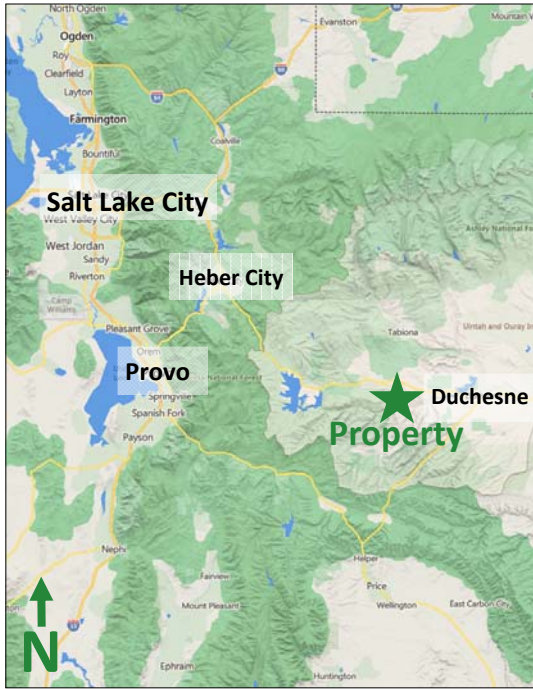


New Listing

See more information at [www.highlandranches.com](http://www.highlandranches.com)

# Lake Canyon Ranch

240-acre ranch with private lakes, cabin, and outbuildings in Duchesne County, Utah



## EXECUTIVE SUMMARY:

List Price: \$1,500,000

Mike Nelson | Amy Fromm  
801-482-7565 | [mike@hciutah.com](mailto: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.

- Unique 240-acre ranch property eight miles SW of Duchesne, Utah
- Beautiful 360° views of Lake Canyon & two private on-site lakes
- Year-round access along 32400 West (gravel Duchesne County road)
- Cabin (3-bed, 2-bath), garage, outbuildings, silo, & pheasant coop
- Propane gas, septic sewer, Moon Lake Electric power, private water
- Zoned A-5 (Agricultural - 5-acre min lot size) in Duchesne County
- Water Rights: 43-651 (50 ELUs - Lake Canyon Stream) & 43-2505 (125-AF reservoir storage from Strawberry River Tributary)
- Duchesne County parcels: 00-0010-0309 & -0325 (2023 taxes: \$5,519)
- Elevation ranges from 6,000 to 7,000 feet
- 56 miles from Park City, Utah, 78 miles from Salt Lake City, Utah

  
**HIGHLAND  
FARM & RANCH**

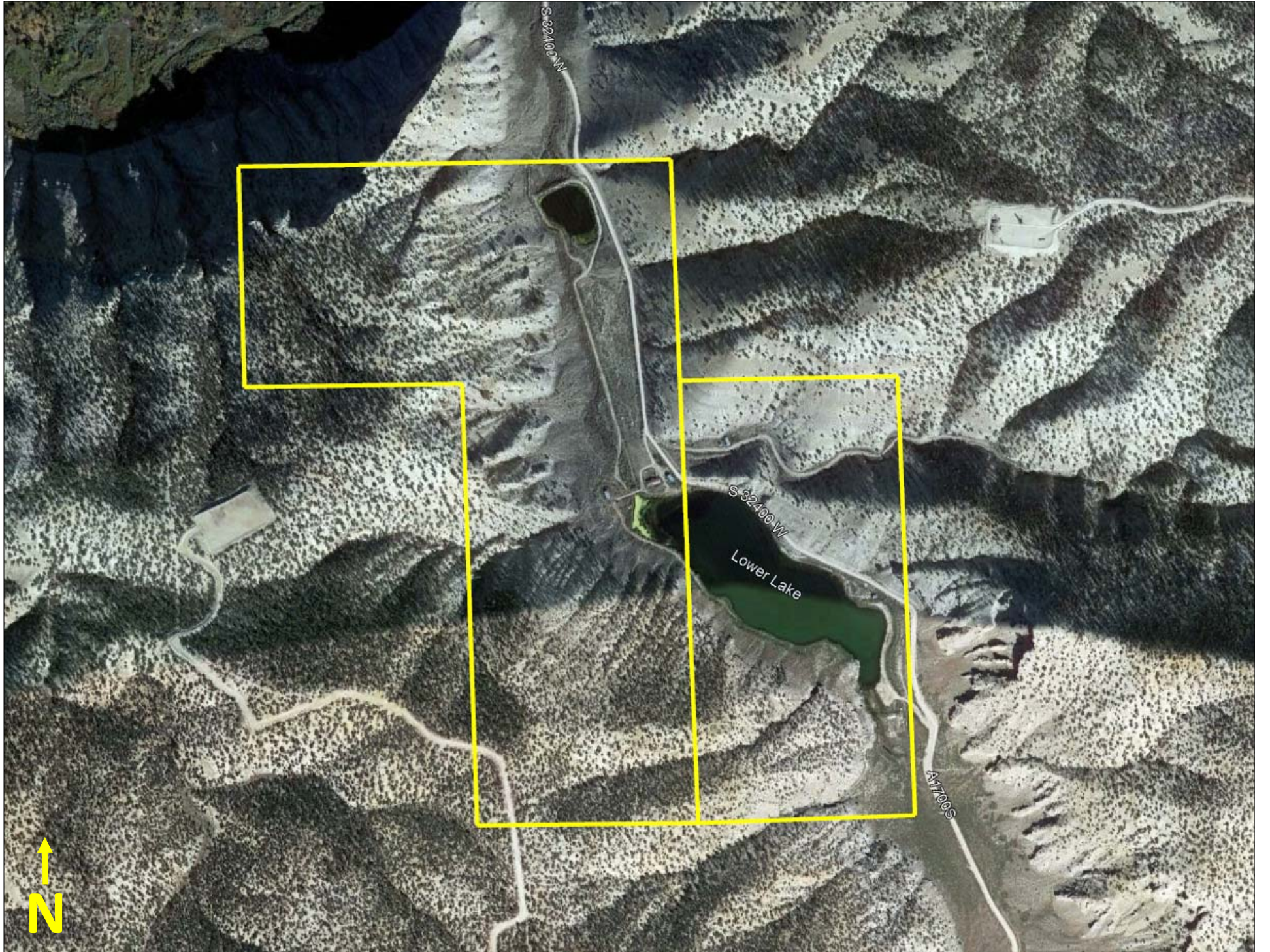
Highland Commercial, Inc.

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[www.highlandranches.com](http://www.highlandranches.com)





Strawberry Reservoir

Fruitland

Currant Creek Mountain

Starvation State Park

Duchesne

Property

