

NEW LISTING

See more information at www.hciutah.com

Silcox Canyon Land & Gravel

10.00 acres in Tooele County, Utah



EXECUTIVE SUMMARY:

List Price: \$650,000

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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.

- 10.00 acres located in Tooele County, Utah
- Zoned Multiple-Use 40 in Tooele County
- Adjacent east of gravel and sand pit
- See gravel reserve information on following page
- Tooele County parcel #06-008-0-0014, 2022 taxes: \$227.41
- No water owned by seller
- One mile southwest of Tooele, Utah
- Two miles northeast of Stockton, Utah
- 25 miles northwest of Lehi, Utah
- 28 miles southwest of Salt Lake City, Utah



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Silcox Canyon Property - Estimated Gravel Reserve

HALE REAL
ESTATE
LLC

METRO
READY
MIX LLC

36

36

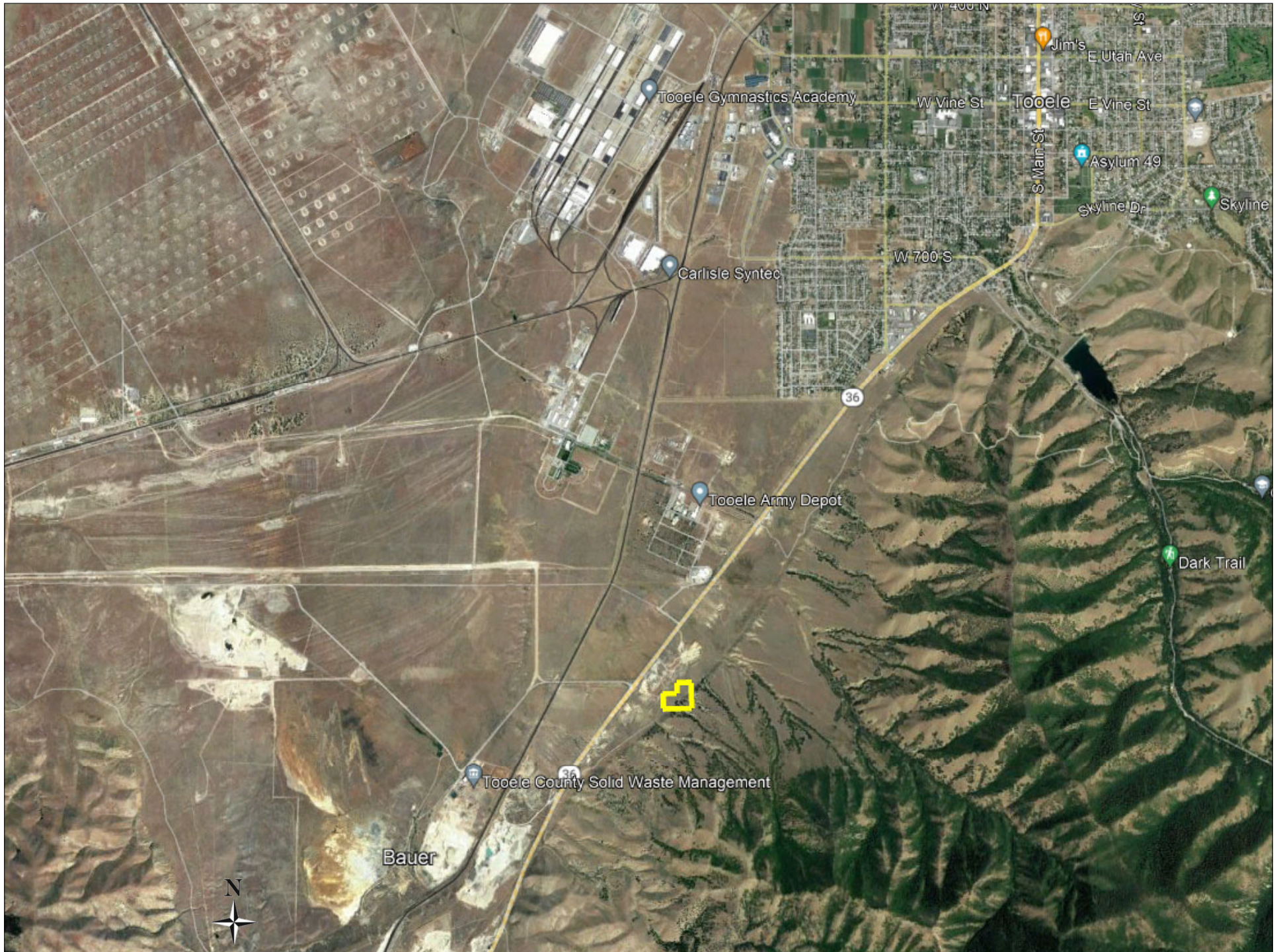
DMBAUER
LLC

2:1 slope

Floor Elevation = 5250'

Subject property
Estimated Volume = 813,850 yd³







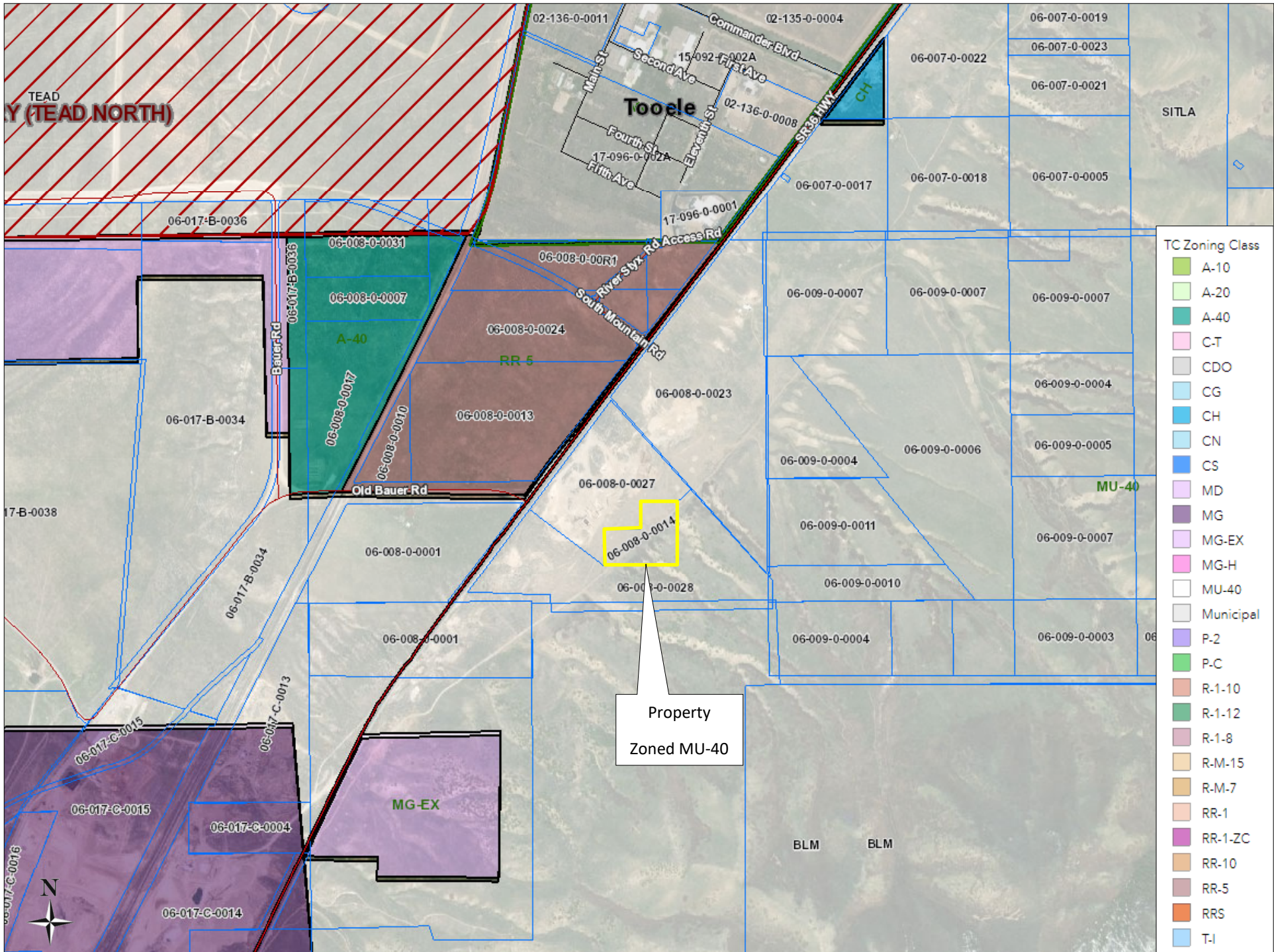
Tooele Army Depot

36

Tooele County Solid Waste Management

Bauer





TEAD
Y (TEAD NORTH)

Toole

SITLA

TC Zoning Class

- A-10
- A-20
- A-40
- C-T
- CDO
- CG
- CH
- CN
- CS
- MD
- MG
- MG-EX
- MG-H
- MU-40
- Municipal
- P-2
- P-C
- R-1-10
- R-1-12
- R-1-8
- R-M-15
- R-M-7
- RR-1
- RR-1-ZC
- RR-10
- RR-5
- RRS
- T-I

Property
Zoned MU-40



17-B-0038

06-017-B-0034

06-017-B-0036

06-008-0-0001

06-008-0-0001

06-017-C-0015

06-017-C-0004

06-017-C-0014

06-017-C-0013

06-017-B-0036

06-008-0-0017

06-008-0-0010

06-008-0-0014

South Mountain Rd

River Styx Rd Access Rd

Fifth Ave

Fourth St

Second Ave

Main St

17-096-0-0001

Eleventh St

First Ave

Commander Blvd

BLM

BLM

06-009-0-0004

06-009-0-0011

06-009-0-0004

06-009-0-0007

06-009-0-0007

06-007-0-0017

02-135-0-0004

06-009-0-0010

06-009-0-0006

06-009-0-0006

06-009-0-0007

06-007-0-0018

06-007-0-0022

06-007-0-0019

06-009-0-0003

06-009-0-0007

06-009-0-0005

06-009-0-0007

06-007-0-0005

06-007-0-0021

06-007-0-0023

MU-40

