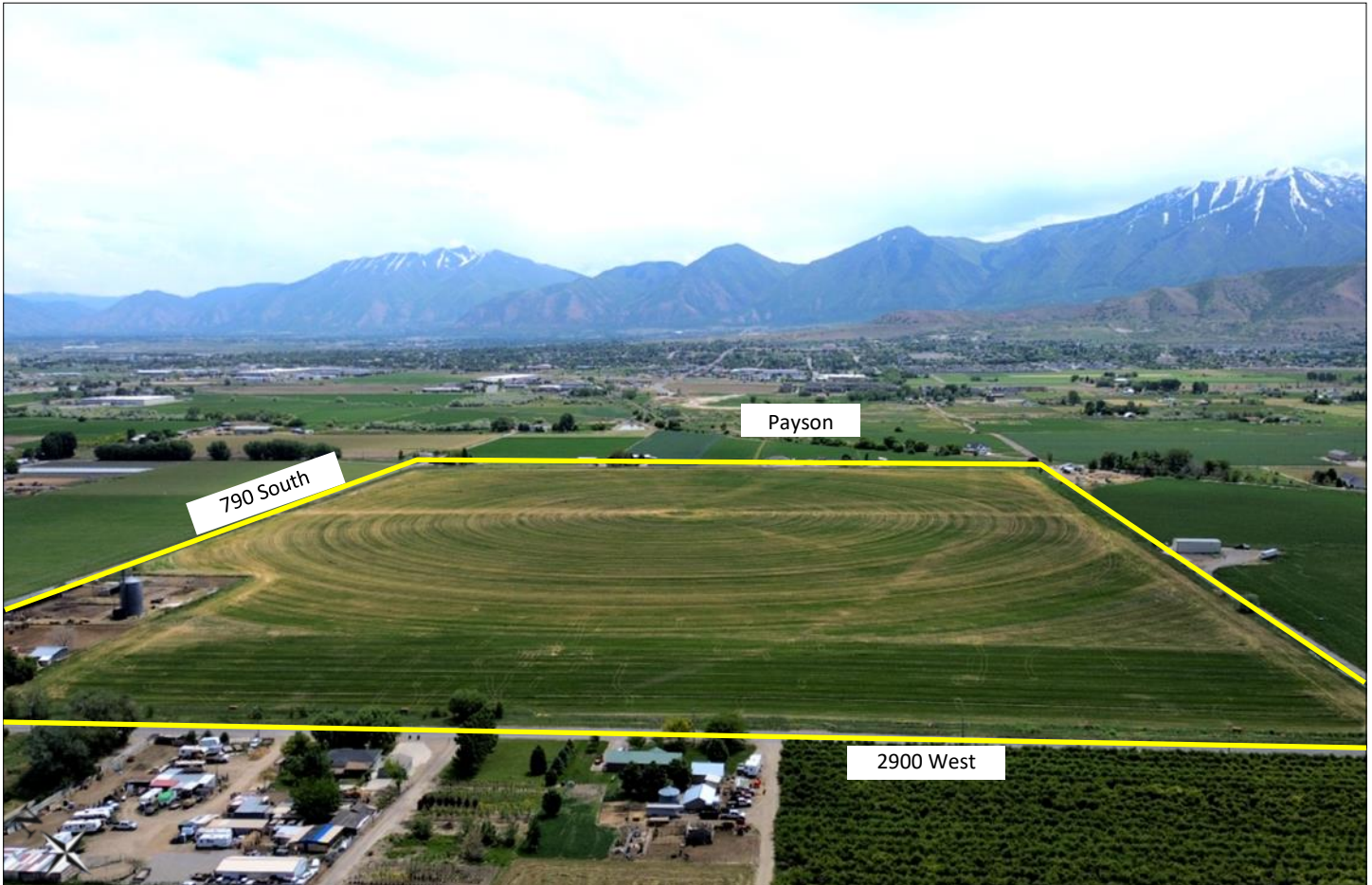


**PRICE REDUCED:**

# **Pheasant Mtn Farm & Development Land**

**100.84 acres located on the SE corner of 2900 W & 790 S  
Payson City, Utah County, Utah**



## **CONTACTS**

**Mike Nelson**  
801-482-7565  
mike@hciutah.com

**Amy Fromm**  
801-487-6100  
amy@hciutah.com

**Gary Nelson**  
801-487-6100  
gary@hciutah.com

**Joe Nelson**  
801-487-6100  
joe@hciutah.com



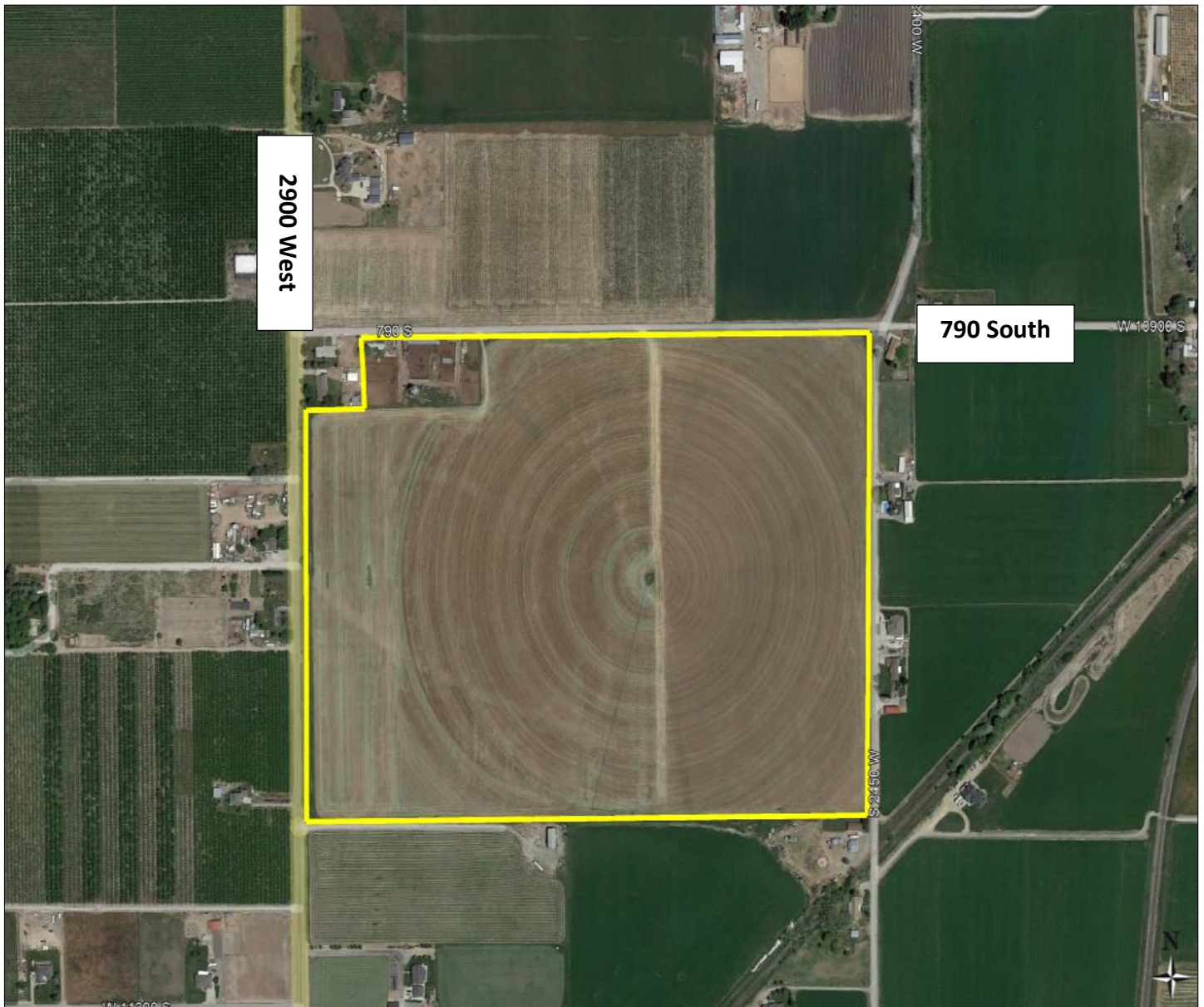
2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

[www.hciutah.com](http://www.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. Any sale may be subject to court approval. 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.



## EXECUTIVE SUMMARY

- 100.84 acres in the growth path of Payson City, Utah
- Zoned A-5-H (Annexation Holding Zone) in Payson City
- Parcel# 29:009:0023 (2022 taxes: \$1,412)
- 206.42 shares of Strawberry Valley Project water through Highline Canal, CUP water (rented), & Water Right: 51-1254
- 94 acres irrigated with a Zimmatic pivot & flood irrigation
- Farm yields: Silage corn: 24 ton/acre, Alfalfa: 5-7 ton/acre
- Utilities: power, well water, dominion gas, & septic sewer
- Improvements include a trailer, sheds, & corrals
- 13 miles southwest of Provo, Utah
- 46 miles south of Salt Lake City, Utah

## TERMS OF SALE

List Price: ~~\$7,150,000~~ \$6,900,000



2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

[www.hciutah.com](http://www.hciutah.com)





## LOCATION

- The property sits on the southeast corner of 2900 West and 790 South, Payson City, Utah County, Utah.
- Located in Utah County, Utah, 0.90 miles west of I-15.
- Located three miles north of Santaquin.
- Located seven miles southwest of Spanish Fork.
- Located 13 miles southwest of Provo.
- Located 48 miles south of Salt Lake City.



Highland Commercial, Inc.

2733 East Parley's Way, Suite 208

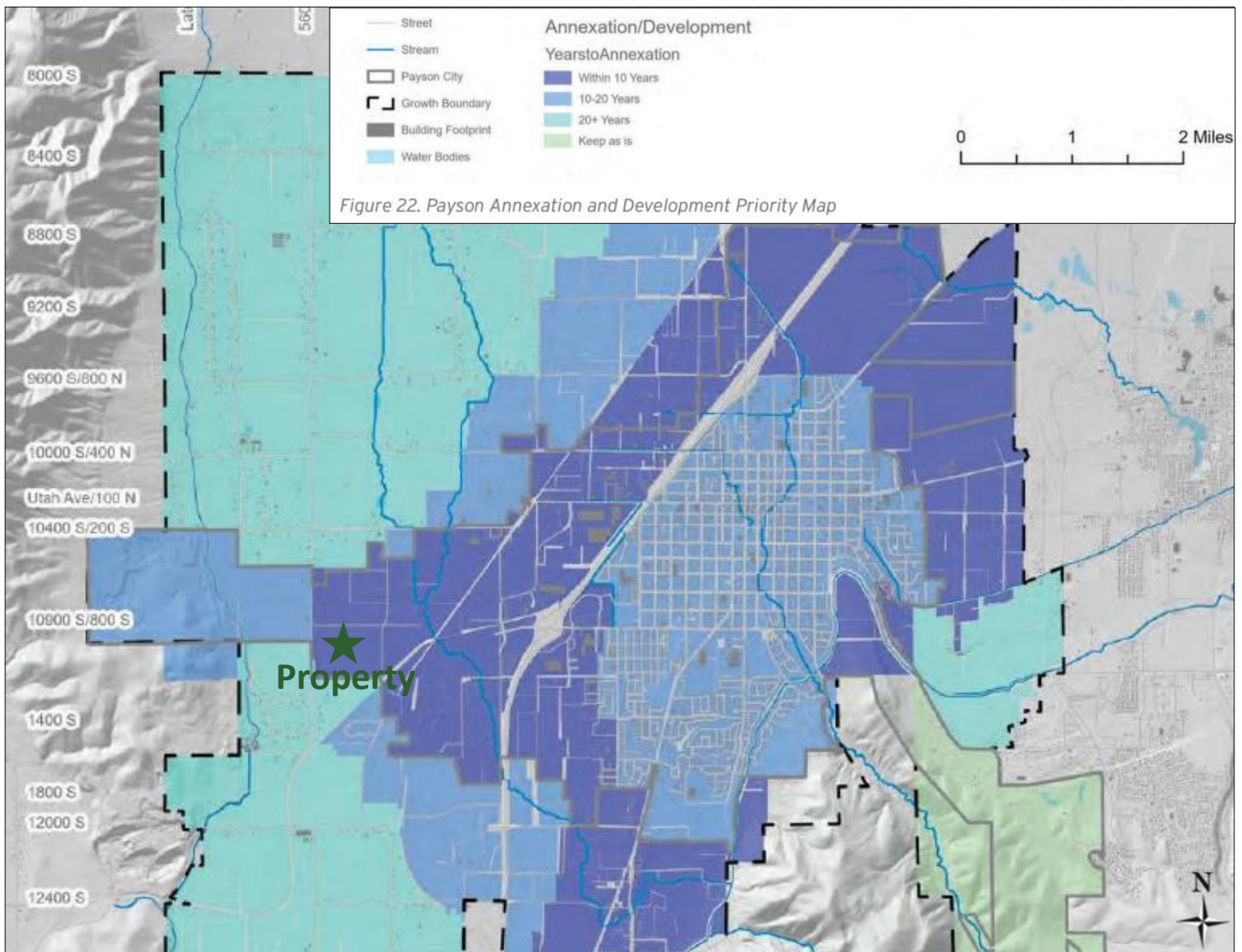
Salt Lake City, UT 84109

801-487-6100

[www.hciutah.com](http://www.hciutah.com)







## FUTURE LAND USE

- The property is located within Payson City's future land annexation plan. Development is expected to happen within the next 10 years.
- Payson City Development Services: 801-465-5204.



2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

[www.hciutah.com](http://www.hciutah.com)

# U.S. Census Bureau Estimates for Cities and Housing Units, 2022

On May 18<sup>th</sup>, 2023, the Census Bureau released population estimates for incorporated places (cities and towns) and housing units at the state and county level for July 1, 2022. The city-level population estimates utilize locally submitted building permits to estimate population. They are then controlled to the county estimate totals, which were published in March 2023.<sup>1</sup>

## National Picture

Southern cities led the nation in population growth rates between 2021 and 2022. Nine of the top fifteen fastest growing places were in the South, six of which were in Texas. The cities with largest absolute population growth were concentrated in Texas, Arizona, Washington, North Carolina, Florida, Nevada, and California.

Nationally, the housing stock increased by 1.6 million units from 2021 and 2022. Utah's housing stock grew the fastest, increasing by 3.3%. This was followed by Idaho (2.8%) and Texas (2.3%).

## Utah in the National Context

In 2022, Eagle Mountain joined the list of large cities (those with populations of 50,000 or greater). Lehi (5.6%) and South Jordan (4.3%) made the list of 25 fastest growing large cities.

Utah's housing growth resulted in 38,876 new units since 2021. Over half of this growth came from Utah (28.1%) and Salt Lake (27.4%) counties. Wasatch County ranked first in the nation for fastest housing unit growth (7.7%) adding 1,166 units. Utah, Washington, Box Elder, and Tooele counties also ranked in the top 50 for fastest housing unit growth.

## Population Changes in Utah Cities

Utah was the 10<sup>th</sup> fastest-growing state (1.2%) between 2021 and 2022, adding a total of 41,687 people. Census Bureau estimates indicated this growth was largely driven by Utah

**Table 1: Utah in the National Rankings**

Ranking	Area	Percent Change
Fastest Housing Unit Growth	State of Utah	3.3%
Fastest Housing Unit Growth	Wasatch County	7.7%
14 <sup>th</sup> Fastest Population Growth*	Lehi	5.6%
3 <sup>rd</sup> Fastest Declining City*	Taylorsville	-2.3%
4 <sup>th</sup> Fastest Declining City*	Orem	-2.3%
5 <sup>th</sup> Fastest Declining City*	Sandy	-2.2%

\*Of cities with populations of 50,000 or more on July 1, 2021  
Source: U.S. Census Bureau, Population Division, Vintage 2022

County (39.9% of state growth) and Washington County (14.9%). The estimates indicated a small population decline in Salt Lake County (183 people). The top 10 places that added the most residents between 2021 and 2022 were in Davis, Salt Lake, Utah, and Washington counties.

Saratoga Springs, Eagle Mountain, Lehi, Salt Lake City, and South Jordan experienced the highest absolute growth between 2021 and 2022. West Haven and Clearfield in Davis County also made the top 10 list, as well as St. George in Washington County.

Of Utah's top 10 fastest growing places, most had populations under 50,000. Hideout ranked first for the second year in a row at 14.1%, followed by West Haven (12.9%) and Tremonton (12.8%).

The largest cities in Utah were Salt Lake City (204,657), West Valley City (136,650), West Jordan (116,664), Provo (113,523), and St. George (102,519). The fastest growing large cities were Lehi (5.6%), South Jordan (4.3%), St. George (2.3%), and Herriman (1.8%). 47 places in Utah with populations over 1,000 people experienced population declines. The highest population losses were in West Valley City (-2,415), Orem (-2,240), Sandy (-2,054), Provo (-1,380), and Taylorsville (-1,372).

INFORMED DECISIONS™

## AREA GROWTH STATISTICS

- According to a recent University of Utah David Eccles School of Business study, Utah was the 10th fastest-growing state between 2021 and 2022. The Census Bureau indicated this growth was largely driven by Utah County which accounted for 39.9% of state growth.



2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

[www.hciutah.com](http://www.hciutah.com)





## WATER AND FARMING

- The property includes 206.42 shares of Strawberry Valley Project water through Highline Canal (0.86 acre-feet delivery/share), CUP water (rented), & Water Right: 51-1254

<u>Water Right</u>	<u>Status</u>	<u>Priority Date</u>	<u>Source</u>	<u>Use</u>	<u>ELU (head)</u>	<u>Quantity of Water</u>	<u>Domestic Units</u>
51-1254	Application to Appropriate	02/23/1952	Underground Water Well	Irrigation Stockwater	100	.25 acres	1 EDU

- 94 acres irrigated with a Zimmatic pivot & flood irrigation
- Farm yields: Silage corn: 24 ton/acre, Alfalfa: 5-7 ton/acre
- Strawberry Water Users Association: 801-465-9273
- Utah Division of Water Rights: 801-538-7240



2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

[www.hciutah.com](http://www.hciutah.com)





## IMPROVEMENTS

- Improvements include a trailer, sheds, & corrals
- Utilities: power, well water, dominion gas, & septic sewer
- Trailer is occupied by a tenant who pays \$400/month



2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

[www.hciutah.com](http://www.hciutah.com)



## PARCEL / PROPERTY TAXES

- The property consists of the following Utah tax parcel (greenbelt):

<u>Parcel</u>	<u>Acres</u>	<u>2022 taxes</u> <u>(greenbelt)</u>
29:009:0023	100.84	\$1,412
Total:	100.84	\$1,412

## INFORMATION

For more information, please contact us:

**Mike Nelson**

801-482-7565

mike@hciutah.com

**Amy Fromm**

801-487-6100

amy@hciutah.com

**Gary Nelson**

801-487-6100

gary@hciutah.com

**Joe Nelson**

801-487-6100

joe@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.



2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

[www.hciutah.com](http://www.hciutah.com)

## Lease Agreement for Yearly Lease - Payson

This lease agreement is between Scott Day (Lessor)  
and Dan L Wright Heber LLC (Lessee) and the following land units:

Farm: Location: 2895 West 790 South, Payson, UT.

The term of this agreement shall be for a period of 1 year. Beginning on January 1, 2020 and ending on December 31, 2020. This lease shall continue in effect from year to year thereafter until written notice of termination is given by either party to the other at least 2 months before expiration of this lease or any renewal.

William D Wright  
Signature of lessor (lessor's signature certifies ownership & control of leased land)

Jan 1 2020  
Date

Scott Day  
Signature of lessee

1-1-2020  
Date

### Pd. By lessee:

Water taxes  
Property taxes  
\$125 per acre

### FARM LEASE

- The farm is leased to Scott Day through the remainder of the 2023 growing season.



2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

[www.hciutah.com](http://www.hciutah.com)





**HIGHLAND  
COMMERCIAL**

Highland Commercial, Inc.

2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

[www.hciutah.com](http://www.hciutah.com)