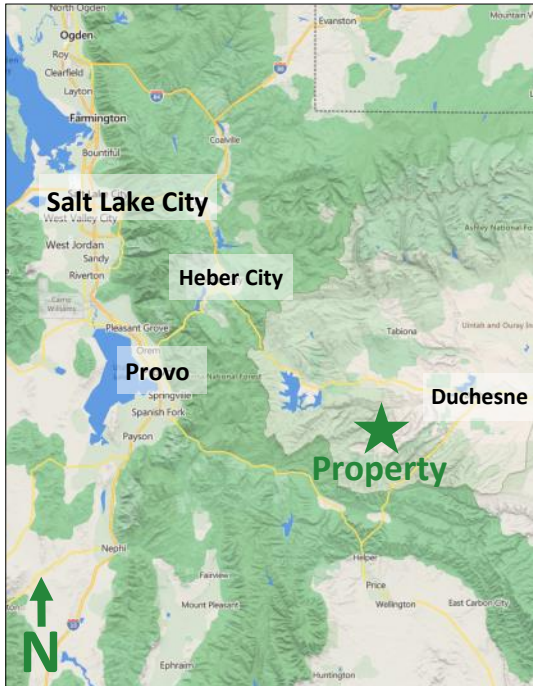


New Listing

Maps and additional information at hciutah.com

Indian Canyon Ranch

1,162.25 acres, Duchesne County, Utah



EXECUTIVE SUMMARY:

List Price: \$1,225,000

**Joe Nelson • joe@hciutah.com
801-482-7560 • 801-487-6100**

Mike Nelson

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.

- Zoned in Duchesne County: A5 Ag
- Main road has year-round access—maintained/plowed by oil company
- 2022 Taxes: \$881.77
- Elevation ranges from 6,712 ft—8,527 ft
- No water rights
- Sale excludes oil, gas and mineral rights
- SELLER HAS REQUESTED THAT WE BE PRESENT FOR ALL SHOWINGS
- 15 miles from Duchesne, Utah
- 48 miles from Provo, Utah
- 73 miles from Salt Lake City, Utah


**HIGHLAND
FARM & RANCH**

Highland Commercial, Inc.
2733 East Parley's Way, Suite 208
Salt Lake City, UT 84109
801-487-6100

www.highlandranches.com



Strawberry Reservoir

Fruitland

Currant Creek Mountain

Starvation State Park

DUCHESNE

★ Property





RECREATION AND HUNTING

The Indian Canyon Ranch presents stunning mountain vistas and endless, year-round recreation.

The ranch sits within the Indian Canyon CWMU (Controlled Wildlife Management Unit). Hunting opportunities include elk, deer, mountain lion, and black bear.

In addition to the private land, the Southern-most parcels directly abut to the Ashley National Forest.

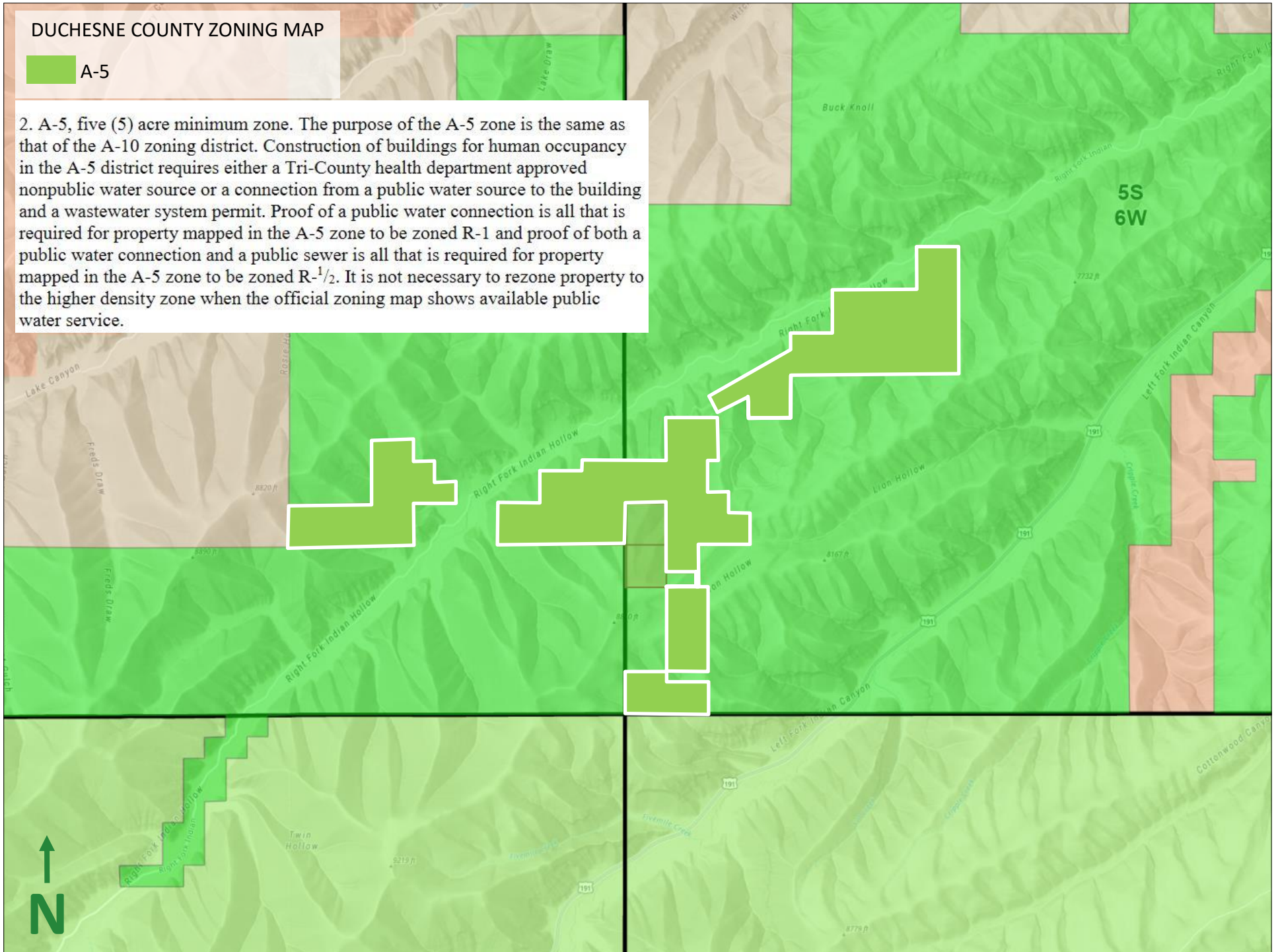
The outfitter pays the landowner \$8,666/year.

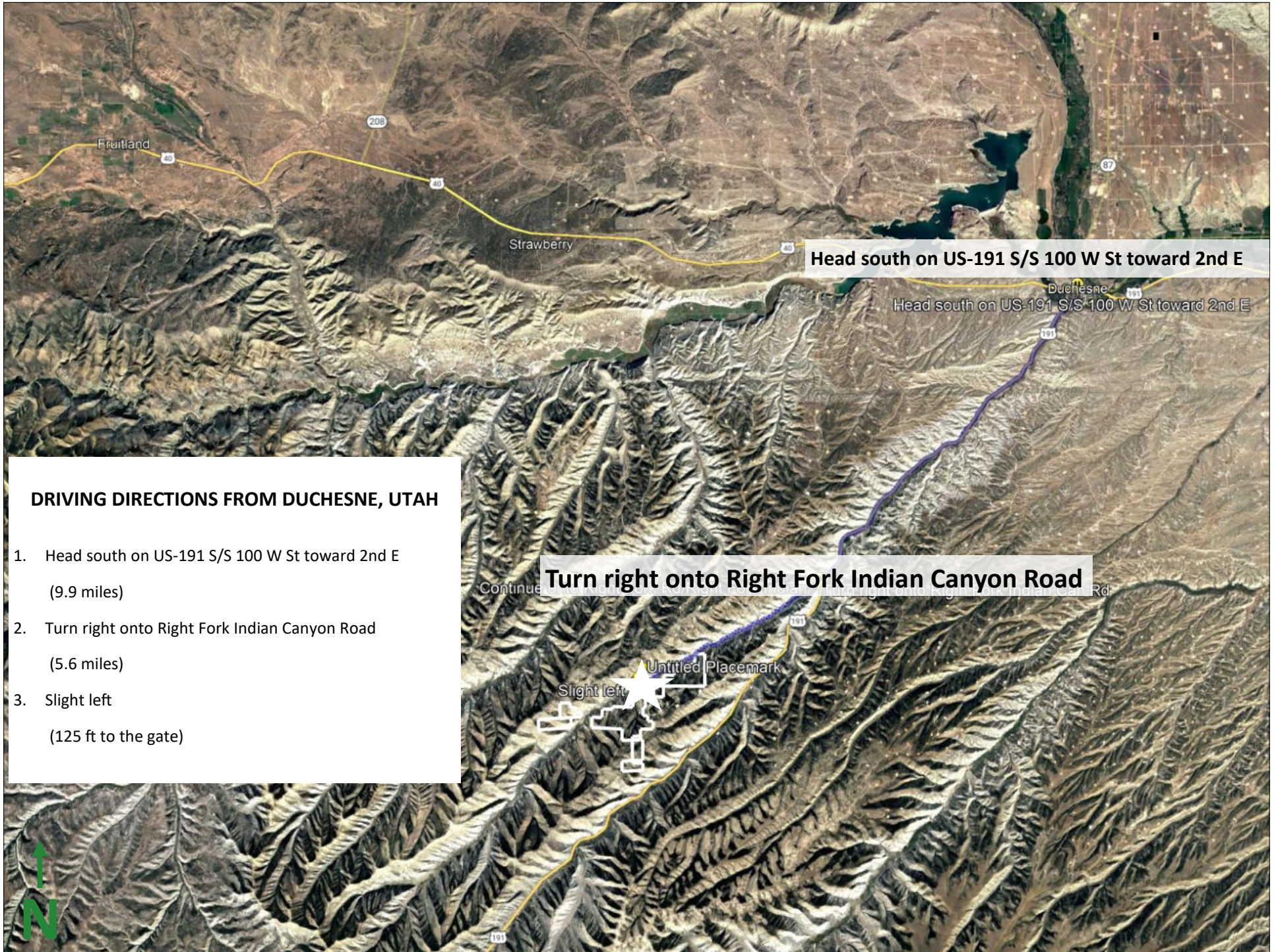


DUCHESNE COUNTY ZONING MAP

 A-5

2. A-5, five (5) acre minimum zone. The purpose of the A-5 zone is the same as that of the A-10 zoning district. Construction of buildings for human occupancy in the A-5 district requires either a Tri-County health department approved nonpublic water source or a connection from a public water source to the building and a wastewater system permit. Proof of a public water connection is all that is required for property mapped in the A-5 zone to be zoned R-1 and proof of both a public water connection and a public sewer is all that is required for property mapped in the A-5 zone to be zoned R-1/2. It is not necessary to rezone property to the higher density zone when the official zoning map shows available public water service.





Head south on US-191 S/S 100 W St toward 2nd E

Head south on US-191 S/S 100 W St toward 2nd E

DRIVING DIRECTIONS FROM DUCHESNE, UTAH

1. Head south on US-191 S/S 100 W St toward 2nd E
(9.9 miles)
2. Turn right onto Right Fork Indian Canyon Road
(5.6 miles)
3. Slight left
(125 ft to the gate)

Turn right onto Right Fork Indian Canyon Road

Slight left

Untitled Placemark

