

PRICE REDUCED:

Bolinder Ranch

1,058 acres near Grantsville in Tooele County, Utah



SALE PACKAGE CONTACTS

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www.highlandranches.com

Notice: Highland Commercial, Inc., a licensed Utah real estate brokerage, represents the seller in marketing this property. 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 correction, 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.



EXECUTIVE SUMMARY

- 1,058 deeded acres SW of Grantsville in Tooele County, Utah
- Private gated access approximately 2.3 miles west of Mormon Trail Rd
- Zoned RR-5 (Rural Residential, 5-acre min lot size) in Tooele County
- Significant gravel aggregate on southeastern portion of property
- Historically used for the grazing of cattle (100-head from 12/1 to 5/1)
- Property is fully fenced and used for the grazing of cattle & recreation
- Water right #15-364: 115 ELUs (stock water), 1 EDU (domestic)
- Beautiful bench land, rolling hills, & mountains above Grantsville
- Elevation ranges from 5,260 to 6,082 feet
- 10 miles west of Tooele, 30 miles southwest of Salt Lake City, Utah
- Tooele County taxes 2022: \$113.97 (Greenbelt)
- Agent must be present for all showings

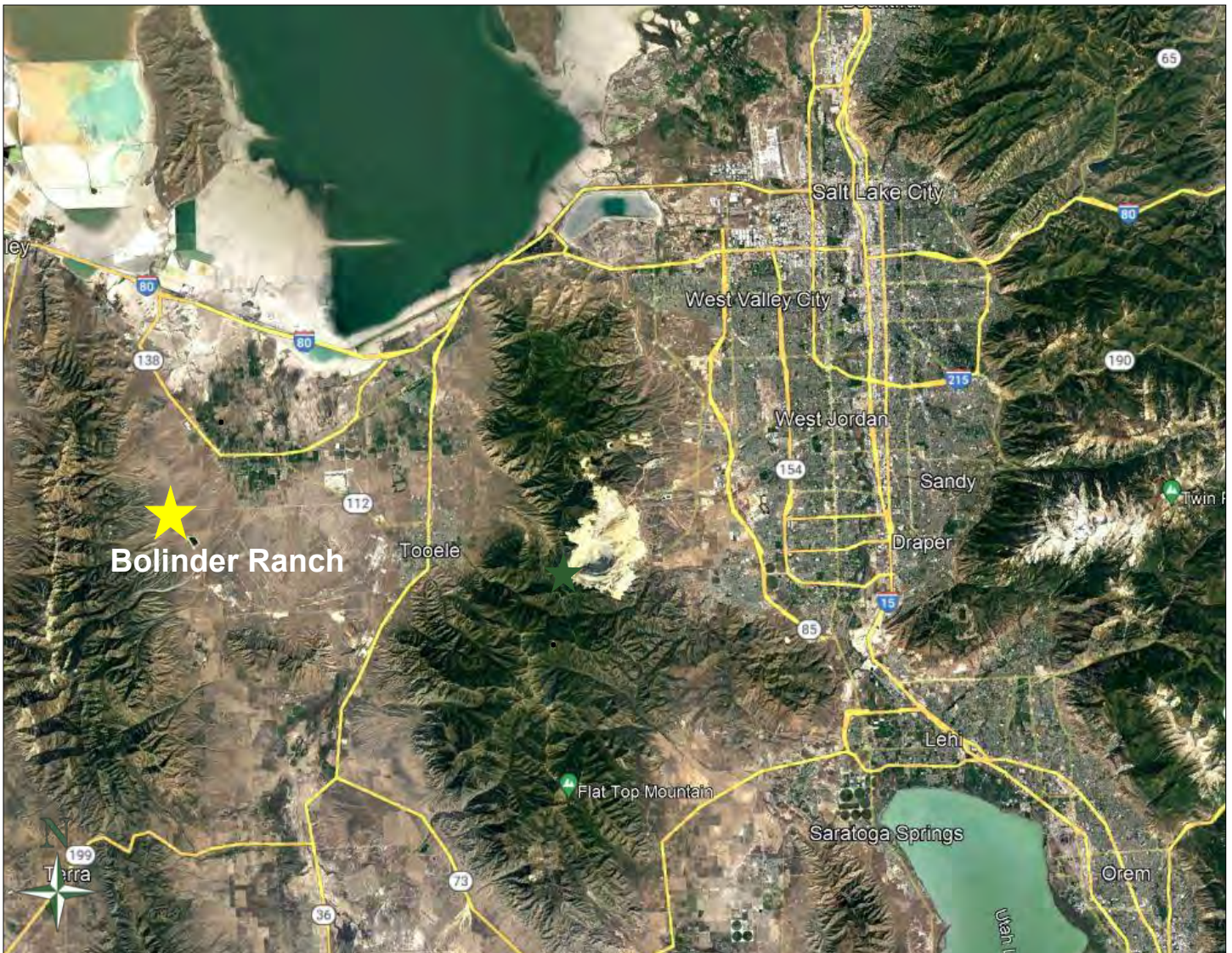


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TERMS OF SALE

List Price: ~~\$7,500,000~~ \$6,750,000



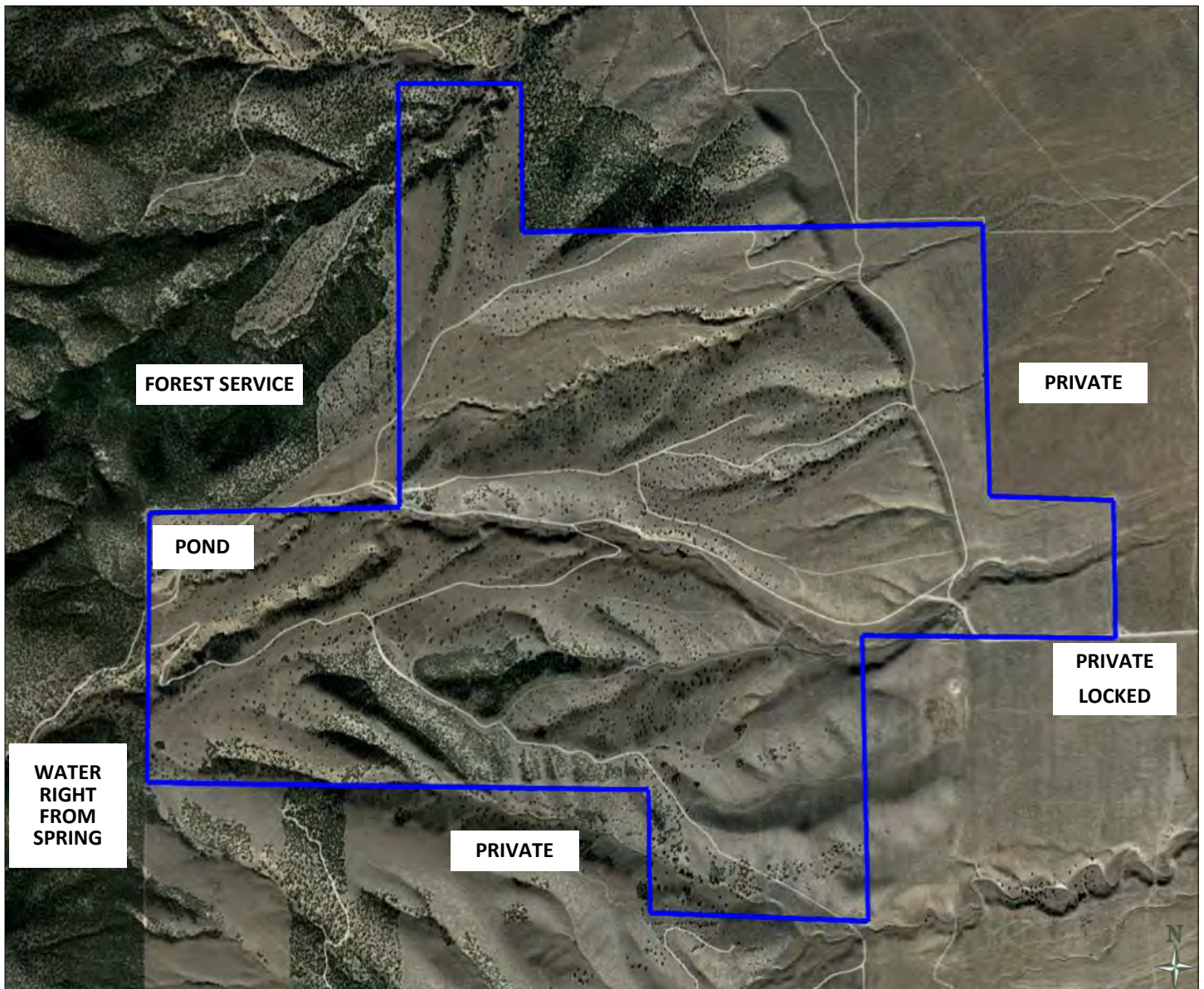
RANCH LOCATION

- The Bolinder Ranch is located near Grantsville, Utah. (Tooele County)
- Private gated access approximately 2.3 miles west of Mormon Trail Rd
- Driving distances:
 - Tooele, Utah: 10 miles
 - Salt Lake City, Utah: 30 miles
 - Ogden, Utah: 70 miles
 - Provo, Utah: 78 miles



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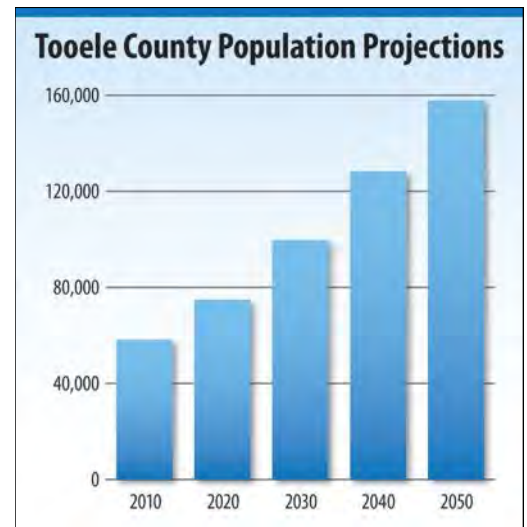
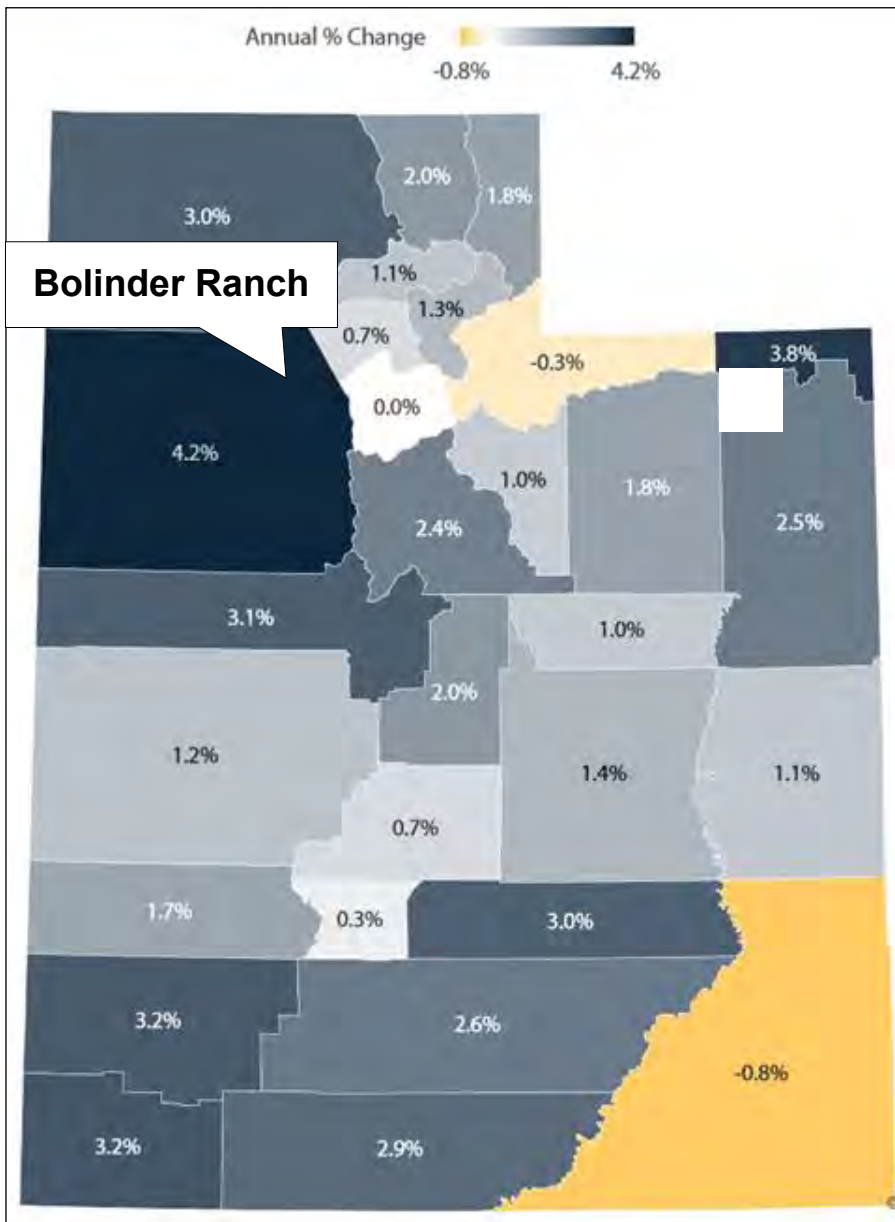
WATER RIGHTS

- Water right #15-364: 115 ELUs (stock water), 1 EDU (domestic)
- See attached water right printout
- More information can be obtained from the Utah Division of Water Rights: 801-538-7240



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Utah leads as the fastest growing state in the U.S.*

Percentage increase in population, 2010-2020

1. Utah	18.4
2. Idaho	17.3
3. Texas	15.9
4. North Dakota	15.8
5. Nevada	15.0
6. Colorado	14.8
7. District of Columbia	14.6
8. Washington	14.6
9. Florida	14.6
10. Arizona	11.9

*Ranking includes District of Columbia
Source: Census Bureau

GRAPHIC BY CHRISTOPHER CHERRINGTON
The Salt Lake Tribune

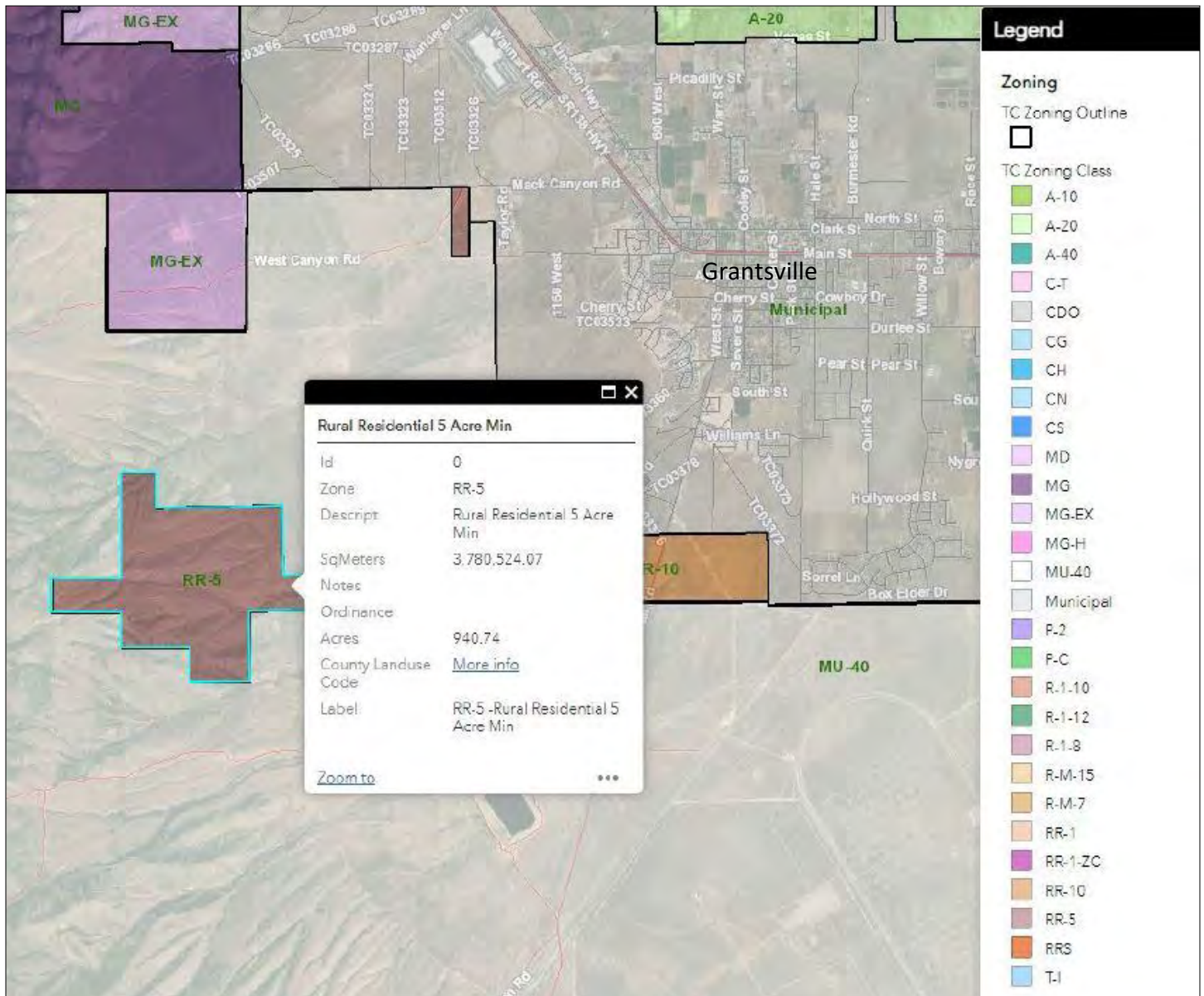
TOOELE COUNTY GROWTH & AREA INFORMATION

- Tooele County, Utah has a population of approximately 79,934
- The growth rate in Tooele county was 4.2% in 2022 which made Tooele County the fastest growing county by percent (Census Bureau's data)
- Tooele County population projections are expected to reach almost 160,000 by 2050
- Utah was the fastest growing State in the United States from 2010-2020



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ZONING INFORMATION

- Currently zoned RR-5 (Rural Residential, 5-acre min lot size) in Tooele County
- More information can be obtained from the Tooele County Planning and Zoning Department: 435-843-3160



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PROPERTY USE

- Historically used for the grazing of cattle (100-head from 12/1 to 5/1).
- The property is fully fenced.



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GRAVEL RESERVE

- Significant gravel aggregate on southeastern portion of property
- See enclosed gravel study information



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PARCELS/PROPERTY TAXES

<u>Parcel</u>	<u>Acres</u>	<u>Property Taxes</u> <u>(2022)</u>
03-063-0-0001	80	\$ 31.85
03-055-0-0001	521.24	\$ 42.13
03-062-0-0005	217.58	\$ 11.74
03-054-0-0001	80	\$ 8.85
03-056-0-0002	160	\$ 19.40
Totals:	1058.82	\$ 113.97

INFORMATION

For more information, please contact us:

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Salt Lake City 651220

4-4207

The United States of America

We all do solemnly swear to support the Constitution

WHEREAS, a Certificate of the Register of the Land Office at Salt Lake City, Utah, has been deposited in the General Land Office, whereby it appears that, pursuant to the Act of Congress of May 30, 1908, "To Remove Obstacles to Actual Settlement on the Public Domain," and the acts supplemental thereto, the rights of Lester A. Bolinder

has been established and duly communicated, he is entitled to have, for the south half of the southeast quarter of Section seven, the south half of the northwest quarter, the southwest quarter of the southeast quarter, the west half of the southeast quarter and the southwest quarter of Section eight, the north half of the northwest quarter and the northwest quarter of the northeast quarter of Section seventeen in Township three south of Range six west of the Salt Lake Meridian, Utah, containing six hundred forty acres.

according to the Official Plat of the Survey of the said Land, as this is the GENERAL LAND OFFICE

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said applicant the tract of land above described TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereto, unto the said applicant and to the heirs and assigns of the said applicant forever; subject to any and all other rights for mining, agriculture, manufacturing, or other purposes, and rights to dispose and otherwise use in connection with such other rights, in any or singular and subdivided by the land system, laws, and decisions of courts, and there is reserved from the lands hereby granted, a right of way through the section or sections connected by the authority of the United States. Excepting and reserving, however, to the United States all the coal and other minerals in the lands so granted and patented, together with the right to prospect for, mine, and remove the same pursuant to the provisions and limitations of the Act of December 26, 1910 (36 Stat., 655).

IN WITNESS WHEREOF, I, Franklin D. Roosevelt,

President of the United States of America, have caused these letters to be made

Public, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, this TWENTY-THIRD

day of JANUARY in the year of our Lord one thousand

nine hundred and EIGHTY-THREE and of the Independence of the

United States the one hundred and SIXTY-SEVEN

By the President, Franklin D. Roosevelt

By Alice M. Groves, Assistant Secretary

Chief, Patent Division, General Land Office

RECEIVED Patent Division 1112052



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