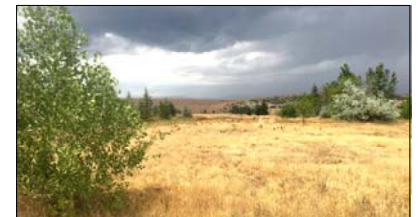
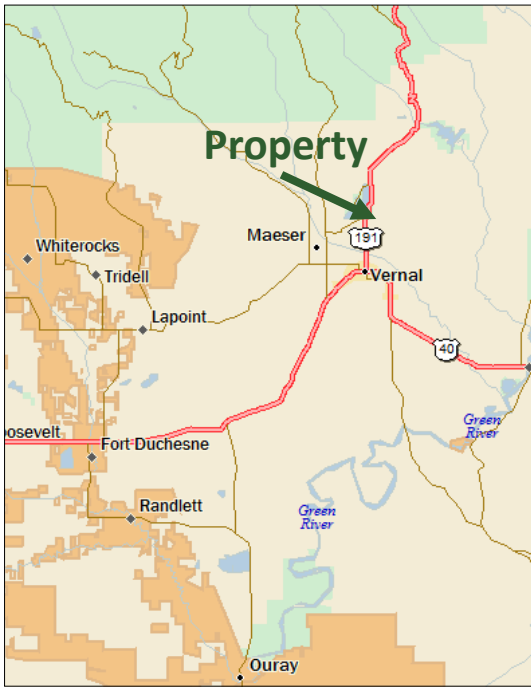


NEW LISTING

See more information at www.hciutah.com

Vernal Avenue Land & Water

76.14 acres north of Vernal, Uintah County, Utah



EXECUTIVE SUMMARY:

List Price: \$650,000 (\$8,537/Acre)

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.

- 76.14 acres located 3 miles north of Vernal
- Includes the following water rights:
 - 33.6 Shares - Ashley Valley Primary
 - 3 Shares - Ashley Upper Class S
 - 9.375 Shares - Rock Point Class A
 - 18 Shares - Rock Point Steinaker
- Direct access along Highway 191 and 500 East
- 2016 taxes: \$296.18 (Greenbelt)
- Elevation: 5,395 feet
- Front 530 ft along Hwy 191 zoned C-1 (Commercial)
- Remaining acreage zoned A (Agricultural)



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801-487-6100

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