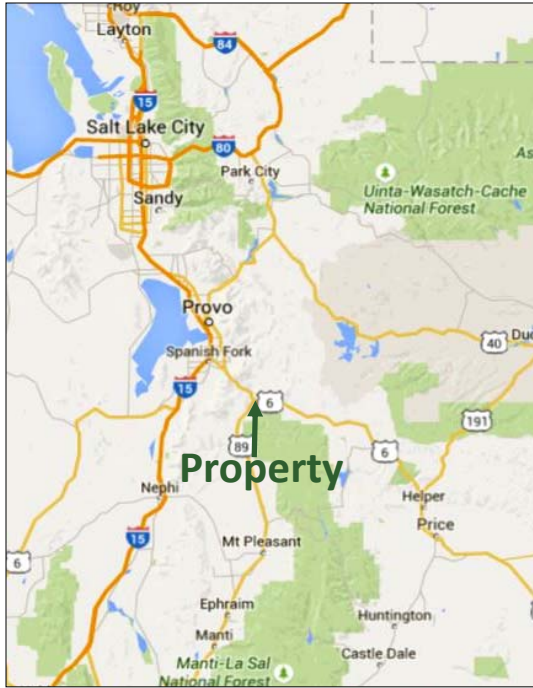


NEW LISTING

See more information at www.highlandranches.com

Thistle Ranch

622 acres in Spanish Fork Canyon, Utah County, Utah



EXECUTIVE SUMMARY:

List Price: \$1,305,864, \$2,100/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.

- 621.84 acres located nine miles from Spanish Fork, Utah
- Beautiful rolling hills and mountain topography
- Critical elk and deer habitat makes for great hunting
- Zoned Critical Environment 1 (50-acre minimum lot size)
- Borders State and Federal land for over two miles
- Elevation ranges from 5,120 to 6,000 feet
- 2018 Taxes: \$1,716.01
- Transmission lines cross the property (see reverse)
- 15 miles from Provo, Utah
- 50 miles from Salt Lake City, Utah



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