

**BANK-OWNED PROPERTY - PRICE REDUCED**

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# Bauer Road Development Land

324.23 acres in Tooele County, Utah

(SOLD TOGETHER OR IN TWO PARCELS)



## EXECUTIVE SUMMARY:

### List Prices:

**Parcel A - 105 Acres: \$495,000**

**Parcel B - 219 Acres: \$495,000**

**Bulk Price (Discount): \$995,000**

**Mike Nelson | Dan Nelson**

**801-482-7565 | [mike@hciutah.com](mailto:mike@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.

- 324.23 acres adjacent south of Tooele City, Utah
- Access from Hwy 36, Bauer Road, & South Mtn Road
- Zoned RR-5, A-40, and MU-40 in Tooele County
- Adjacent to industrial and residential developments
- Active rail line bisects the property
- Gravel pits on nearby properties
- 2016 Taxes: \$101.75 (Greenbelt)
- Elevation: 5,106 feet
- Less than 20 miles from Salt Lake & Utah Counties



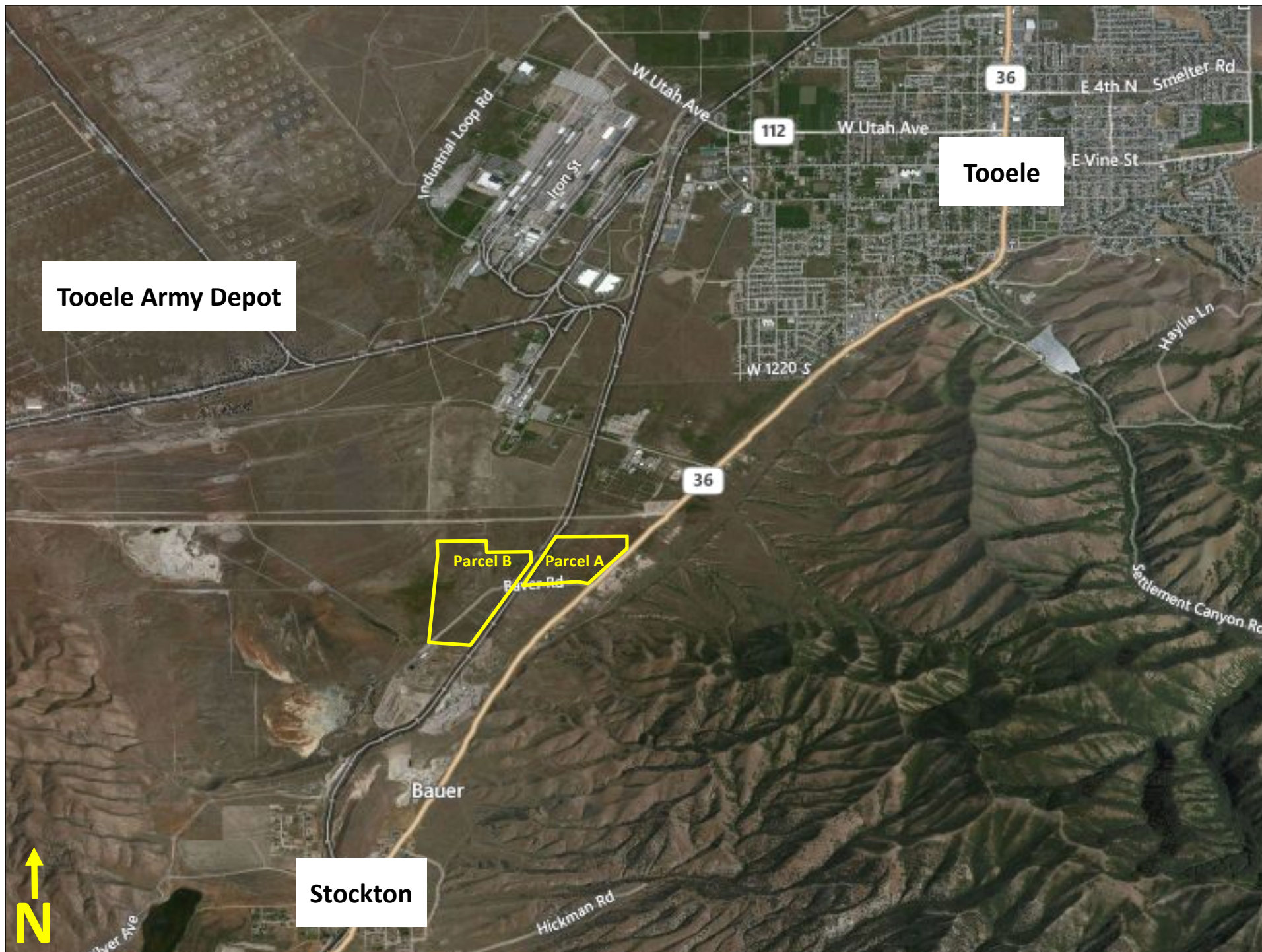
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Salt Lake City, UT 84109

801-487-6100

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





Tooele Army Depot

Tooele

Stockton

