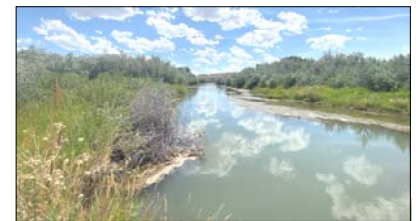
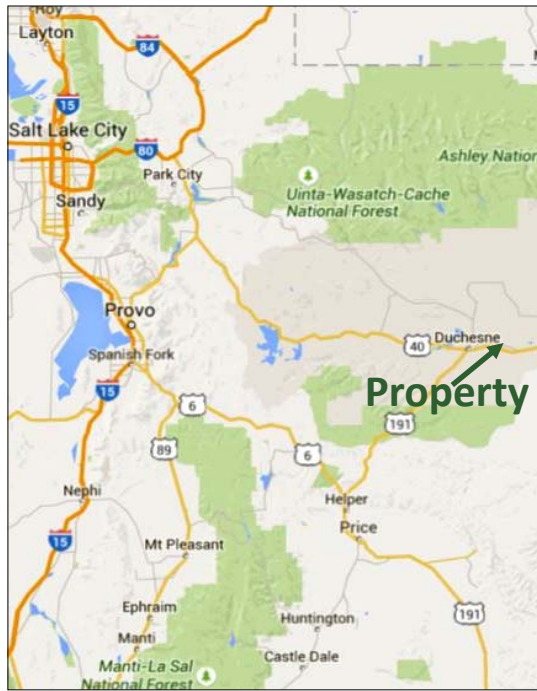


NEW LISTING

Bridgeland Farm & River Ranch

270 acres in Bridgeland, Duchesne County, Utah



EXECUTIVE SUMMARY:

List Price: \$1,950,000

Mike Nelson | Dan Nelson
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.

- 270.77 riverfront acres located in Bridgeland, Duchesne County, UT
- ±4,300 feet of prime brown trout fishing on the Duchesne River
- Two pivots installed in 2017 with ±100 irrigated acres (corn yield: 26-28 tons/acre) with 104 shares of Duchesne Irrigation Company water
- Water right: 43-1766
- Zoned A-5 (Agriculture - 5-acre minimum lot size)
- 1,618 SF home built in 1945, updated in 2017, outbuildings
- 2020 Taxes: \$1,477.82
- Duchesne County parcel 00-0009-6705
- 95 southeast of Park City, Utah
- 125 miles from Salt Lake City, Utah

HIGHLAND
FARM & RANCH

Highland Commercial, Inc.

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