

NEW LISTING

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Deep Creek Lapoint Land

1,625 acres near Lapoint, Uintah County, Utah



EXECUTIVE SUMMARY:

List Price: \$1,033,000

Mike Nelson | Joe Nelson

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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.

- 1,625.43 acres near Lapoint, Uintah County, UT
- Land is a mix of flat land, hills, ridges, and mountain bench land
- Property is partially fenced and is grazed by property owner
- Tridell-Lapoint water line runs through the west edge of the property
- Zoned A-3 (16,000 SF min lot size) & MG1 (5-acre min lot size)
- Elevation ranges from 5,500 to 6,000 feet
- 2021 Taxes: \$199.02 (see attached parcel list)
- 35 miles NE of Duchesne, Utah
- 90 miles SE of Park City, Utah
- 110 miles SE of Salt Lake City, Utah



Highland Commercial, Inc.

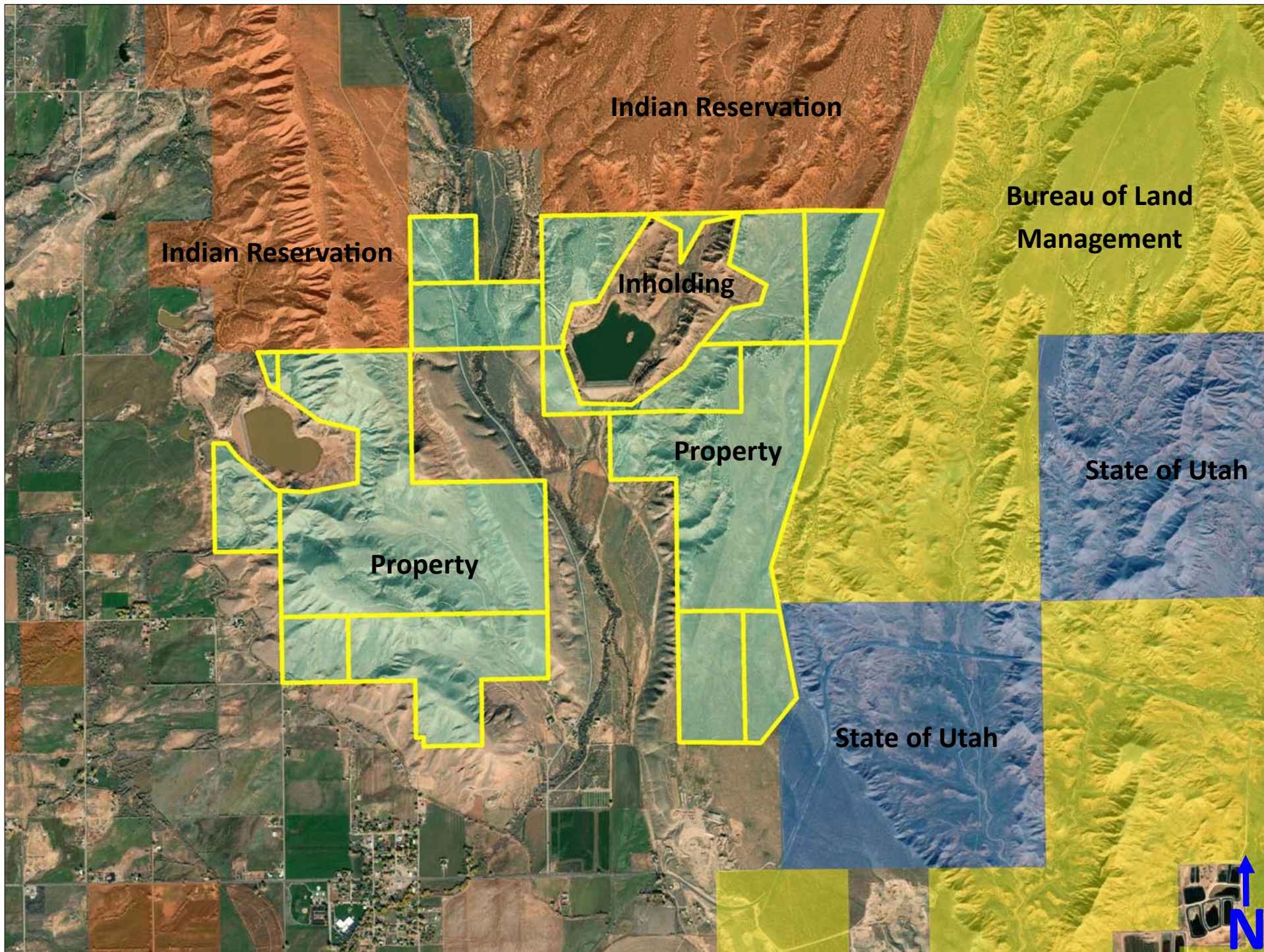
2733 East Parley's Way, Suite 208

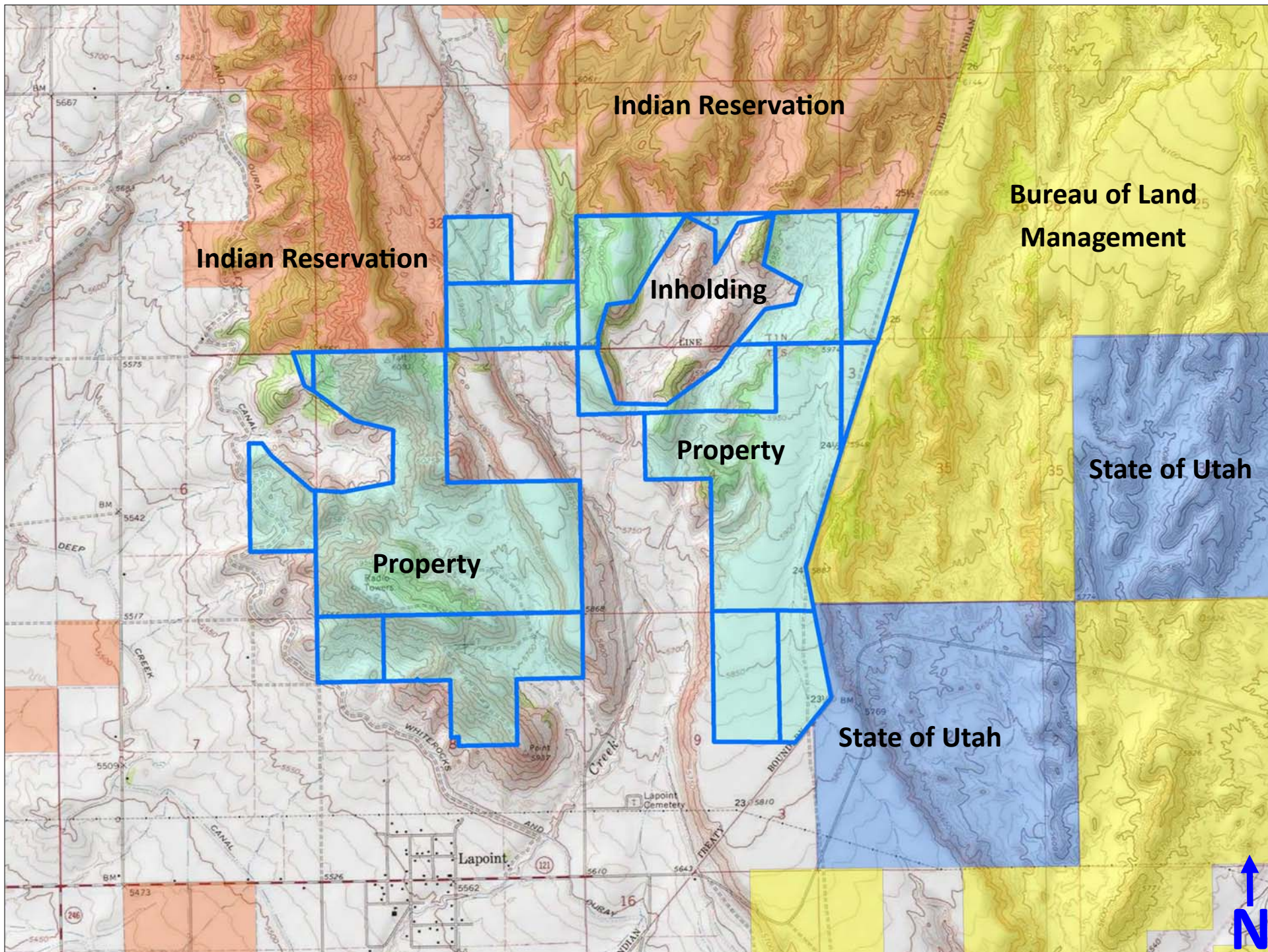
Salt Lake City, UT 84109

801-487-6100

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Zoning Map

Zoning

-  A1D - Agricultural Dryfork Overlay
-  CAFO
-  PCIO - Penstemon Conservation Intrem Overlay
-  PCO - Penstemon Conservation Overlay
-  A1 - Agricultural
-  A3 - Agricultural
-  A4 - Agricultural
-  A5 - Agricultural
-  ASP - Ashley Spring Protection
-  C - Commercial City
-  C1 - Commercial
-  C2 - Heavy Commercial
-  C2I1 - Heavy Comm./Light Ind.
-  CC1 - Central Commercial
-  CP1 - Planned Commercial
-  CP2 - City Planned Commercial
-  F1 - Fairground
-  HC1 - Health Care
-  I1 - Light Industrial
-  I2 - Heavy Industrial
-  MG1 - Mining & Grazing
-  MH - Residential Mobile Home
-  MUI - Multi Use Industrial
-  P1 - Park
-  R1 - Residential-5
-  R2 - Residential-8
-  R3 - Residential-12+
-  R4 - City Residential
-  RA1 - Residential Agricultural
-  RA2 - Residential Agricultural Single Family
-  RFM - Recreation, Forestry & Mining
-  RS - Residential Special
-  TTR - Travel, Tourism & Recreation

Roads

- Class 1-B Paved 570 Miles
- Class 1-B Gravel 740 Miles
- Class 1-B Native 91.54 Miles
- Class C City
- Class D 4501 Miles
- Private
- US Forest Service
- Ute Tribe
- Rail Road
- Federal or State
- Other Roads

1906 1:125000 USGS Map

- RS2477 1906 Alignment

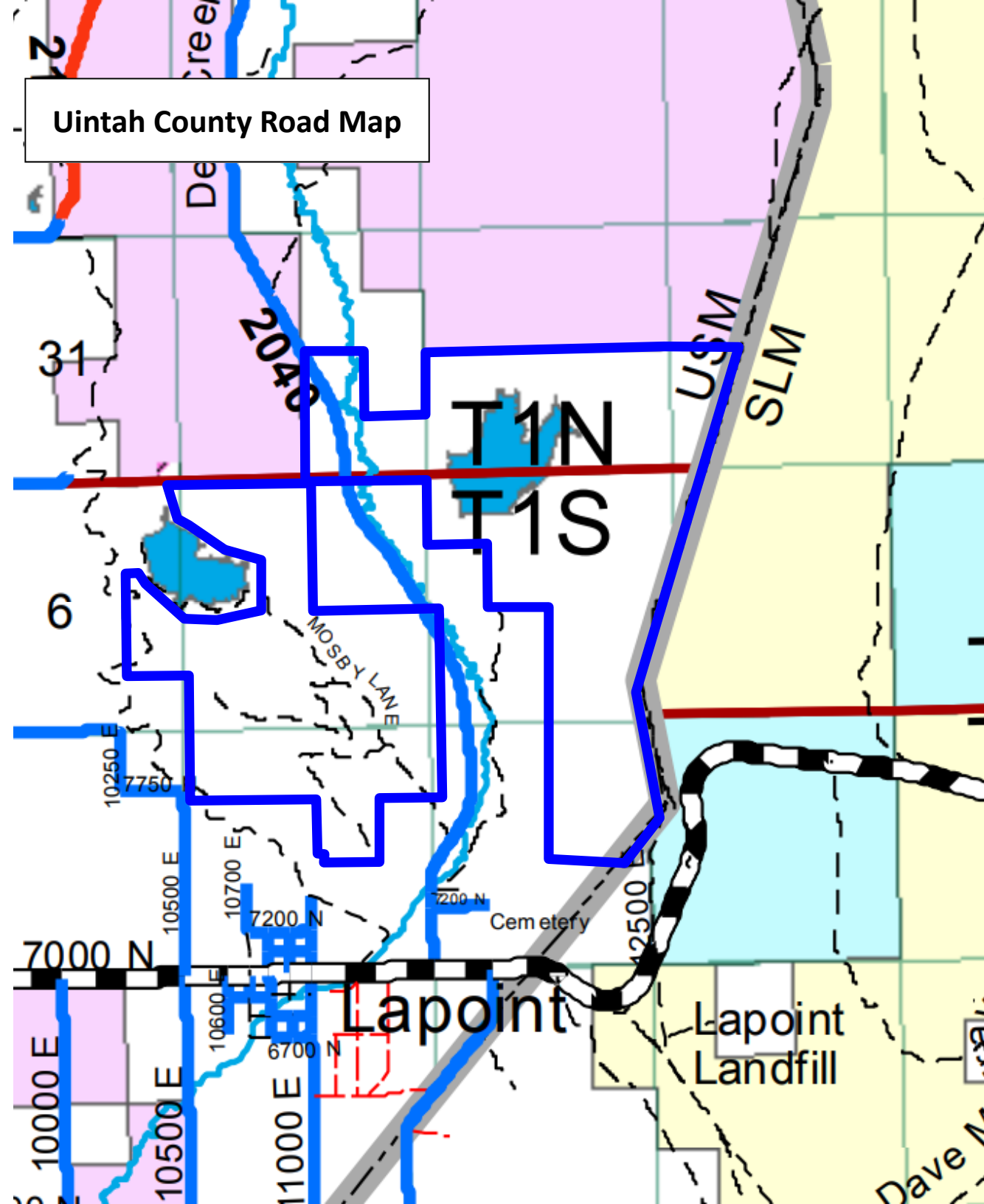
US Forest Service

- US Forest Roads
- Motorized Trails
- Trails

Hydrography

- Lakes
- Rivers

Uintah County Road Map



Parcel	Acres	Taxes
130370009	71.66	\$ 14.21
120360004	174.08	\$ 10.78
130370007	288.45	\$ 57.19
130420002	80	\$ 16.72
130420001	50.91	\$ 10.65
130370001	17.62	\$ 3.49
120370002	67.77	\$ 13.43
120350005	40	\$ 7.93
120350006	80	\$ 12.02
130380005	498.63	\$ 30.90
130390039	4.66	\$ 0.30
130390041	52.25	\$ 4.99
130410002	40	\$ 6.00
130410001	159.4	\$ 10.41
Total	1,625.43	\$ 199.02