

PRICE REDUCED

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Hoytsville Home & Residential Mountain Land

Home on 13.17 Acres located at 875 S Hoytsville Road, Summit County, Utah



EXECUTIVE SUMMARY:

**List Price: ~~\$2,000,000~~
\$1,700,000**

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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

- Home on 13.17 acres located at 875 S Hoytsville Road, Hoytsville, UT
- Home built in 1999, 3-bed, 2.5-bath, 1,700 SF main level, 1,752 SF basement, two car 563 SF garage, agricultural outbuilding
- 5 Hoytsville Irrigation Company shares (pressurized secondary water)
- Rocky Mtn power, Hoytsville water (2 shares), Questar, septic sewer
- Zoned AG/Grazing 5 (Agriculture Grazing- 5-acre minimum lot size) in Summit County with potential for at least two additional home sites
- Beautiful mountain land with year-round access from Hoytsville Road
- Summit County tax ID: NS-484-A, NS-484, & NS-484-B (Taxes: \$1,558)
- 15 NE of Park City, UT and 23 miles NE of Salt Lake City, UT
- Agent must be present for showings; DO NOT DISTURB HOME TENANT

HIGHLAND
FARM & RANCH

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