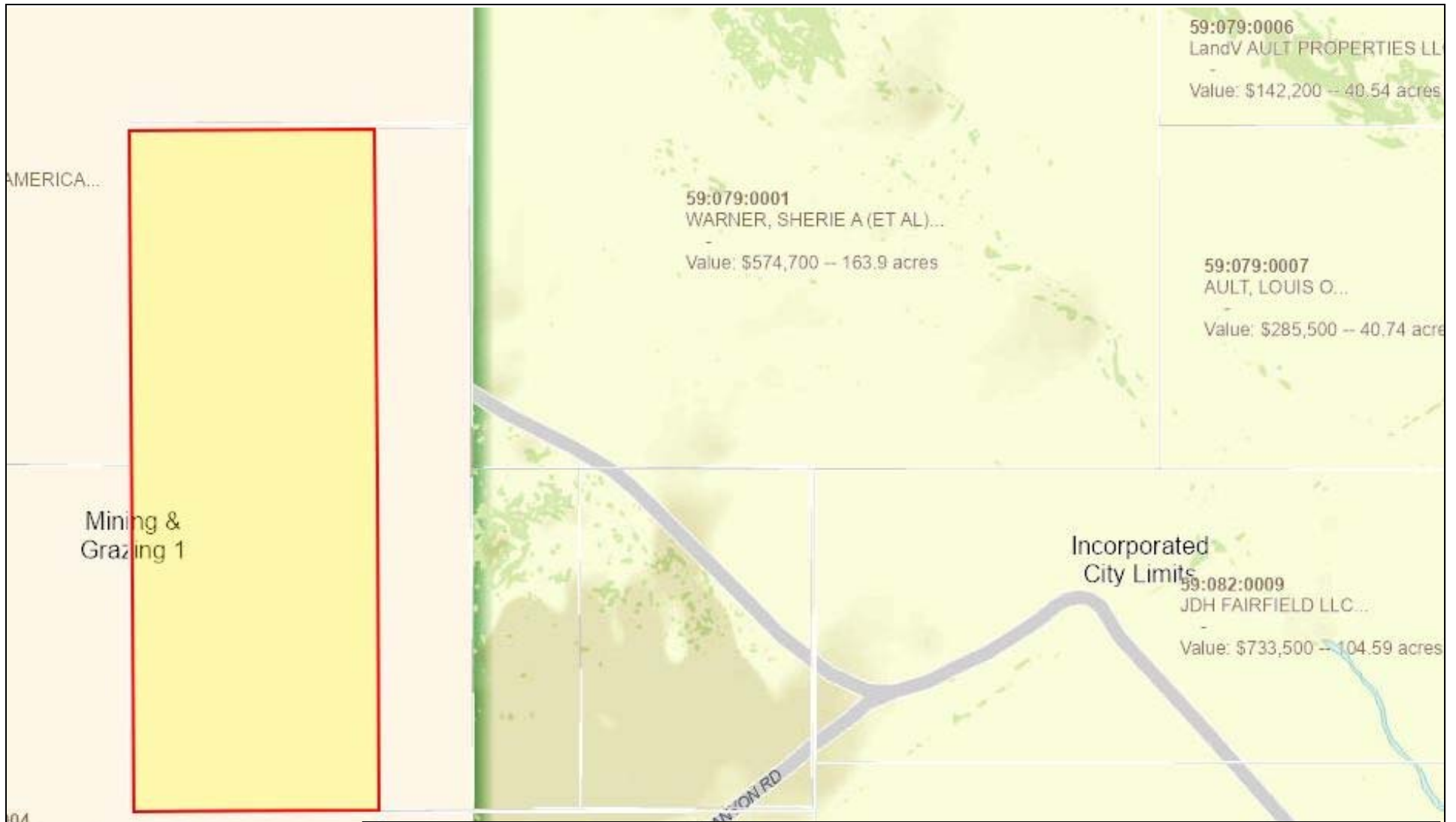
Land Use

- Commercial Overlay
- Park
- A/R-5
- Air Park
- Spring Protection Zone**
- Heavy Industrial
- A/R-1/2
- A/R-10
- Fairfield Spring
- Light Industrial
- A/R-1
- A/R-40
- Airport Overlay*

* See Zone Standards, Chapter 6

** See Fairfield Spring Protection Plan





AMERICA...

59:079:0006
LandVAULT PROPERTIES LL
Value: \$142,200 -- 40.54 acres

59:079:0001
WARNER, SHERIE A (ET AL)...
Value: \$574,700 -- 163.9 acres

59:079:0007
AULT, LOUIS O...
Value: \$285,500 -- 40.74 acres

Mining & Grazing 1

Incorporated City Limits

59:082:0009
JDH FAIRFIELD LLC...
Value: \$733,500 -- 104.59 acres

04
STATES OF AMERICA...
-- 240 acres

12.28 M And G-1 Mining And Grazing Zone

A. **Declaration of Legislative Intent:** The M&G-1 Mining and Grazing Zone covers the dry mountain and desert areas of the county. Limitations imposed by climate, topography, soil capability, inadequate water supply, and the presence of economically significant mineral deposits has identified this zone as a place for the grazing of livestock on the open range, the mining of earth products, and the location of activities and industrial operations which are not appropriate near urban centers.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the M&G-1 Mining and Grazing Zone are:

1. To take advantage of and more fully implement the basic purposes for planning and zoning as set forth in Utah Code, as amended.
2. To promote the conservation of water, land, mineral, and other resources.
3. To foster livestock grazing and mining industries within the county.
4. To provide a location for certain types of uses which, due to odor, noise, danger, etc., are not compatible with urban development.
5. To ensure the development of adequate public facilities to match private development. The specific regulations necessary for the accomplishment of the purposes outlined above are hereinafter set forth.