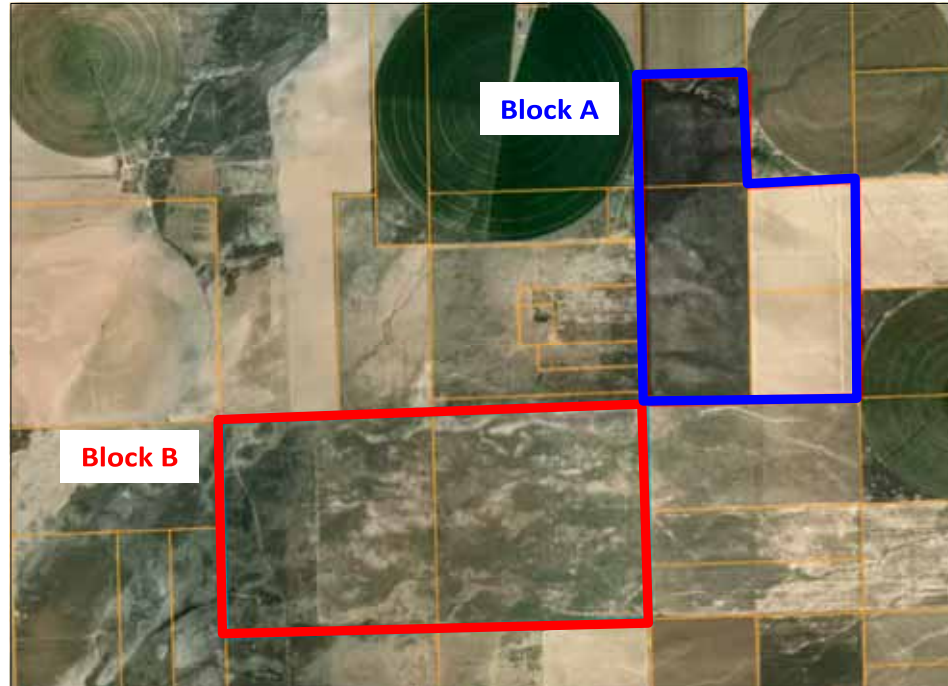


Price Reduced:

Maps and additional information at hciutah.com

Levan Pasture Land

520 acres located three miles southwest of Levan, Juab County, Utah
(Sold Together or in Two Separate Offerings)



EXECUTIVE SUMMARY:

Price Reduced:

Block A - NE 200 Acres: \$1,095,000

Block B - SW 320 Acres: \$795,000

Combined - 520 Acres: \$1,795,000

**Mike Nelson • mike@hciutah.com
801-482-7565 • 801-487-6100**

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.

- 520 acres located three miles southwest of Levan, Utah
- Well-located pasture ground in strong agricultural area
- Property is offered together or separate:
- **Block A - 200 Acres** - XD-00-3996-1, XD00-3996-2, XD00-3994, XD00-3995 (2025 Taxes: \$30.91 - Greenbelt) - A1-50 Zone
- **Block B - 320 Acres** - XD00-4028, XD00-4021 (2025 Taxes: \$94.61- Greenbelt) - A1-160 Zone
- No water owned by seller
- Access route: SR 28, W on Powell Lane, S on 2000 West
- 1.5 miles west of Union Pacific Railroad - Line 78
- 2.25 west of I-15, and 13 miles southwest of Nephi, Utah
- 50 miles southwest of Provo, Utah
- 85 miles south of Salt Lake City, Utah



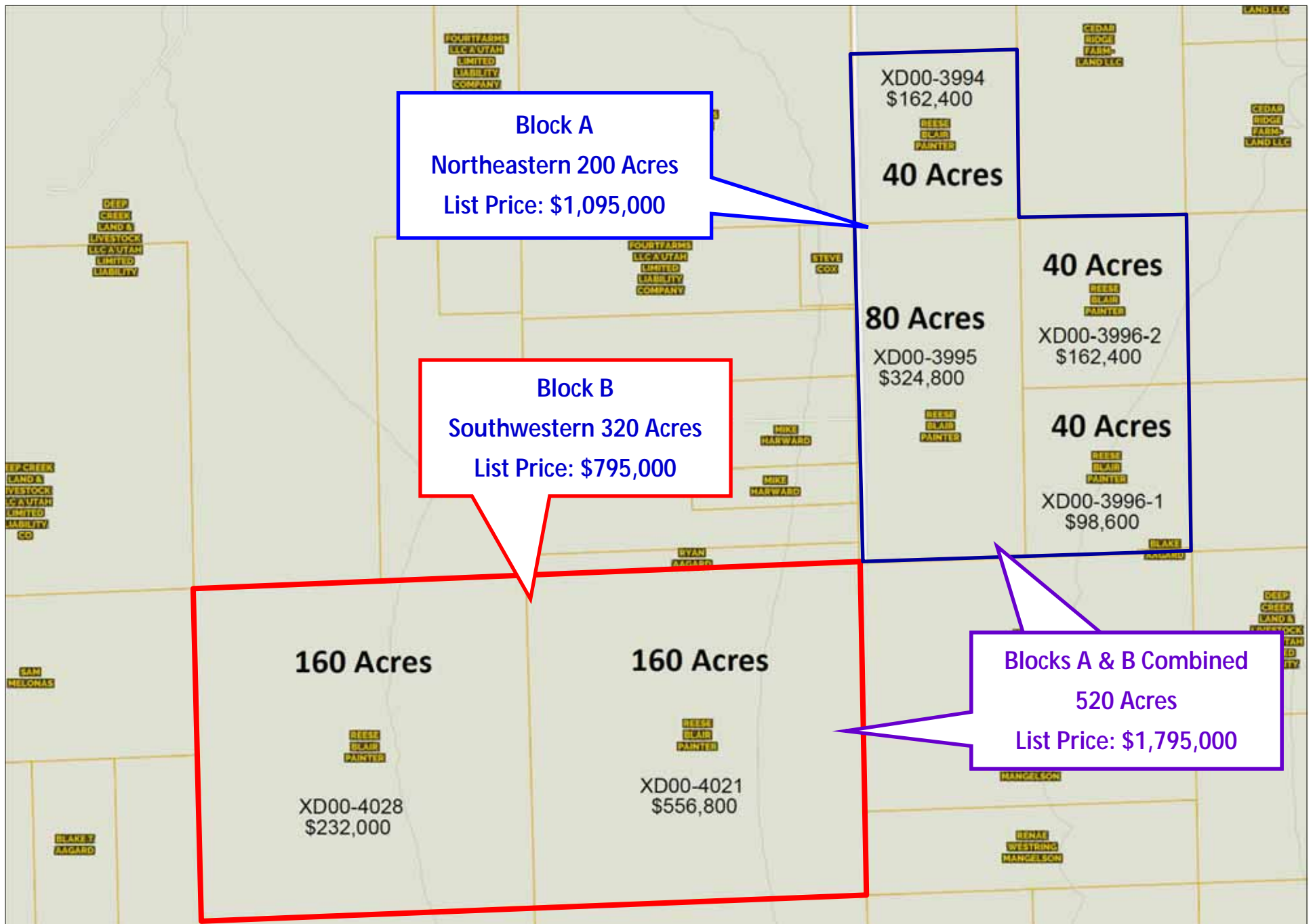
2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

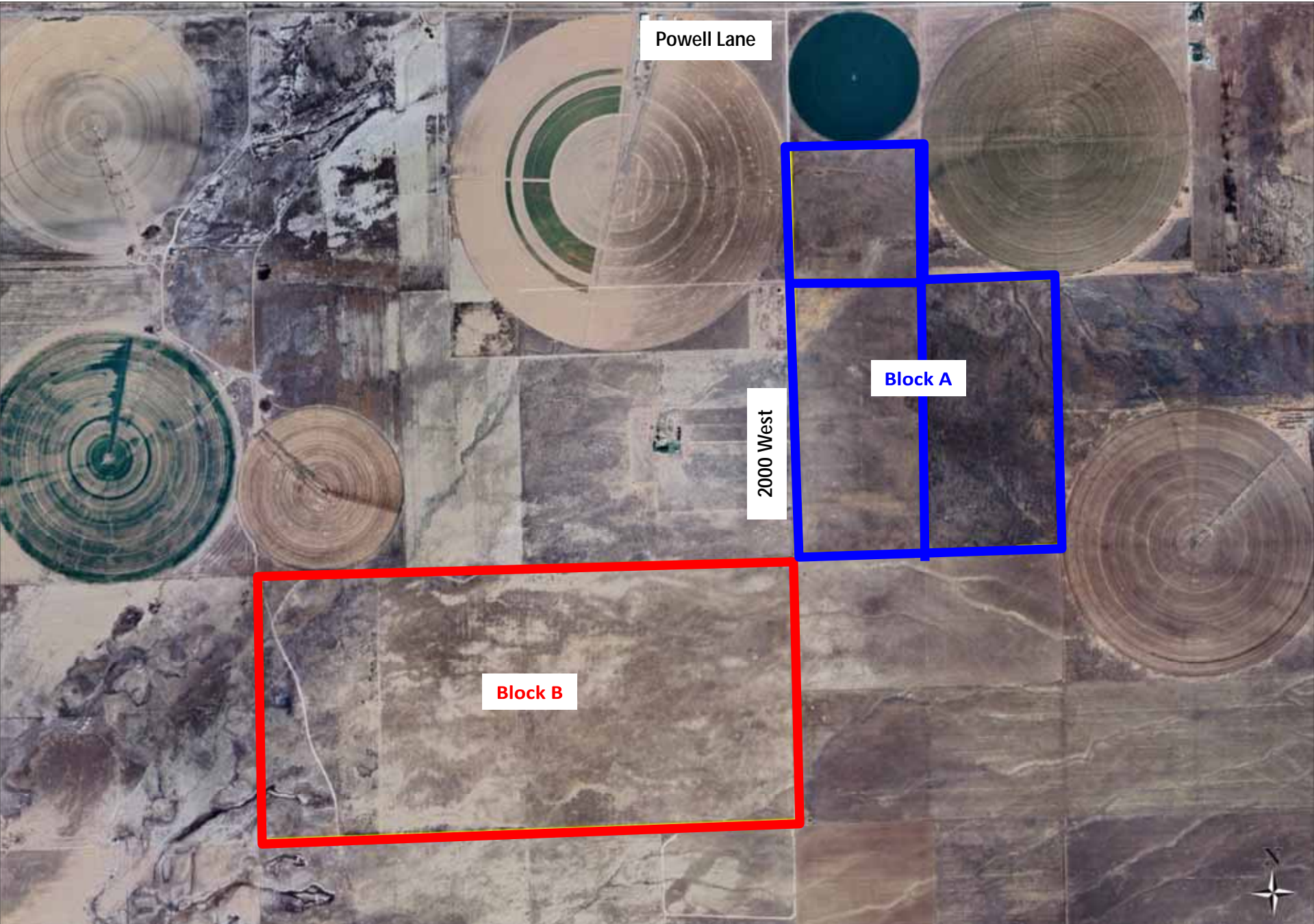
801-487-6100

www.hciutah.com

JUAB COUNTY GIS PLAT MAP:



AERIAL MAP:



Powell Lane

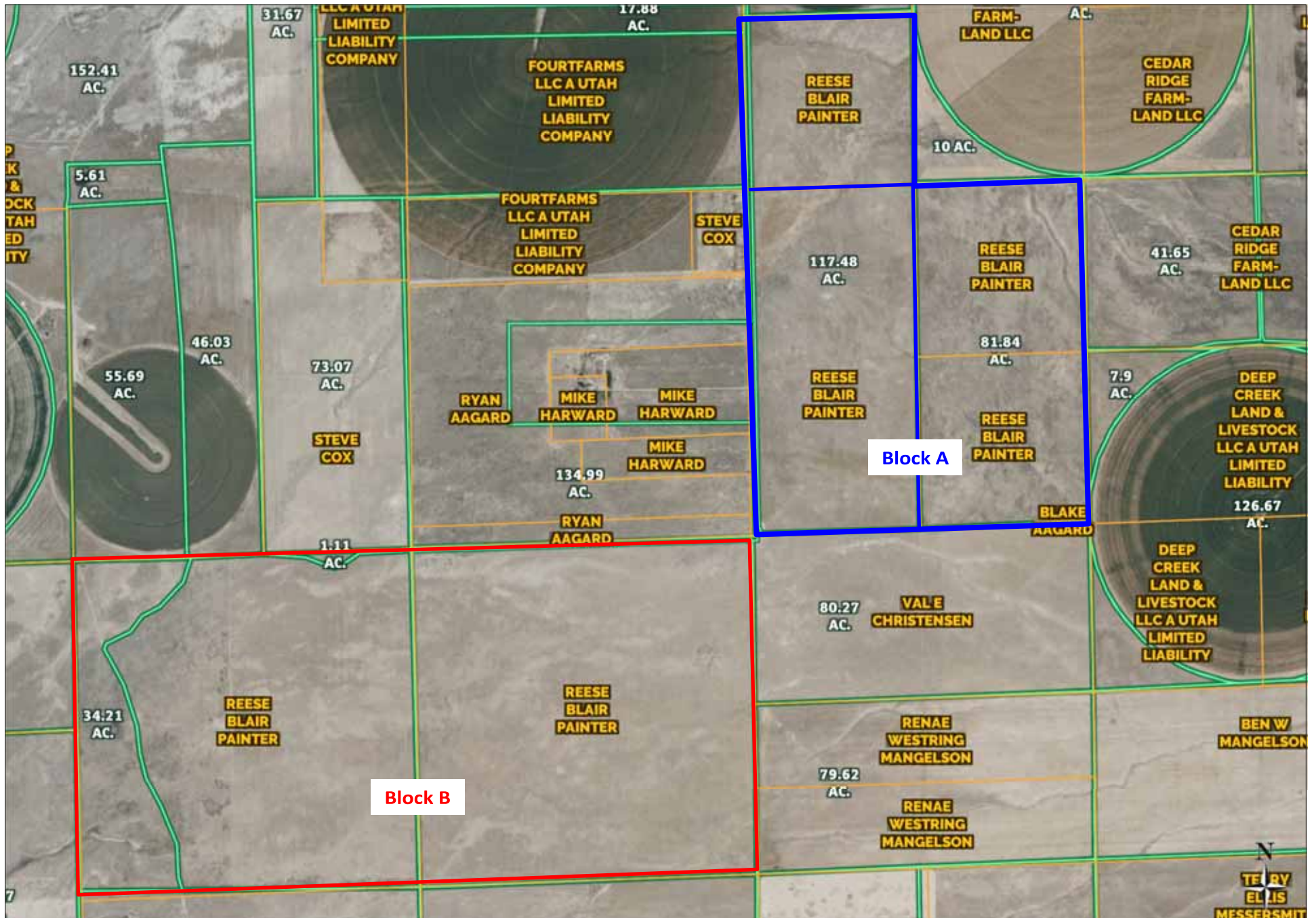
2000 West

Block A

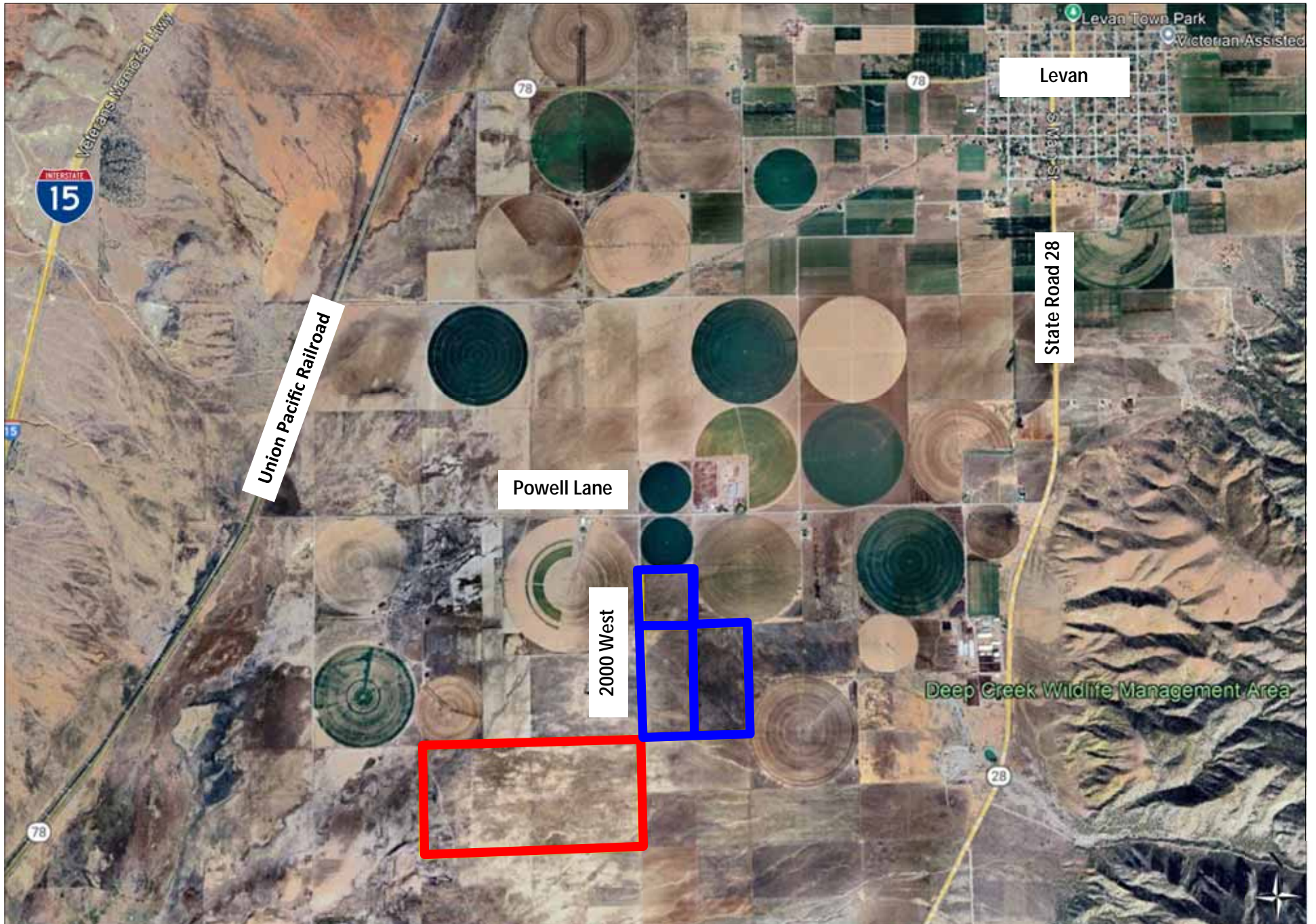
Block B



FSA FIELD MAP:

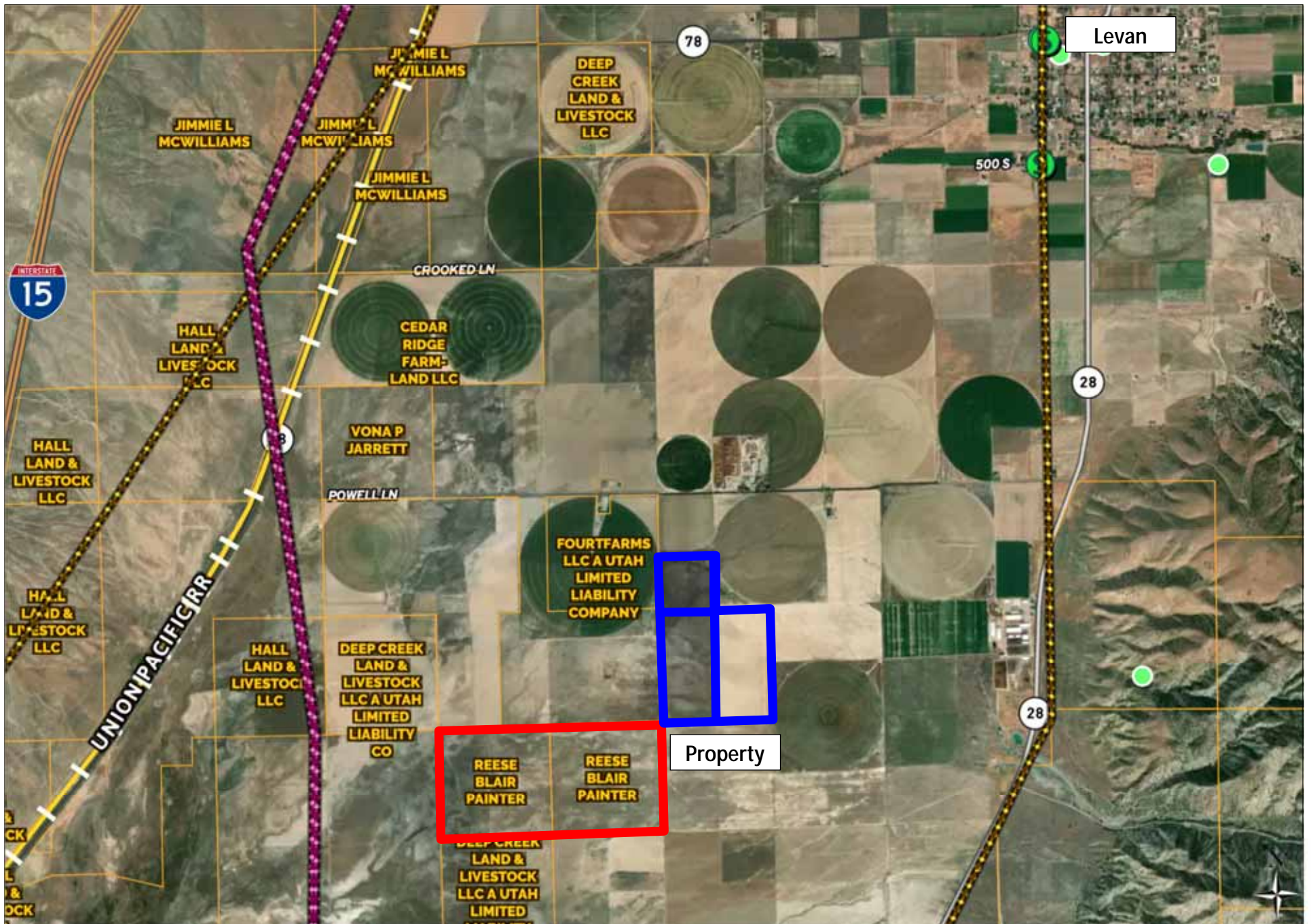


AERIAL MAP:

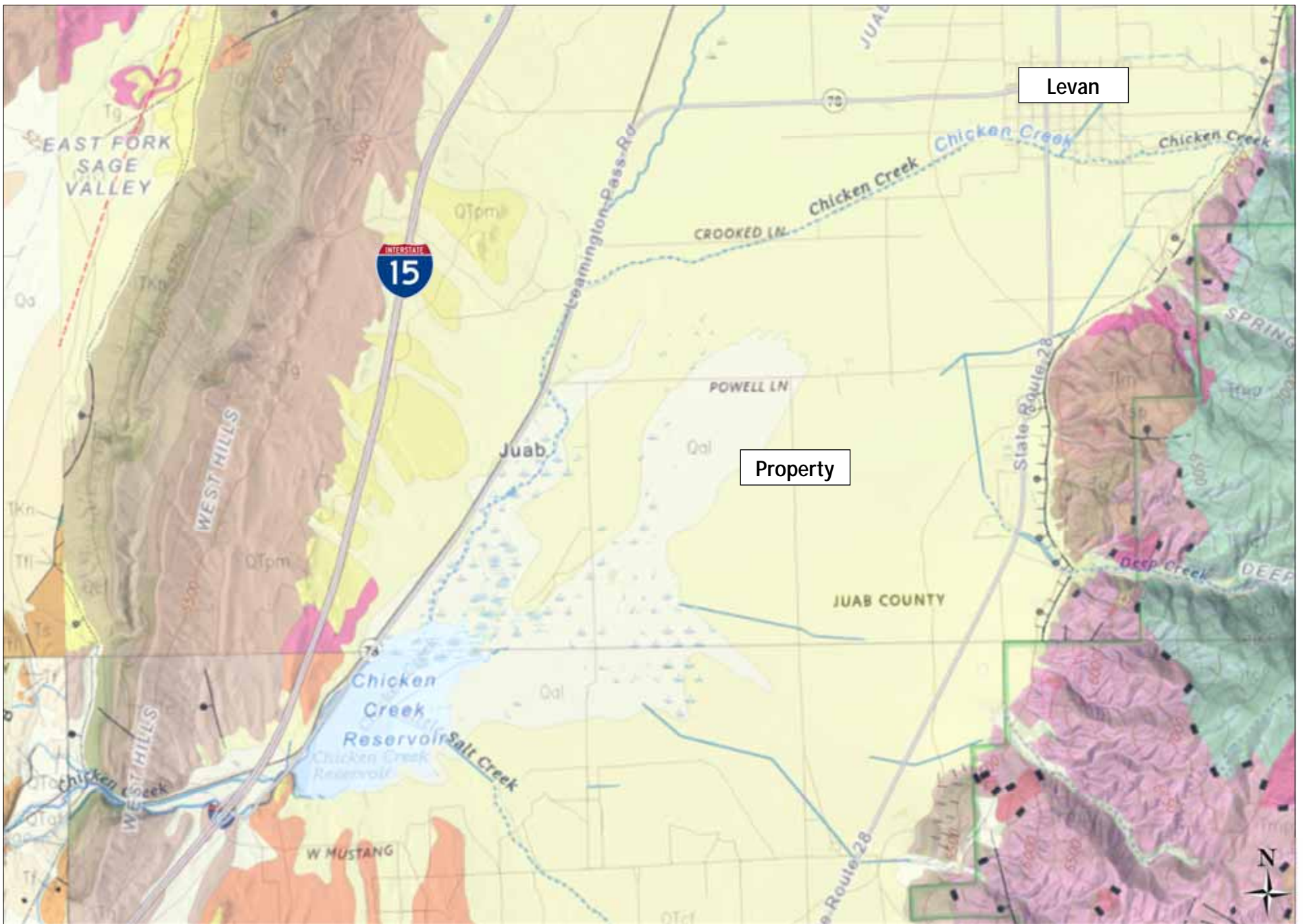




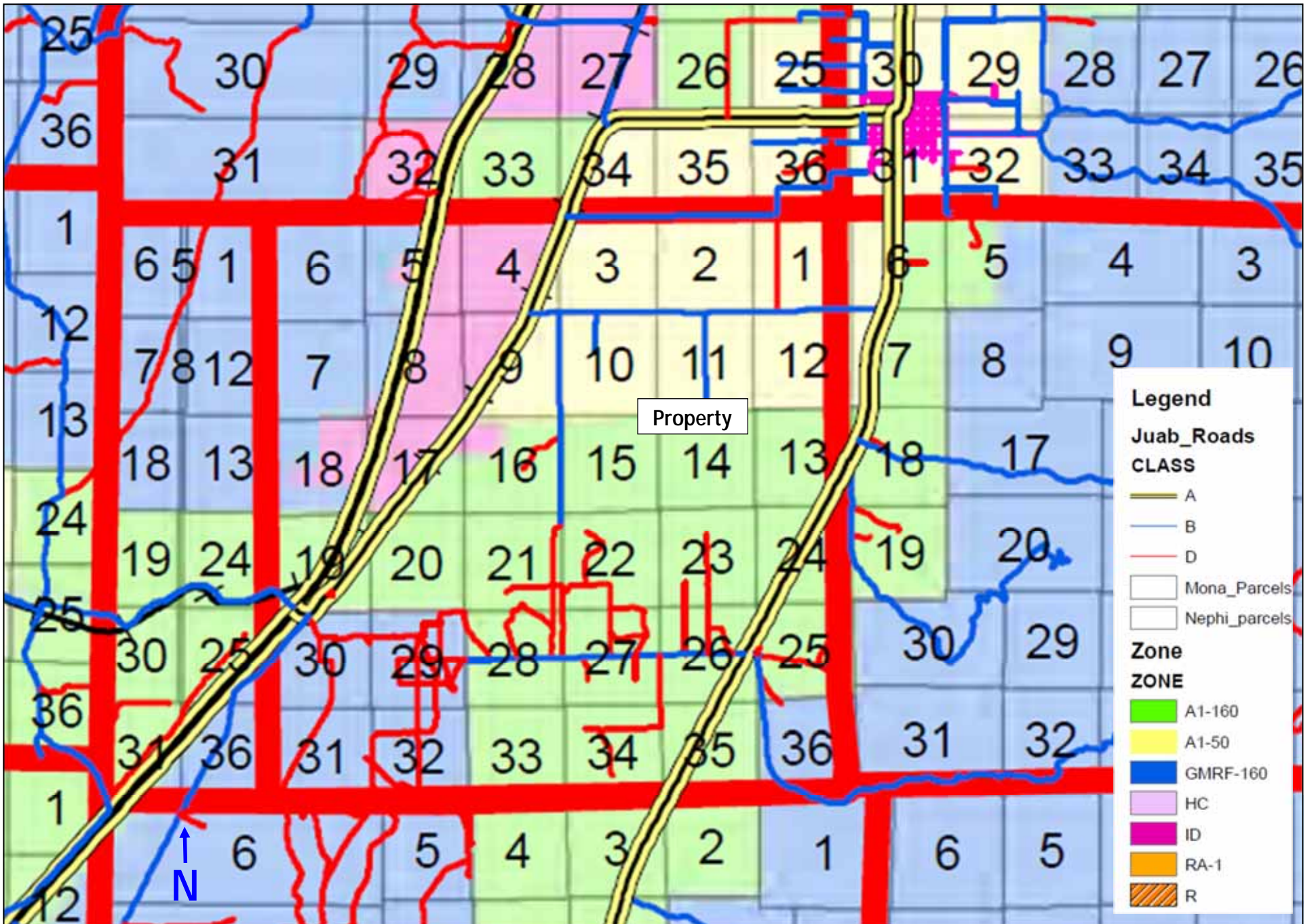
TRANSMISSION LINE, SUBSTATION, & RAILROAD MAP:



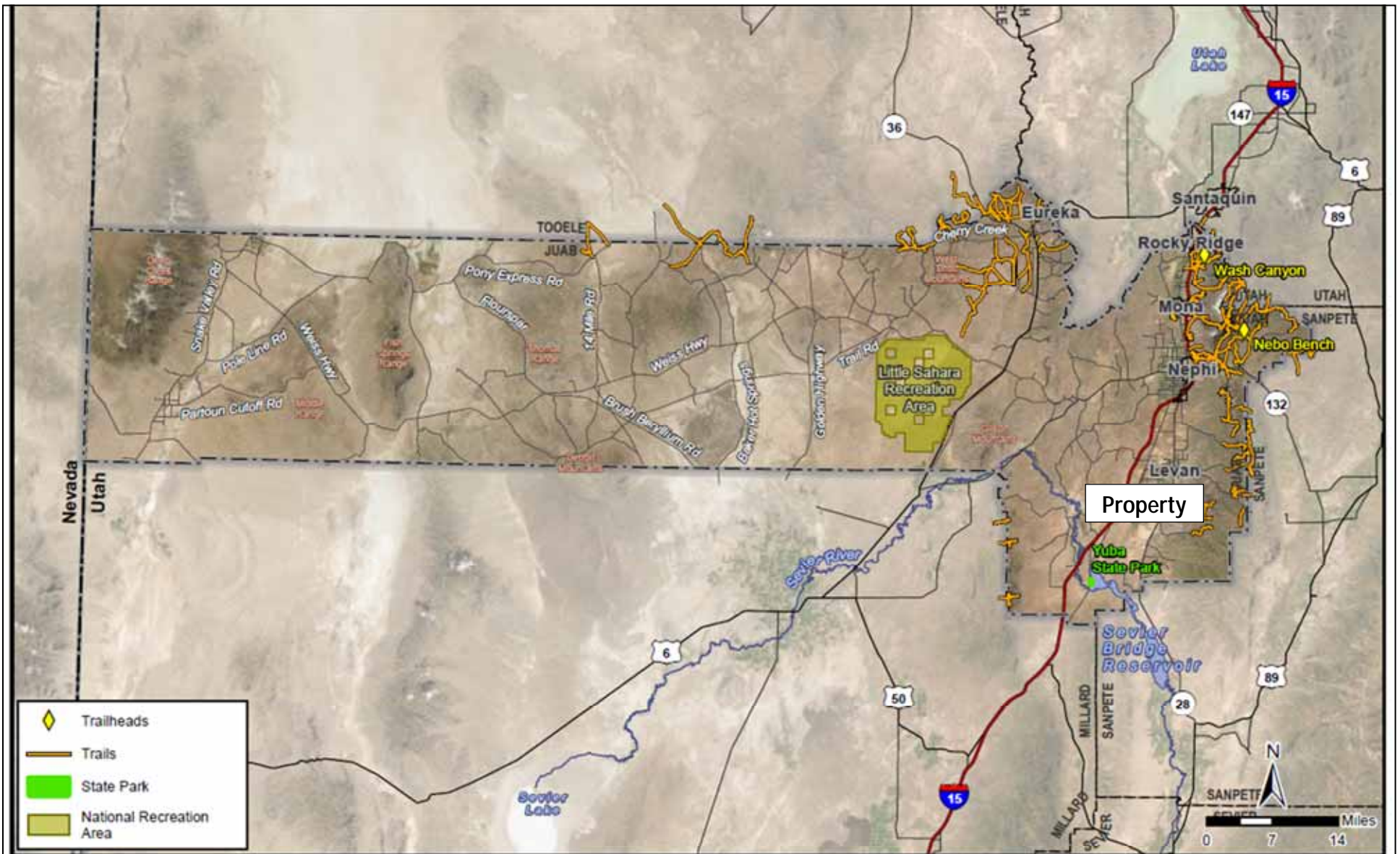
TERRAIN MAP:



ZONING MAP:



PARKS, TRAILS, & RECREATION MAP:



- Trailheads
- Trails
- State Park
- National Recreation Area

- Municipal Boundary
- Juab County Boundary
- Other County Boundary
- State Boundary



Juab County

*General Plan Update
Parks, Trails, and Recreation Overview*

Map Name: H:\DProj\2206-027\Design\GIS\Projects\2206-027_Planing\2206-027_Planing.aprx - Eri Juab County GP - Parks, Trails, and Recreation 1.1.r10
 Project Number: 2206-027 Drawn by: JEW 05-02 Last Edit: 05/16/2022

Juab County

Scale: 1" = 14 miles

1