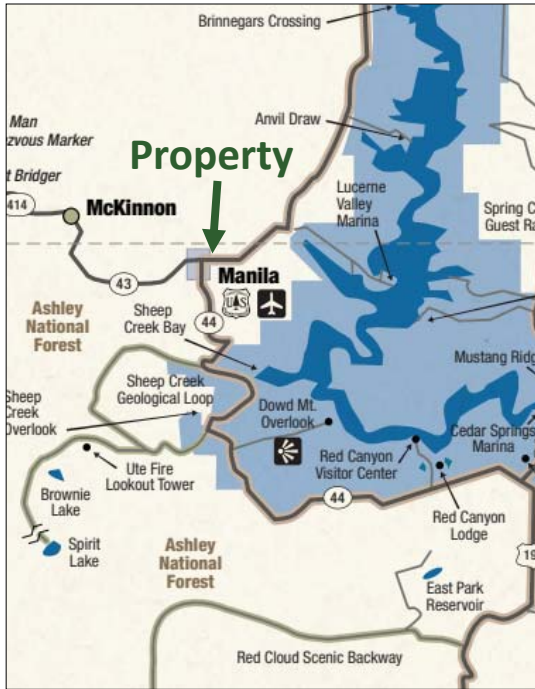


NEW LISTING

See more information at www.hciutah.com

Manila Farm & Improved Building Lot

70.28 acres in Manila and Daggett County, Utah



EXECUTIVE SUMMARY:

List Price: \$495,000, \$7,043/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.

- 70.28 acres in Manila and Daggett County, Utah
- Access along Highway 43 and 5th East
- All utilities stubbed for home and barn NE of pivot
- Zoned R-1-8 in Manila (8,000 SF minimum lot size) and R-R-5 in Daggett County (5-acre minimum lot size)
- Five depredation deer tags per year
- ±57 acres irrigated with a pivot and wheel lines
- 128 Sheep Creek irrigation shares
- Daggett County parcels #01-0003-0276 & 01-0003-0300
- 2018 Taxes: \$154.23
- 2.25 miles west of Flaming Gorge National Recreation Area



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