

# HILLTOP RANCH

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1,696 Acres

Fairview, Sanpete County, Utah



**A5 REAL ESTATE**

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## PROPERTY FACTS

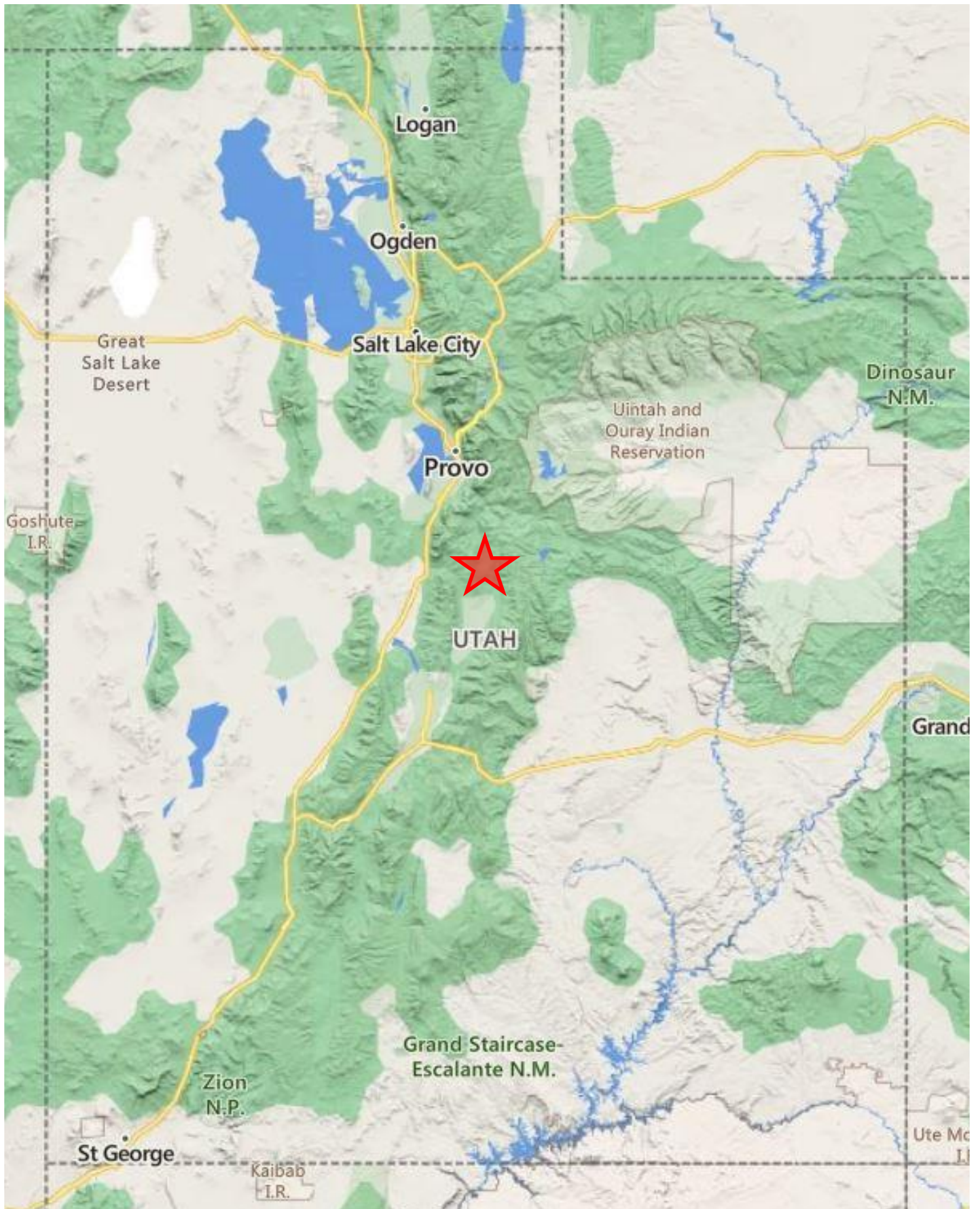
### OFFERING PRICE AND TERMS

- **List Price:** \$4,250,000
- **Terms:** Cash due at Closing
- **Showings:** Buyer qualification is required prior to showings
- **Offers:** All offers need to include proof of Buyer's funds

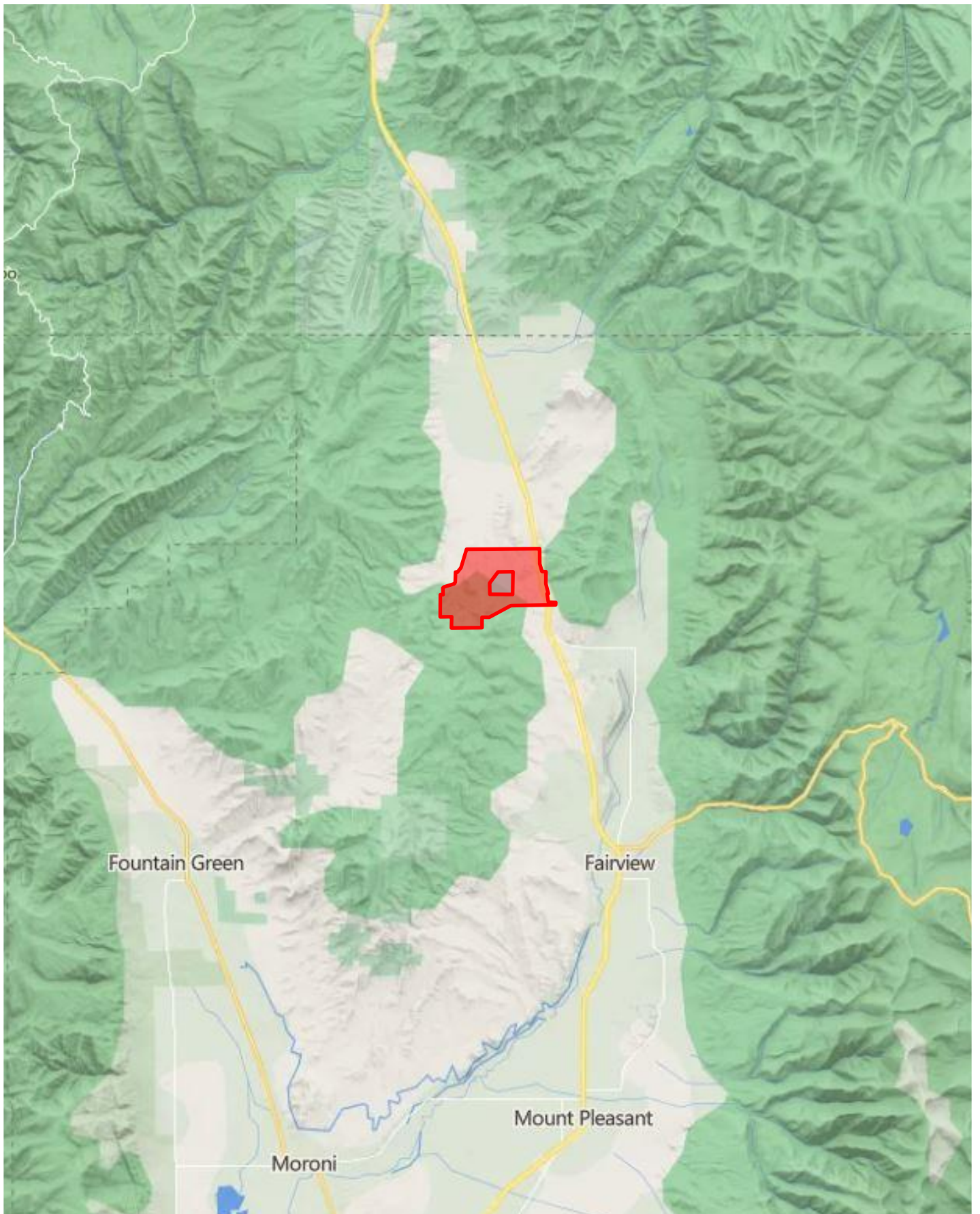
### PROPERTY FACTS:

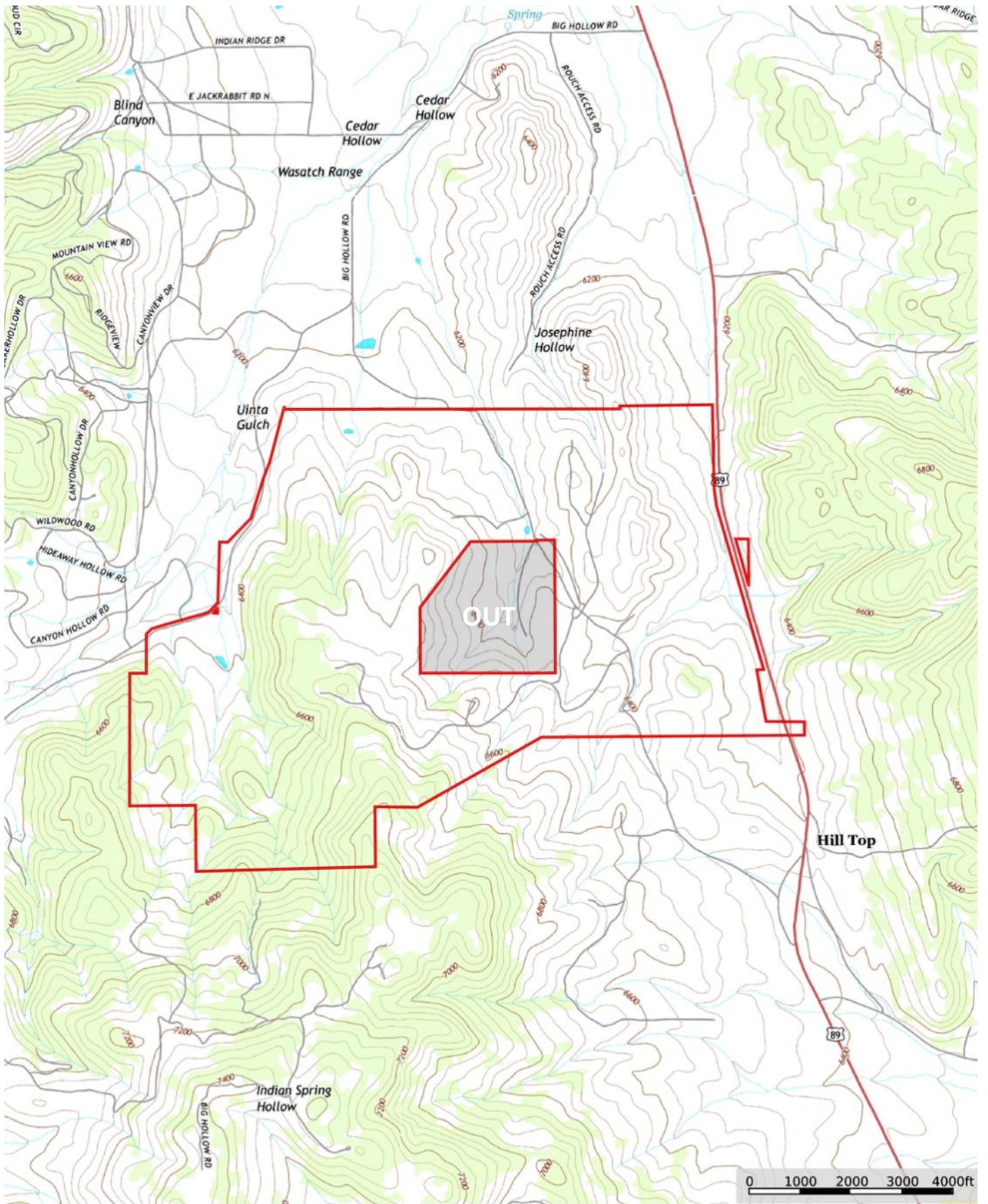
- ±1,696 acres in one contiguous block of deeded land, ranging from 6,200 to 7,000 feet in elevation
- Located 6 miles northwest of Fairview along Highway 89 as it crests the saddle at "Hilltop"
- Excellent access with over 1 mile of frontage on Highway 89, plus Big Hollow Road and Hilltop Road
- Ranch boundaries include the northern facing foothills of a small mountain, as well as a private canyon
- Mix of topography and vegetation gives this well shaped ranch interesting character
- Includes water right #51-2855, part of a group with beneficial use of stockwater and one domestic unit
- The ranch is fenced and provides solid grazing for sheep or cattle
- A large subdivision adjoins the property to the west, and development potential is very good
- Currently unencumbered by any conservation easements, leaving that possibility to the next owner
- Good habitat for both elk and mule deer, with year round populations of both residing on the ranch
- Comprised of four separate tax parcels located in Sanpete County
  - ⇒ Portion is zoned A (Agriculture) which has a density of 1 residential unit per 5 acres
  - ⇒ Portion is zoned SL (Sensitive Lands) which has a density of 1 residential unit per 40 acres
  - ⇒ 2021 Taxes were \$205.35 (currently in Greenbelt)

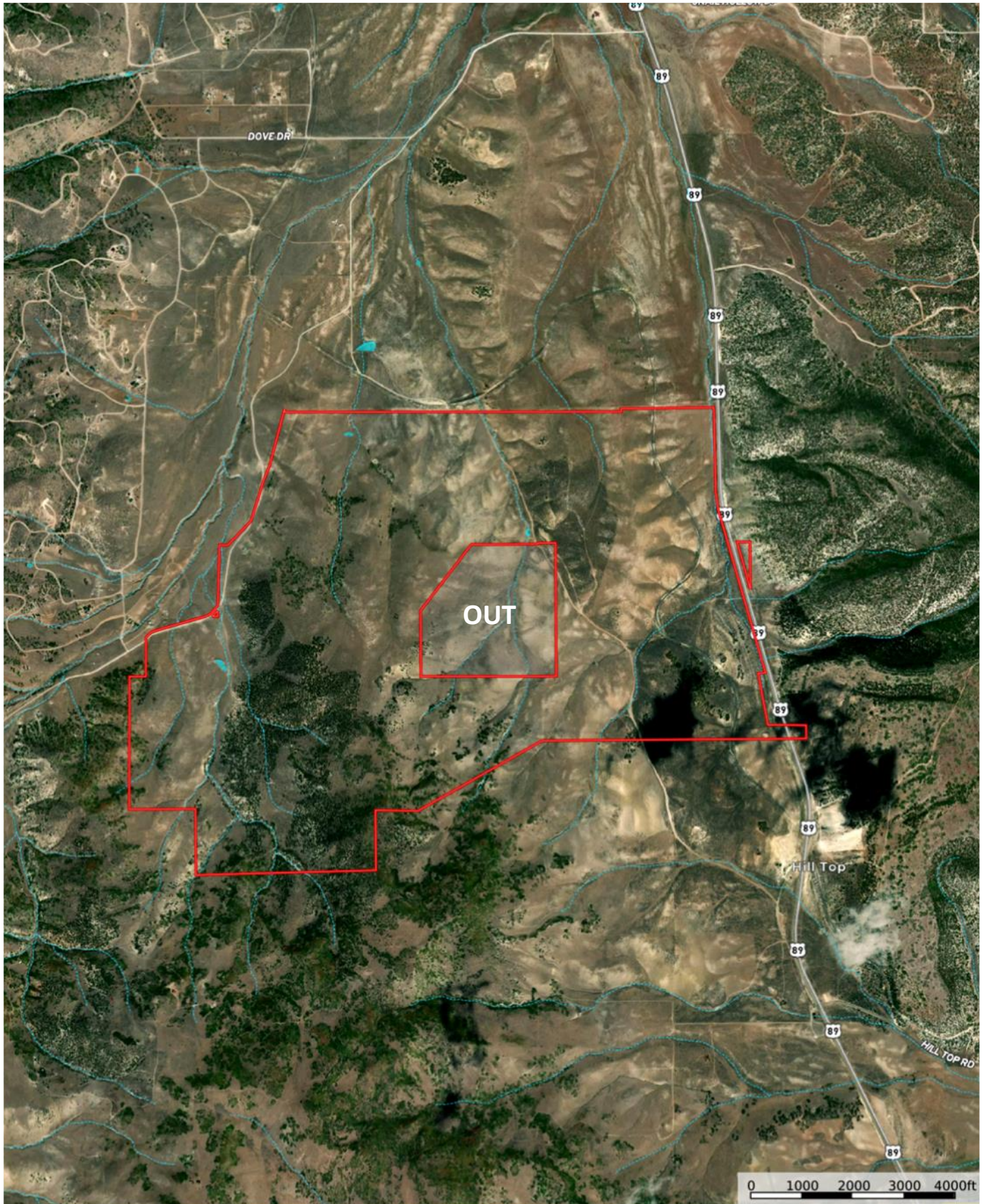


















THANK YOU FOR CONSIDERING THE

## HILLTOP RANCH

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy, and a legal due diligence review and confirmation is recommended.