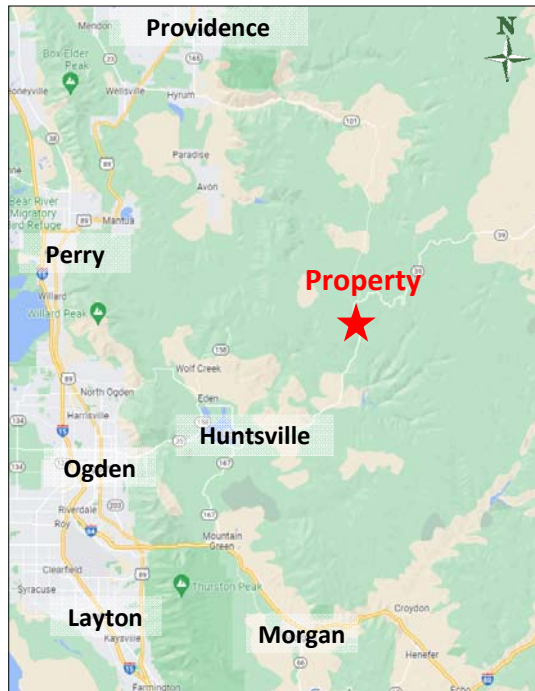


NEW LISTING

See more information at www.highlandranches.com

Limestone Spring Ranch

640 Acres in Weber County, Utah



EXECUTIVE SUMMARY:

List Price: \$2,000,000

Mike 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.

- 640 deeded acres in Weber County, UT
- Excellent high alpine land for hunting, recreation, and summer grazing
- Direct access along Highway 39; upper ground is accessed from private 30-foot easement from the north
- Natural ponds fed by water right 35-4487 (708 ELUs - livestock, 6 EDUs - domestic); Seller to quitclaim interest in water right at closing
- Elevation range from 6,568 feet to 7,000 feet
- Zoned F-40 (Forest 40-acre minimum lot size) in Weber County
- Weber County parcel #230460030 (2022 Taxes: \$73.06)
- Contact agent for water information, transmission line easement, and access easement



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