

THE RIVER BOTTOMS FARM

14.21 Acres

Spanish Fork Area "River Bottoms"
Unincorporated Utah County, Utah



A5 REAL ESTATE

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PROPERTY FACTS

OFFERING PRICE AND TERMS

- **Offering Price:** **\$2,700,000**
- **Terms:** Cash due at Closing
- **Offers:** All offers need to include proof of Buyer's funds

PROPERTY INFO

- 14.2 deeded acres of irrigated farm land with exceptional development potential
- Located in the heart of the Spanish Fork area "River Bottoms"
- Excellent paved access with frontage on both South River Bottoms Road and 7650 South
- Additional access and frontage on the gravel surfaced Swenson Lane
- Nearby access to the 12 mile long paved Spanish Fork River Trail, running along the Spanish Fork River
- Full perimeter barbed wire fencing, and an old historic agricultural building and corrals
- Perimeter irrigation canals for flood irrigation of the entire property, plus existing well with water right

WATER RIGHTS

- Sale will include the following water rights:
 - * 13.5 Shares of Spanish Fork Southeast Irrigation Company, which includes both 13.5 "A" shares (river water), and 13.5 "B" shares (supplemental from well)
- 2.0 acre feet from Water Right #51-8219, an underground right from 2" well with a 1927 priority date

PROXIMITY, ZONING & DEVELOPMENT ACTIVITY

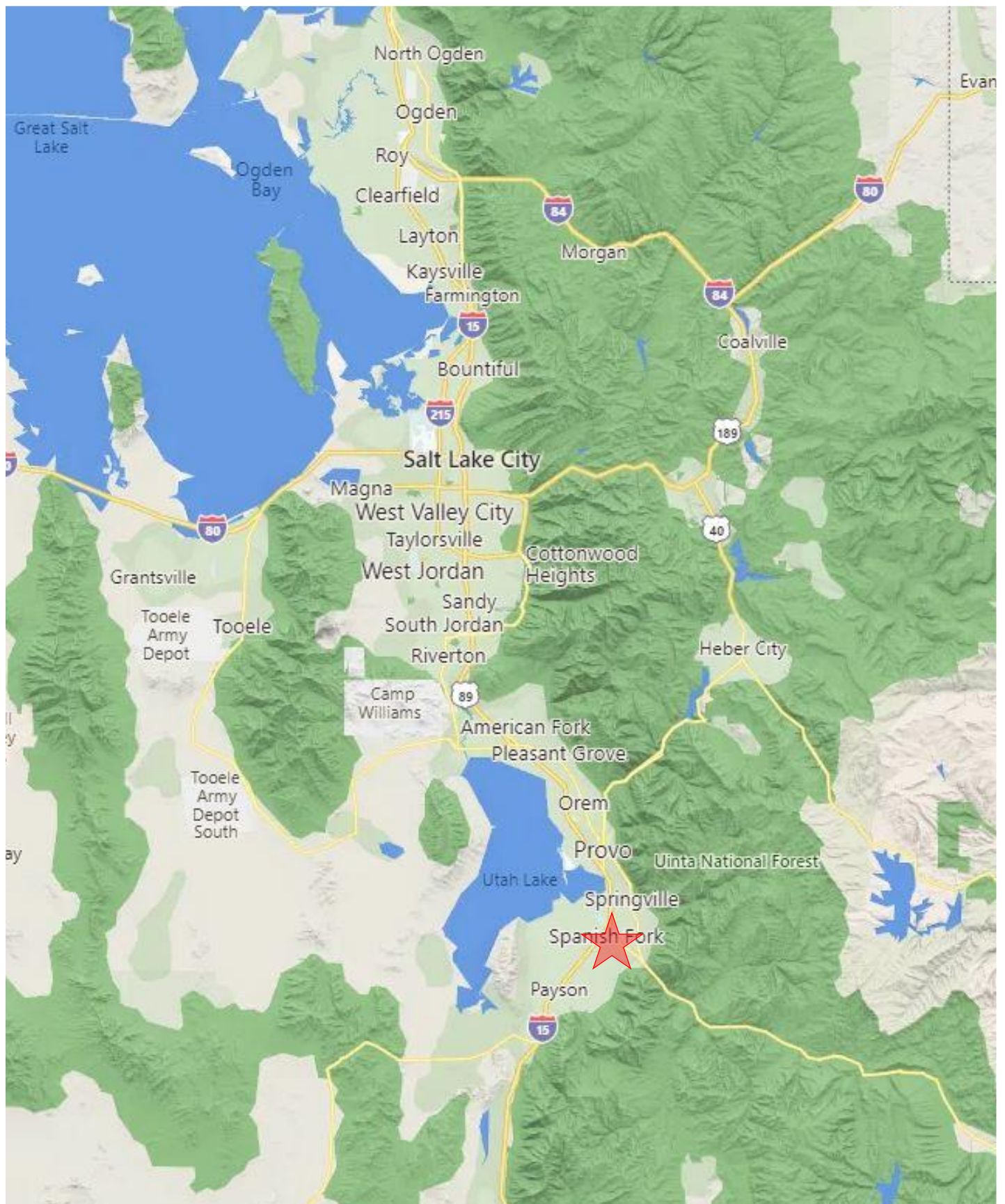
- Located in unincorporated Utah County, but adjoins Spanish Fork City boundary on north
- Incorporated Spanish Fork City surrounds the River Bottoms area on the west, north, and south
- Zoned RA-5 (Residential Agriculture with 5 acre lot minimum) under Utah County jurisdiction
- Surrounding Spanish Fork City zones are largely single family with medium density residential allowed
- A new residential subdivision in the River Bottoms is located less than 1/2 miles west on 7650 South
- As currently zoned the property could likely be split into two large estate-sized 7 acre lots, with enough irrigated acres to meet minimums for keeping a large portion in the favorable greenbelt tax program
- Tremendous future development potential with an annexation into adjoining Spanish Fork City

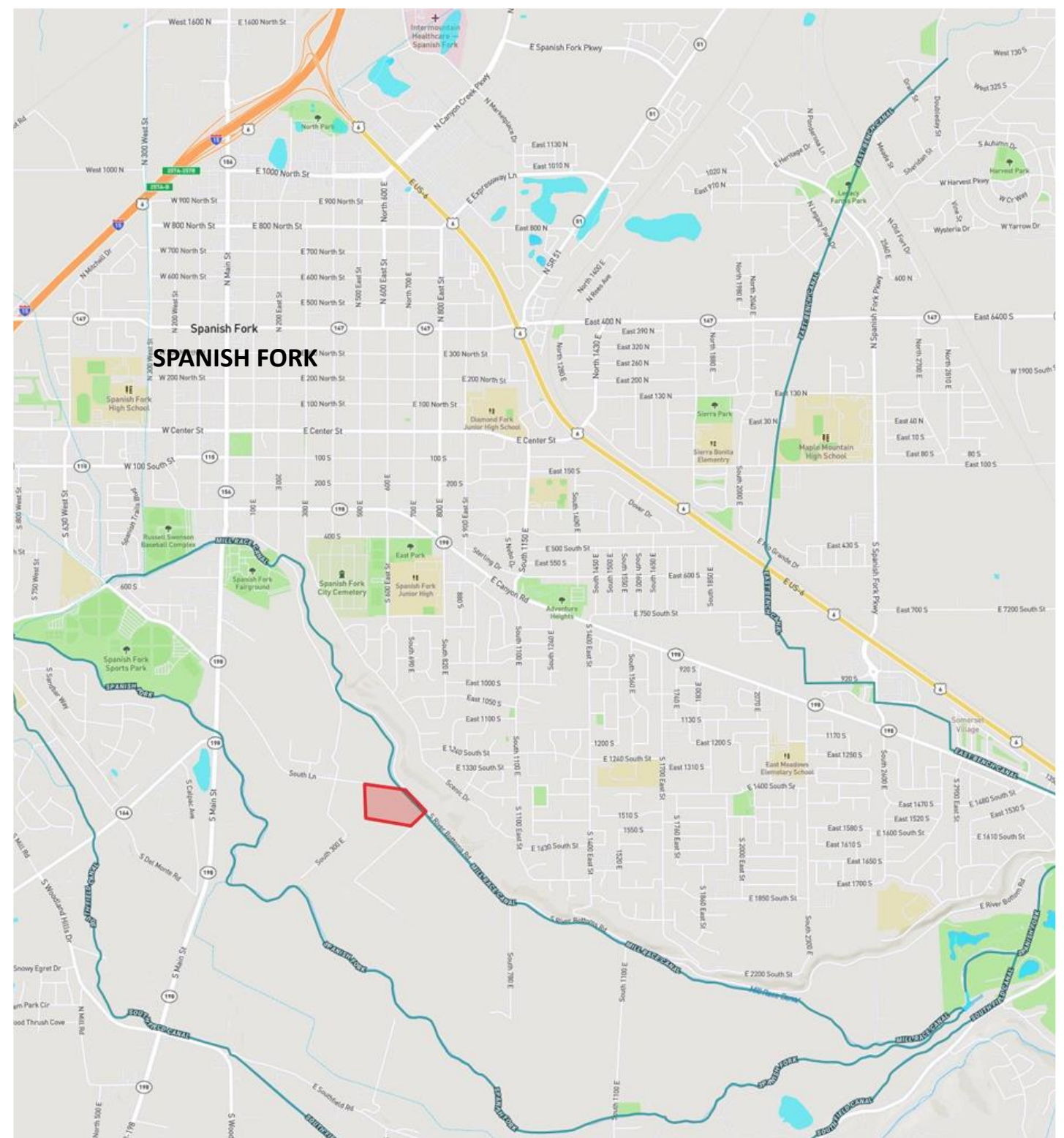
FARMING, LIVESTOCK & WILDLIFE

- The property has historically been used for irrigated pasture and/or hayed for winter livestock feed
- Very productive soils and level ground makes farming and livestock grazing carefree
- Excellent location and potential for equestrian uses, or a large equestrian estate type development
- A surprising number of mule deer call the Spanish Fork River Bottoms home, along with healthy populations of waterfowl and upland game birds

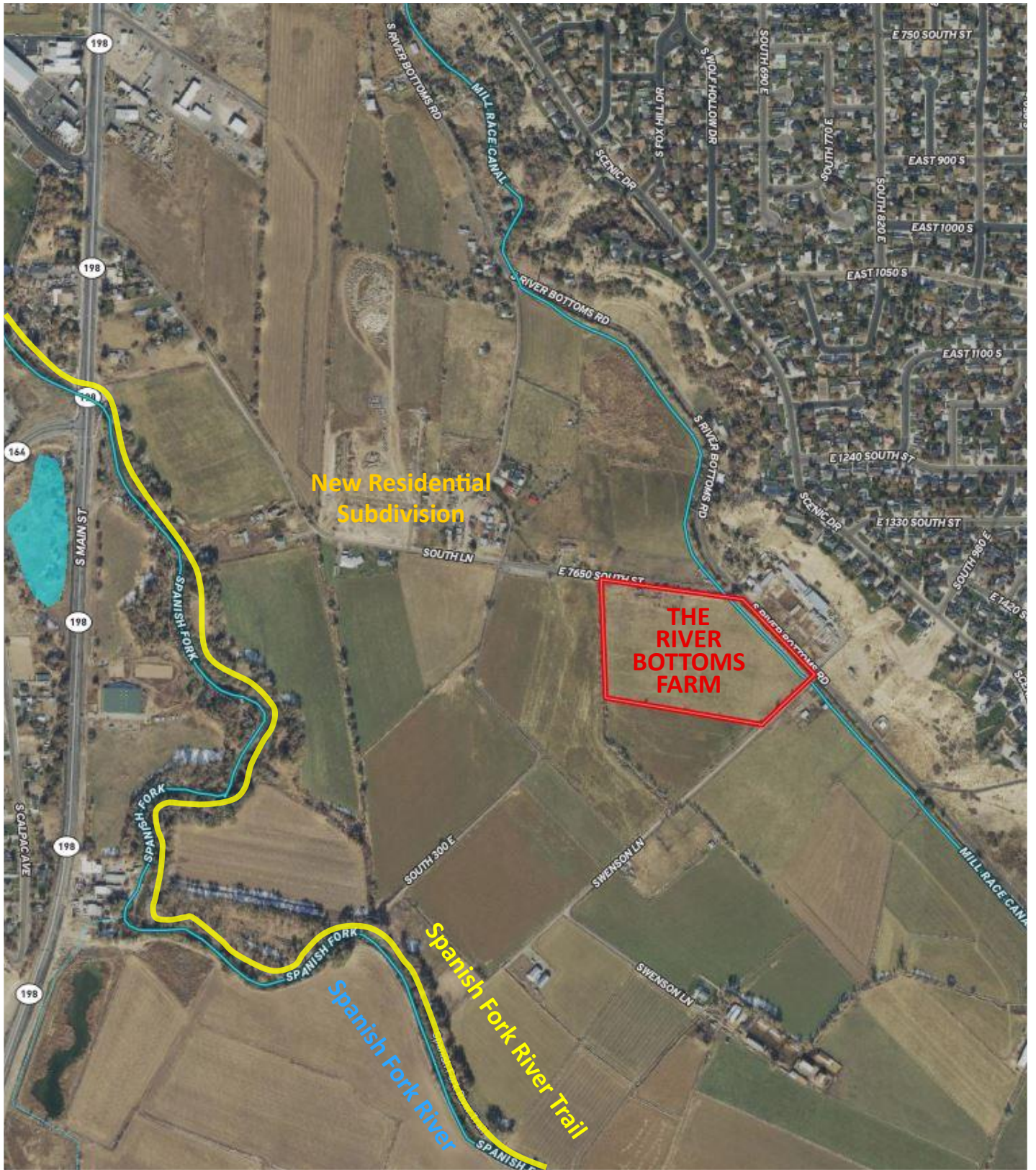
PARCEL # & PROPERTY TAXES

- Utah County parcel number 27-040-0060
- Currently enrolled in the Greenbelt Tax Program, and total taxes in 2020 were only \$7.93

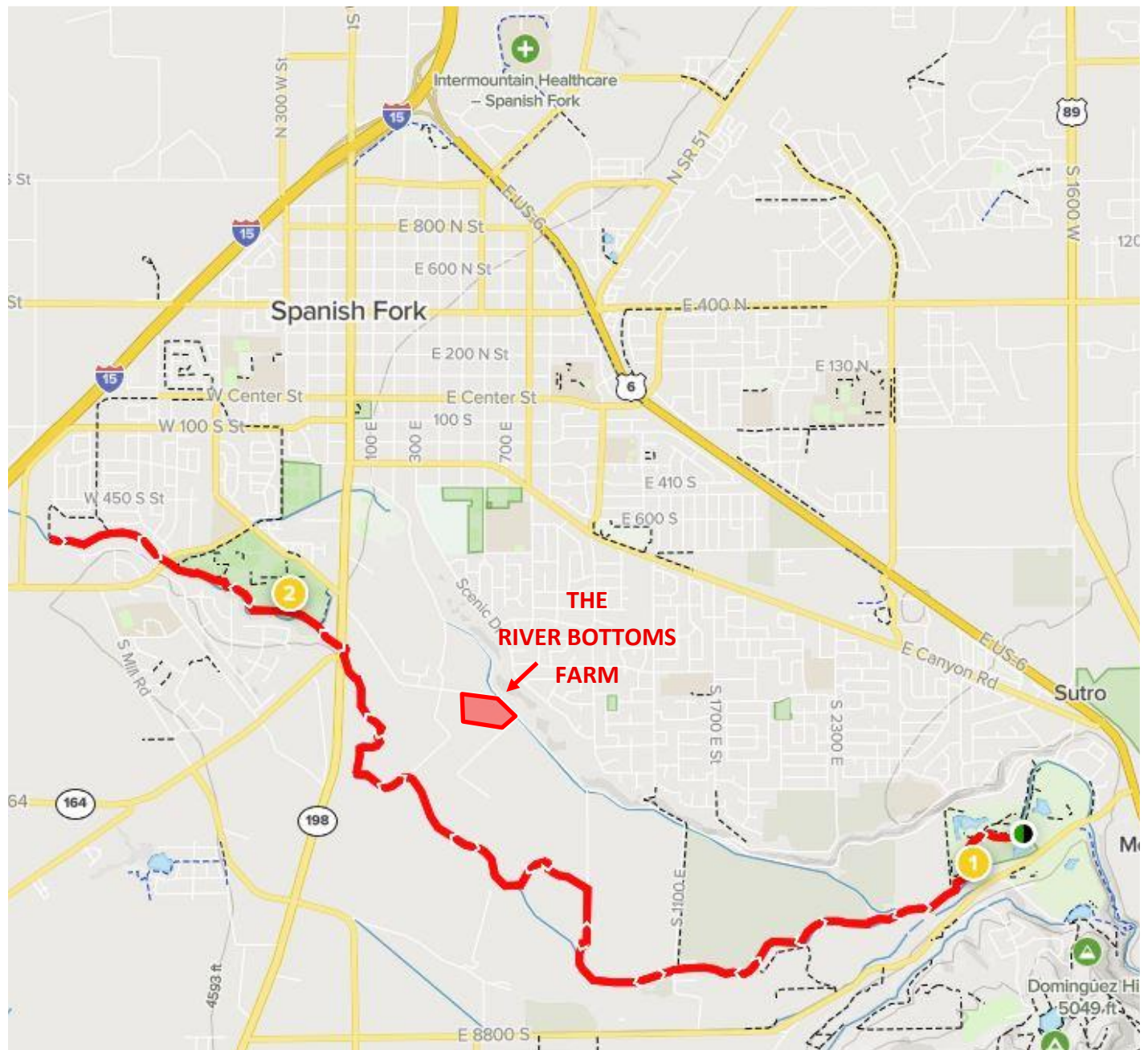




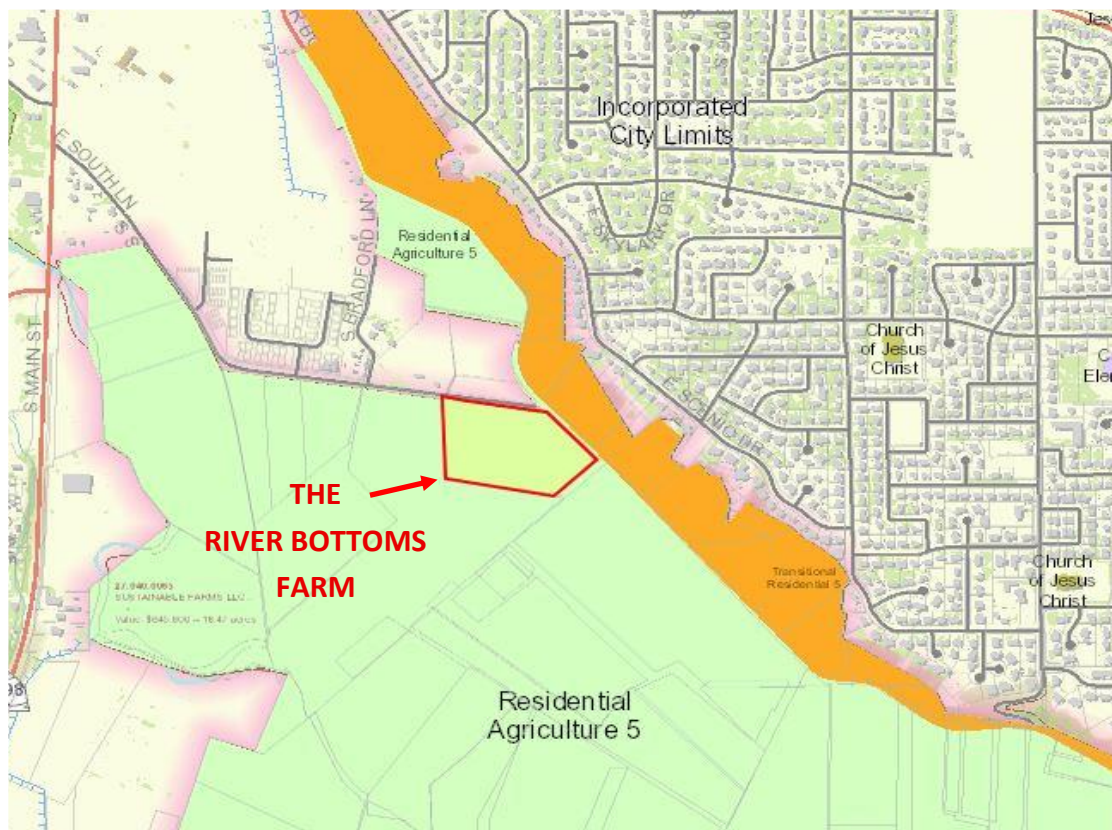




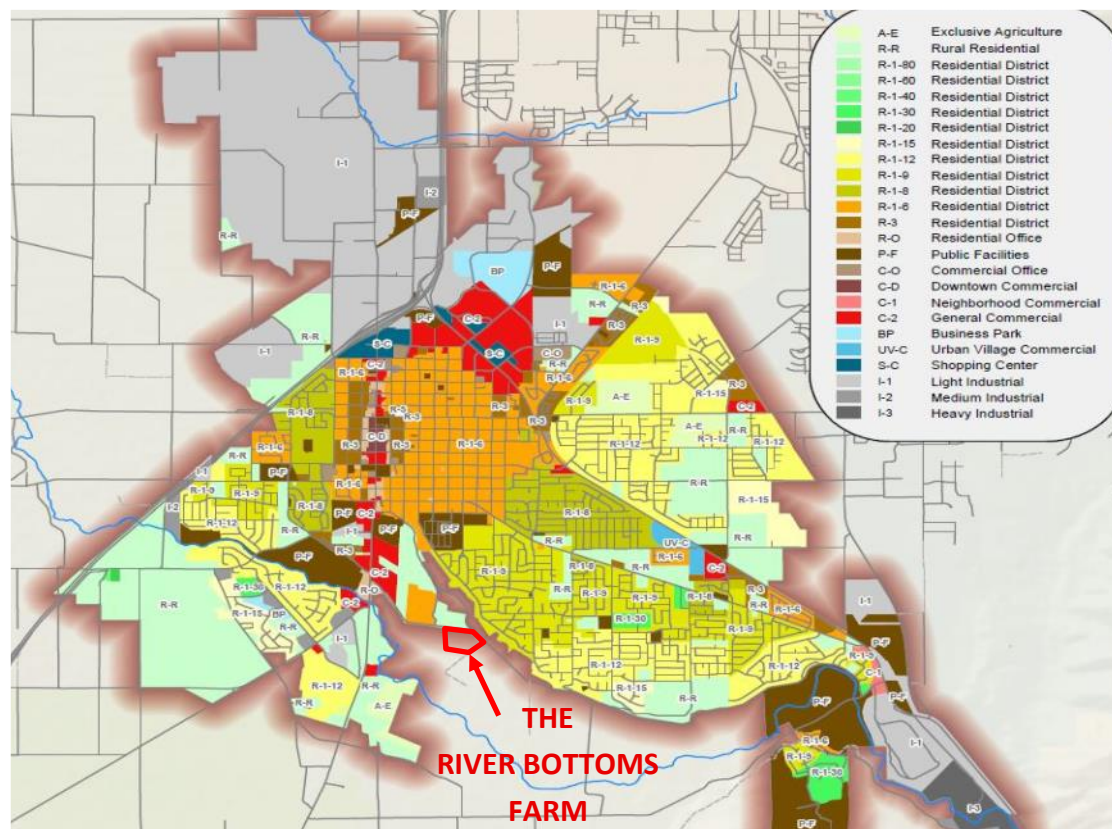
SPANISH FORK RIVER TRAIL (PAVED COMMUNITY PATH)



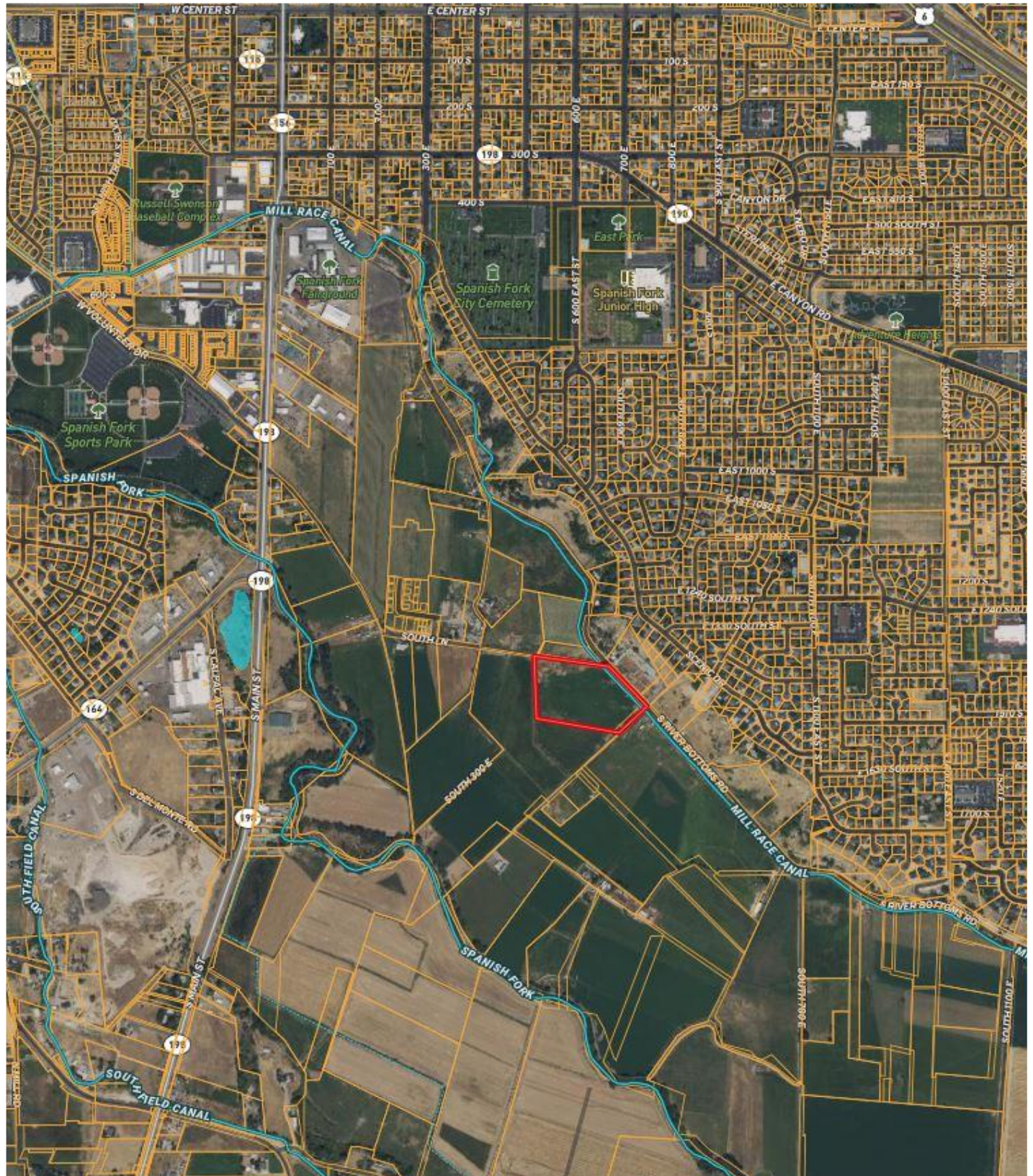
UTAH COUNTY ZONING MAP

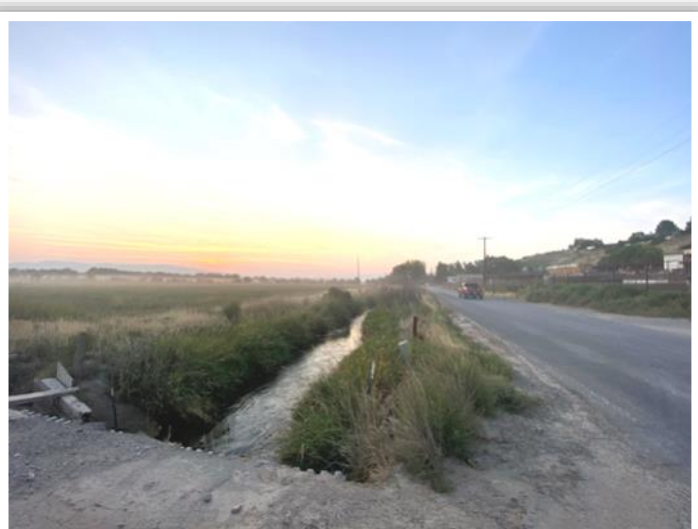


SPANISH FORK CITY ZONING MAP



SURROUNDING SUBDIVIDED PARCELS MAP



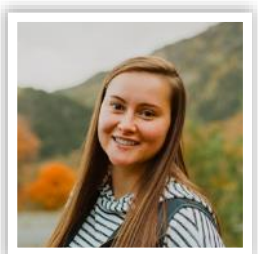




THANK YOU FOR CONSIDERING THE
THE RIVER BOTTOMS FARM

Utah County, Utah

FOR QUESTIONS OR A TOUR OF THIS PROPERTY, PLEASE CONTACT



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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.