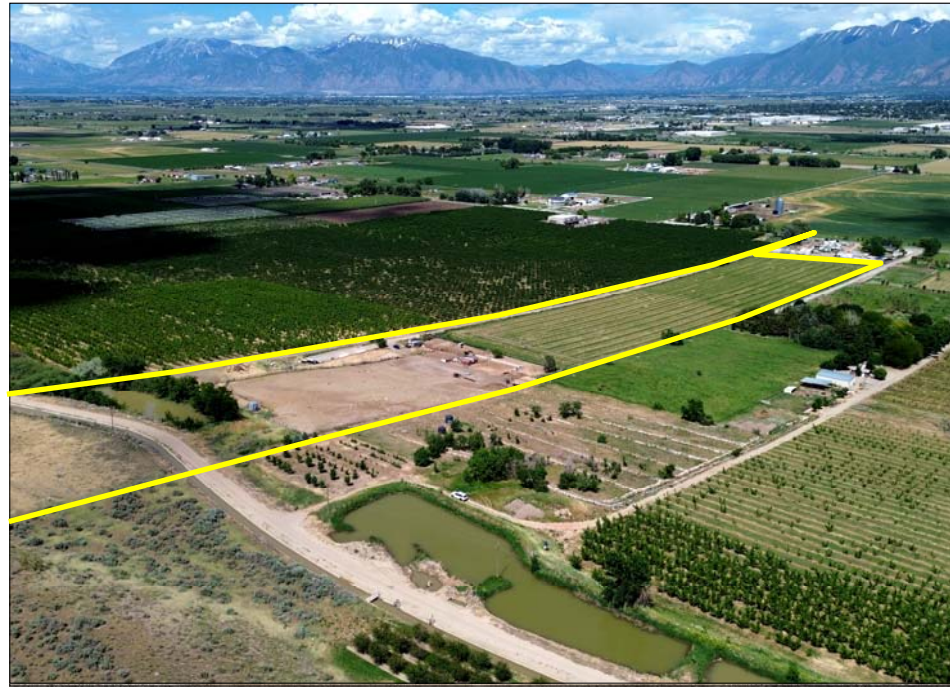


NEW LISTING

See more information at www.hciutah.com

Payson Hill Ground Farm

16.27 acres located at ±800 S & 2900 W, Payson, Utah County, Utah



EXECUTIVE SUMMARY:

List Price: \$695,000

Mike Nelson | Amy Fromm

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.

- 16.27 acres located within the growth path of Payson, Utah
- Zoned RA-5 (Res-Agricultural 5-Acre Min) in Utah County
- 19 feet of frontage on 2900 W (250 feet needed to develop)
- Parcel #29:013:0031 (2022 taxes: \$117.40)
- 28.36 shares of Strawberry Valley Project water through Highline Canal, CUP water (rented)
- 10 acres irrigated with wheel lines
- Farm yields: Silage corn: 24 ton/acre, Alfalfa: 5-7 ton/acre
- Utilities in area: power, well water, dominion gas, & septic
- Corrals located on the western edge of property
- 12 miles southwest of Provo, Utah
- 45 miles south of Salt Lake City, Utah



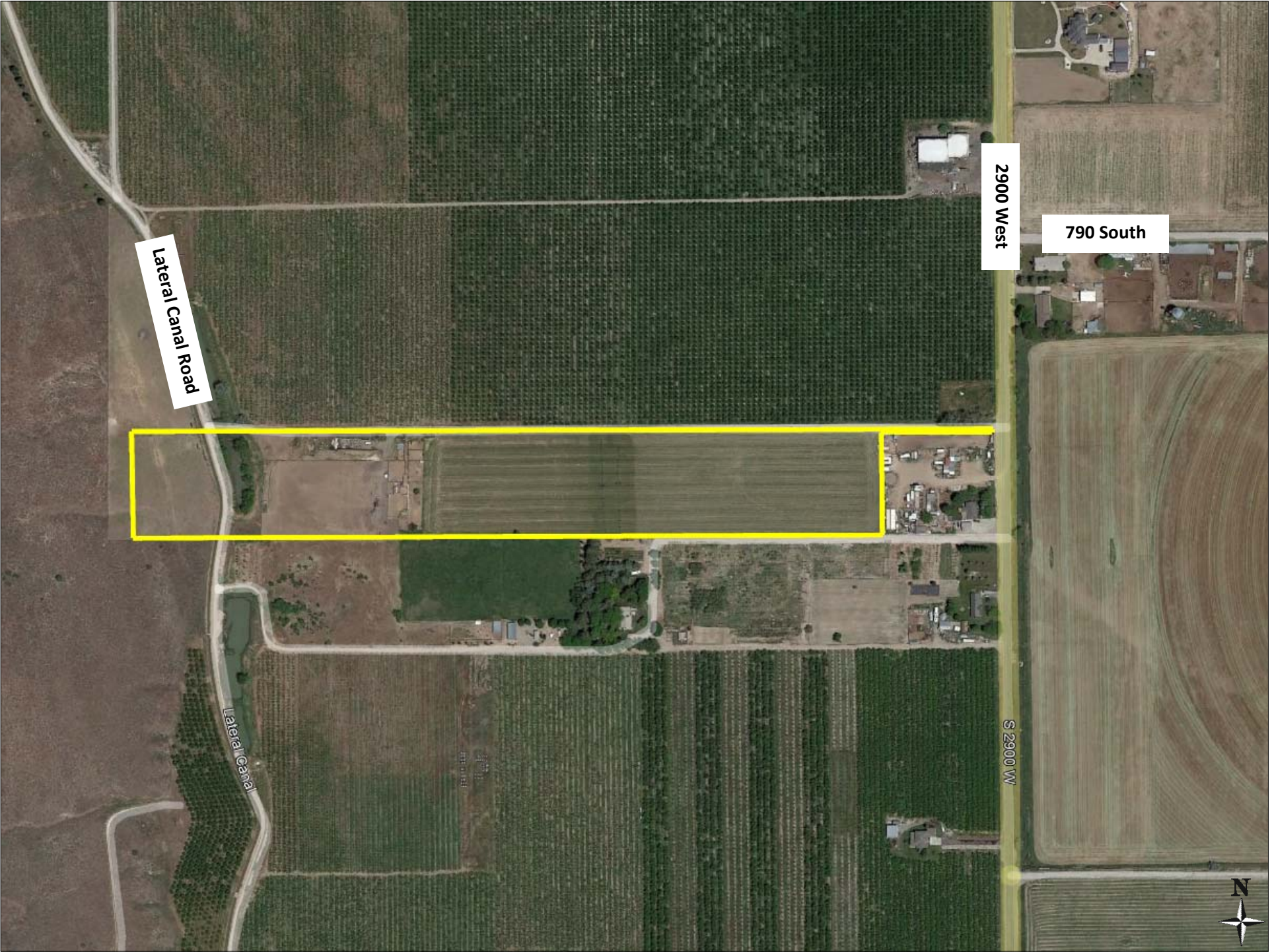
Highland Commercial, Inc.

2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

www.hciutah.com



Lateral Canal Road

2900 West

790 South

S 2900 W

Lateral Canal

