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Duchesne River Ranch

39.31 acres on the Duchesne River, Duchesne County, Utah



EXECUTIVE SUMMARY:

List Price: ~~\$495,000~~ \$475,000

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- 39.31 riverfront acres located less than two miles NE of Myton, UT
- ±1,990 feet of Duchesne River frontage for prime brown trout fishing
- Zoned A-5 (Agriculture - 5-acre minimum lot size)
- Duchesne County parcel 00-0007-5253 Taxes: \$252.56
- 6000 West ends 0.73 miles south of SE property corner
- No subsurface, oil, gas, or mineral rights included in offering
- One share of BIA water for flood irrigation on 16.9 acres (#N6944)
- 7 miles northeast of Bridgeland, Utah
- 15 miles northeast of Duchesne, Utah
- 100 miles east of Salt Lake City, Utah



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