

NEW LISTING:

Receiver Sale: Layton Development Land

±7.8 acres at 2815 West Gordon Avenue, Layton, Utah



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EXECUTIVE SUMMARY

- 7.77 acres located at 2815 W. Gordon Avenue in Layton, Utah (Davis County)
- Prime **residential development parcel** with access to Gordon Avenue; also abuts 900 North on east boundary
- Currently zoned RS (Residential Subdivision: 15K SF min. lot size) and A (Agricultural: one acre min. lot size)
- Includes two houses:
 - 4,100 SF built 1991
 - 1,372 built ±1920
- Includes four shares of water in Davis Weber Canal Company (estimated to be six acre-feet/share)
- The property is being marketed pursuant to a Federal Court-appointed receivership. (Case 2:18-cv-00892-TC). Any sale is subject to court approval. Please contact us for **bid procedures, due diligence documents, and recent appraisals.**

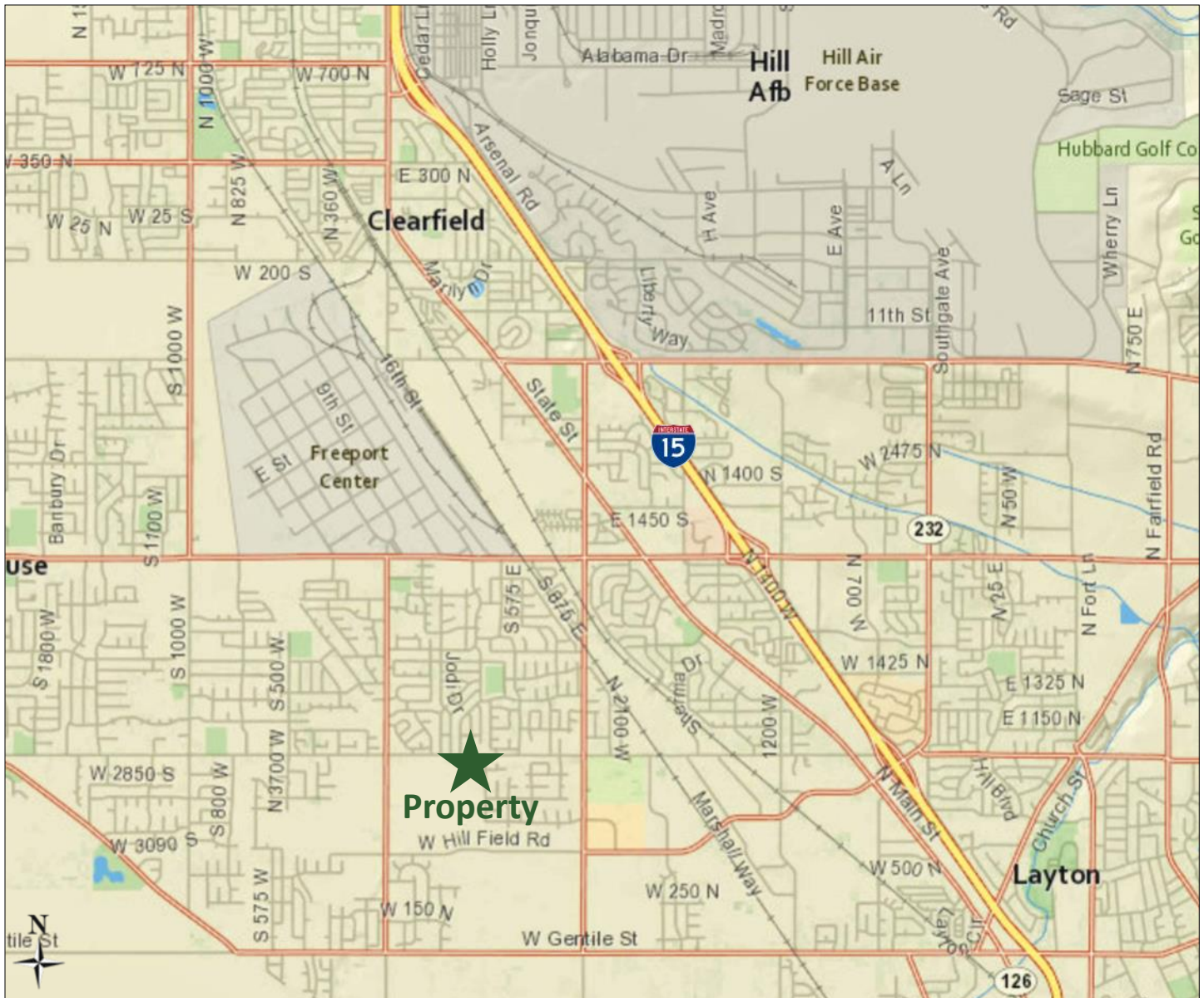


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TERMS OF SALE

List Price: \$1,950,000

Sale subject to court approval

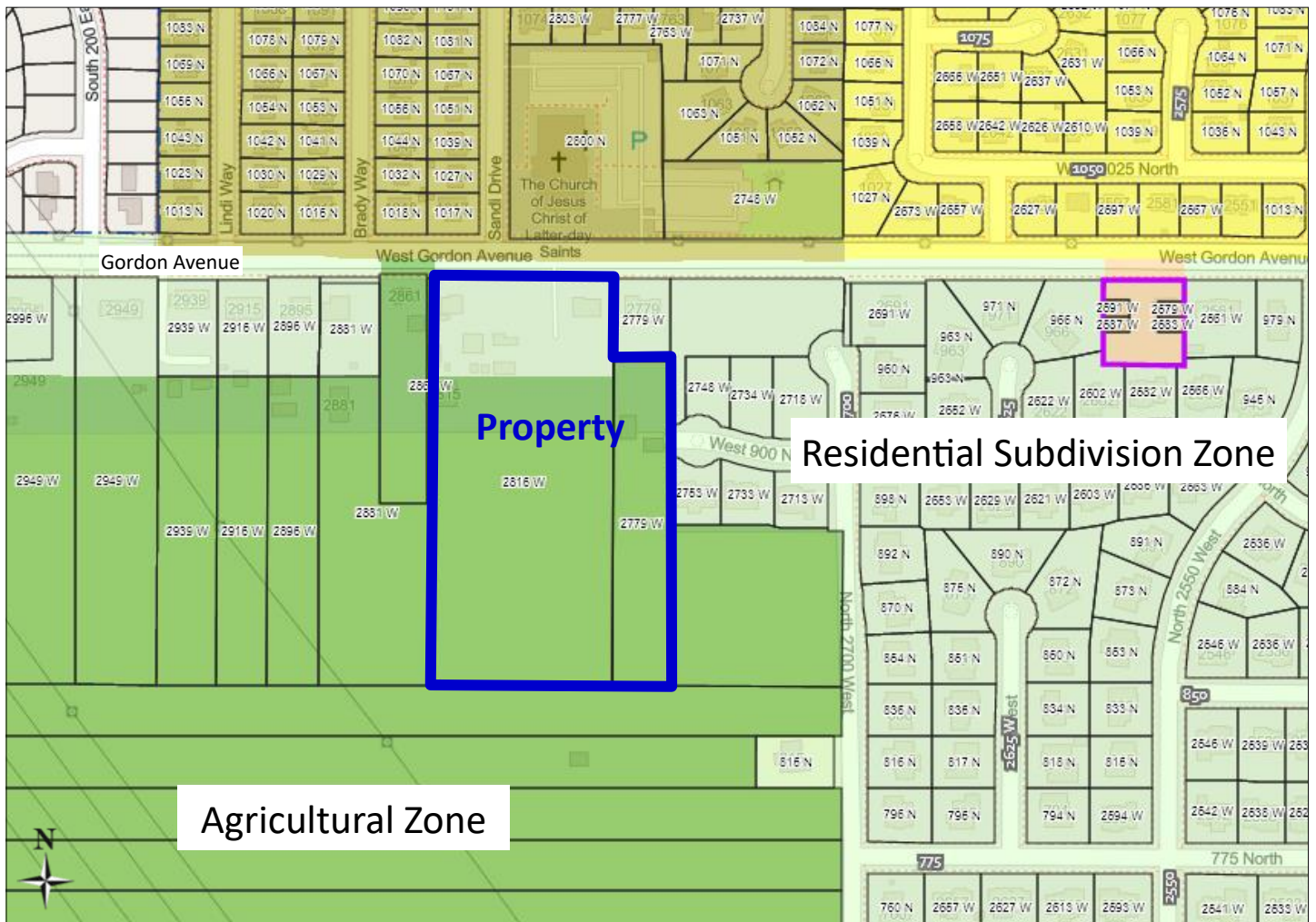


LOCATION

- The property sits at 2815 West Gordon Avenue, Layton, Utah, 84041.
- Located in Davis County, Utah, approximately two miles west of I-15.



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ZONING AND LAND USE / WATER

- Currently zoned RS (Residential Subdivision: 15K SF min. lot size) and A (Agricultural: one acre min. lot size)
- Possibility of re-zone in accordance with General Plan for low-density residential
- Currently used as two single-family residences and horse pasture
- Most utilities located in Gordon Avenue or 900 North, but future storm drain and sewer may have to connect to south and/or west—not currently in place—due to existing grade
- Contact Layton City for more information:
 - Layton City Planning Department: 801-336-3780
 - Layton City Engineering: 801-336-3706
- Includes four shares of piped water in Davis Weber Canal Company (estimated to be six acre feet/share)



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HOUSES AND IMPROVEMENTS

- 4,100 SF house built 1991 (7 bed)
- 1,372 SF house built ±1920
- Various agricultural buildings, sheds, barns, etc.; age unknown



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PARCEL / PROPERTY TAXES

- The property consists of the following Davis County tax parcels (greenbelt):

<u>Parcel</u>	<u>Acres</u>	<u>2020 taxes (greenbelt)</u>
12-109-0365	6.19	\$2,740
12-109-0366	1.58	\$21
Total:	7.77	\$2,761

SALE PROCESS

- The property is being sold pursuant to a court-approved receivership in the Rust Rare Coin case (No. 2:18-cv-00892)
- Any sale is subject to Court approval. Please contact us for **details and bid procedures**.
- The following additional materials may be available for interested parties:
 - Property photos
 - House photos
 - Recent property appraisals (2021)
 - Surveys
 - County Tax Notices
 - Title Commitment
 - Sale procedure statute

INFORMATION

For more information, please contact us:

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**7.77 ACRES OF
DEVELOPMENT
LAND**



**INCLUDES TWO
HOUSES**



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