

New Listing

Maps and additional information at hciutah.com

Duchesne County Land - Cottonwood Canyon

469.26 acres southeast of Duchesne, Duchesne County, Utah



EXECUTIVE SUMMARY:

List Price: \$938,520

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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.

- 469.26 acres southeast of Duchesne in Duchesne County, UT
- Zoned A-5 (Agriculture - 5-acre minimum lot size)
- Duchesne County parcels: 00-0034-8309, 00-0034-8310, & 00-0035-0045, 2024 Taxes: \$3,201.22
- Owner receives \$733/year for (inactive) pipe royalty fee
- Beautiful 360° views of valleys and mountains
- 48 miles to Strawberry Reservoir
- 94 miles from Park City, Utah
- 100 miles to Provo, Utah
- 120 miles from Salt Lake City, Utah



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