

NEW LISTING

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Lake Fork Creek Ranch & Water

259 acres near Thistle in Spanish Fork Canyon, Utah County, Utah



EXECUTIVE SUMMARY:

List Price: \$2,675,000

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- 259 acres located nine miles from Spanish Fork, Utah
- Land is a mix of beautiful mountain topography, fields, cleared picnic and camping area, & creek-front property along Lake Fork Creek
- Pavilion structure, generator, fire pit, swings, & portable restroom
- Includes 190.85 acre-feet of water (see enclosed water exhibit)
- Ideal habitat for elk, deer, turkey, & other wildlife
- Zoned Critical Environment 1 & Mining/Grazing (50-acre min lot size)
- Elevation ranges from 5,120 to 5,600 feet
- 2023 Taxes: \$75.86
- 15 miles from Provo, Utah
- 50 miles from Salt Lake City, Utah



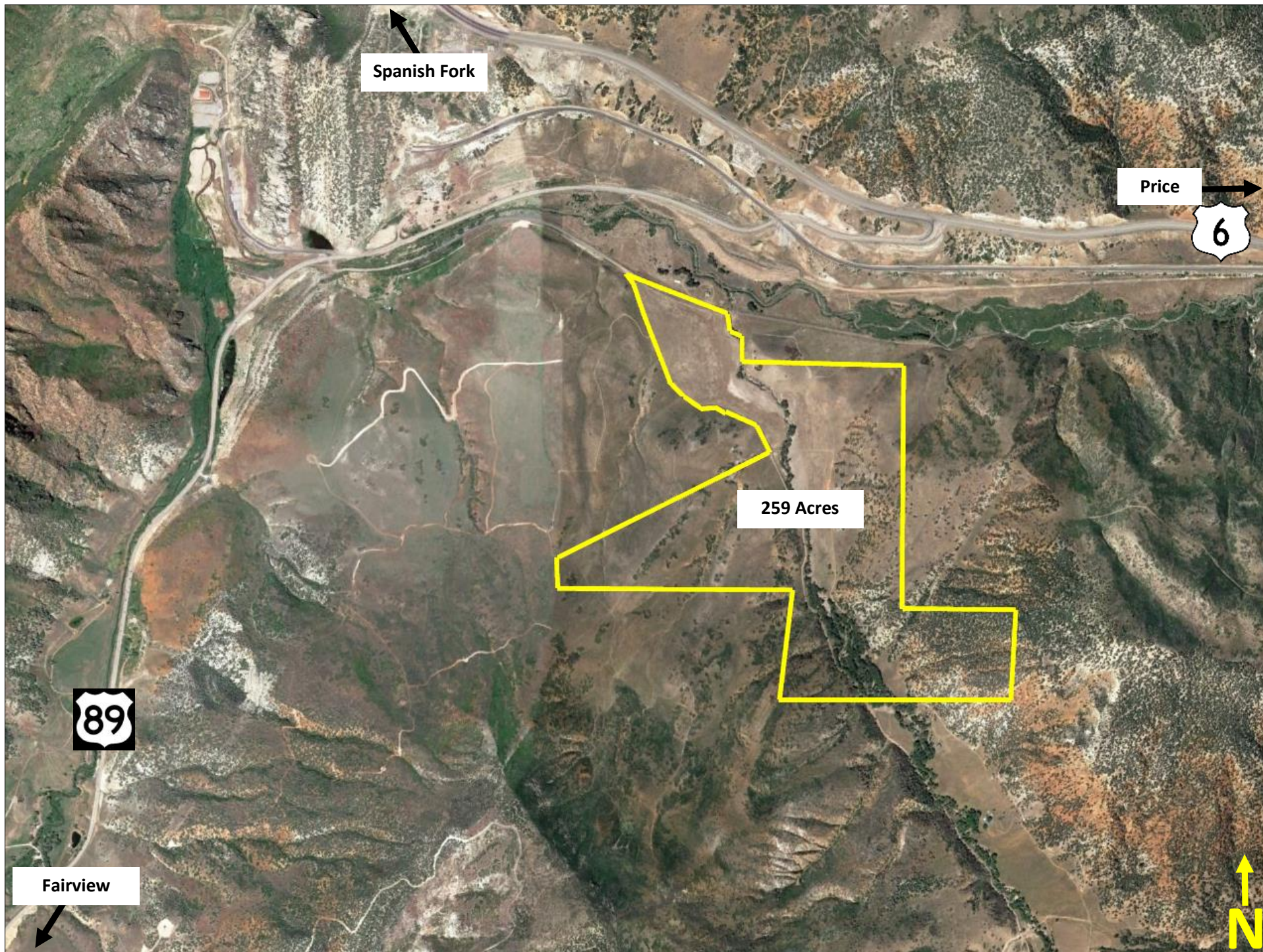
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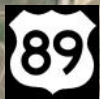


Spanish Fork

Price

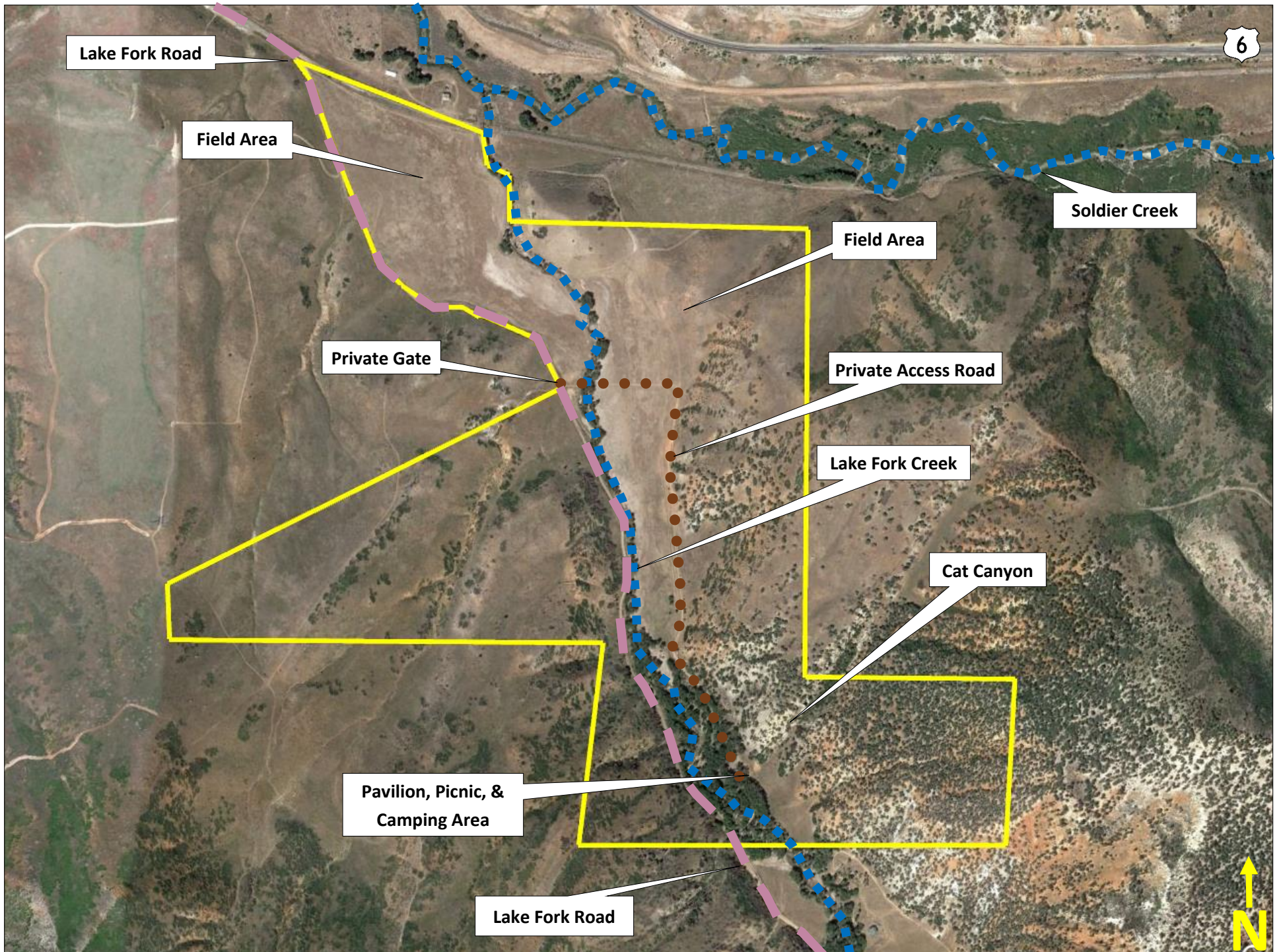


259 Acres



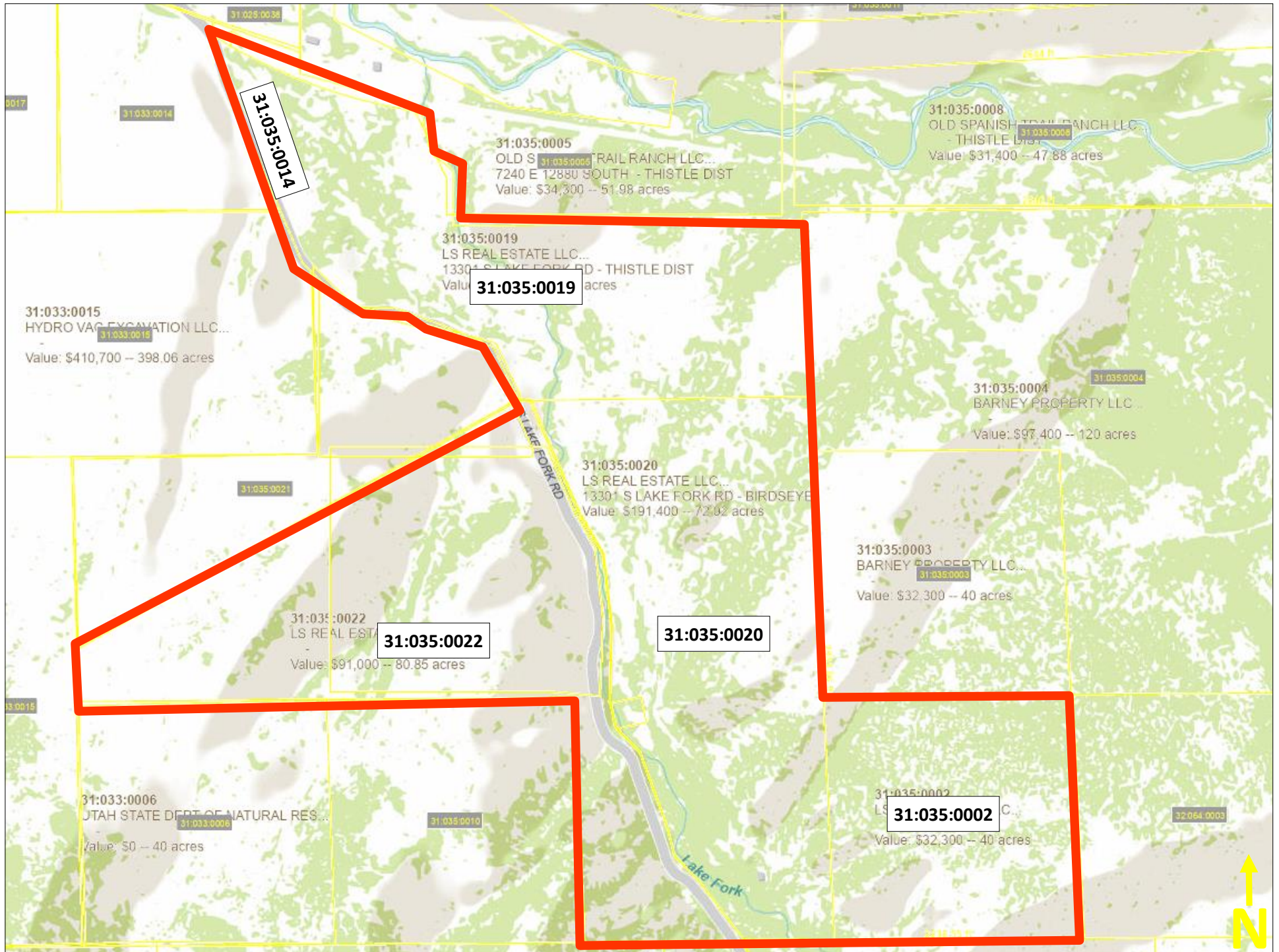
Fairview

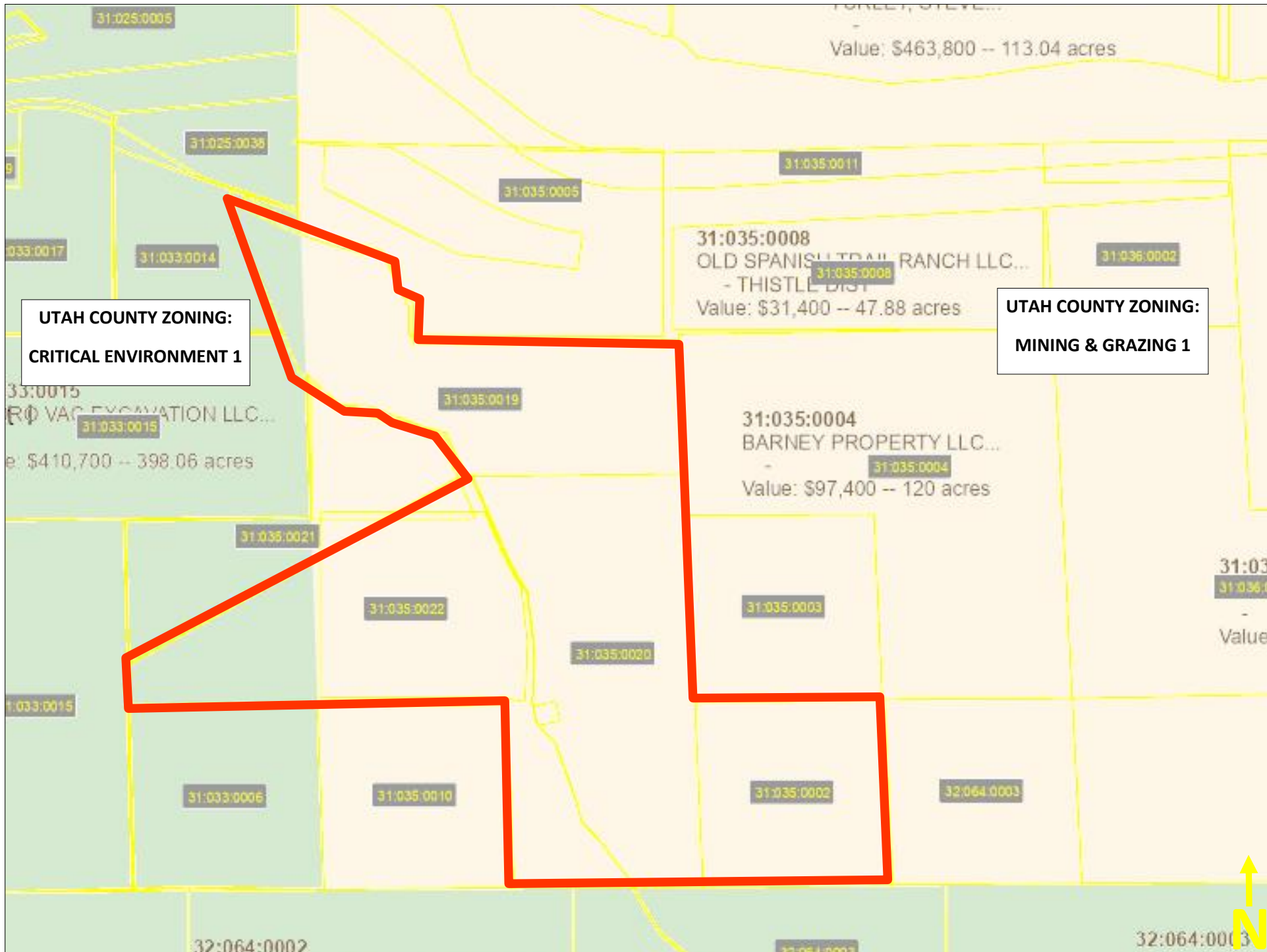




Water Right Information:

Water Right	Acres	ELU	EDU	Total Water Acre Feet
51-178	0	0	1	0.45
51-7150	3.9774	0	0	15.9096
51-7153	17.309	0	0	69.236
51-7155	2.5964	0	0	10.3856
51-7156	0	0	0	0
51-7157	0	0	0	0
51-7158	0	0	0	0
51-7159	0	0	0	0
51-2776	0	0	0	0
51-6334	0	50	0	1.4
51-7151	17.309	0	0	69.236
51-7152	3.4618	0	0	13.8472
51-7154	2.5964	0	0	10.3856
				190.85





UTAH COUNTY ZONING:
CRITICAL ENVIRONMENT 1

UTAH COUNTY ZONING:
MINING & GRAZING 1









