

PRICE REDUCED:

Carlisle Farm & Development Land

**116.69 acres located on the NE corner of 5600 W & 9600 S,
Utah County, Utah**



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EXECUTIVE SUMMARY

- 116.69 acres located within the growth path of Payson, Utah
- Zoned RA-5 (Res-Agricultural 5-Acre Min) in Utah County
- Parcels #29:001:0068 & #29:001:0086 (2022 taxes: \$4,899)
- 231.70 shares of Strawberry Valley Project water through Highline Canal, CUP water (rented), & Water Rights: 51-4948, 51-4867, & 51-5350, 51-5385, 51-4864, & 51-2740
- 80 acres irrigated with wheel lines and flood irrigation
- Farm yields: Silage corn: 24 ton/acre, Alfalfa: 5-7 ton/acre
- Utilities: power, well water, propane gas, & septic sewer
- Dilapidated house, quonset, sheds, barn, two trailers, & corrals. Bid attached for demolition of house and surrounding improvements
- 12 miles southwest of Provo, Utah
- 45 miles south of Salt Lake City, Utah



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TERMS OF SALE

List Price: ~~\$6,990,000~~ \$5,995,000



LOCATION

- The property sits on the northeast corner of 5600 West and 9600 South, Utah County, Utah.
- Located in Utah County, Utah, 2.3 miles west of I-15.
- Located four miles north of Santaquin.
- Located six miles southwest of Spanish Fork.
- Located 12 miles southwest of Provo.
- Located 47 miles south of Salt Lake City.



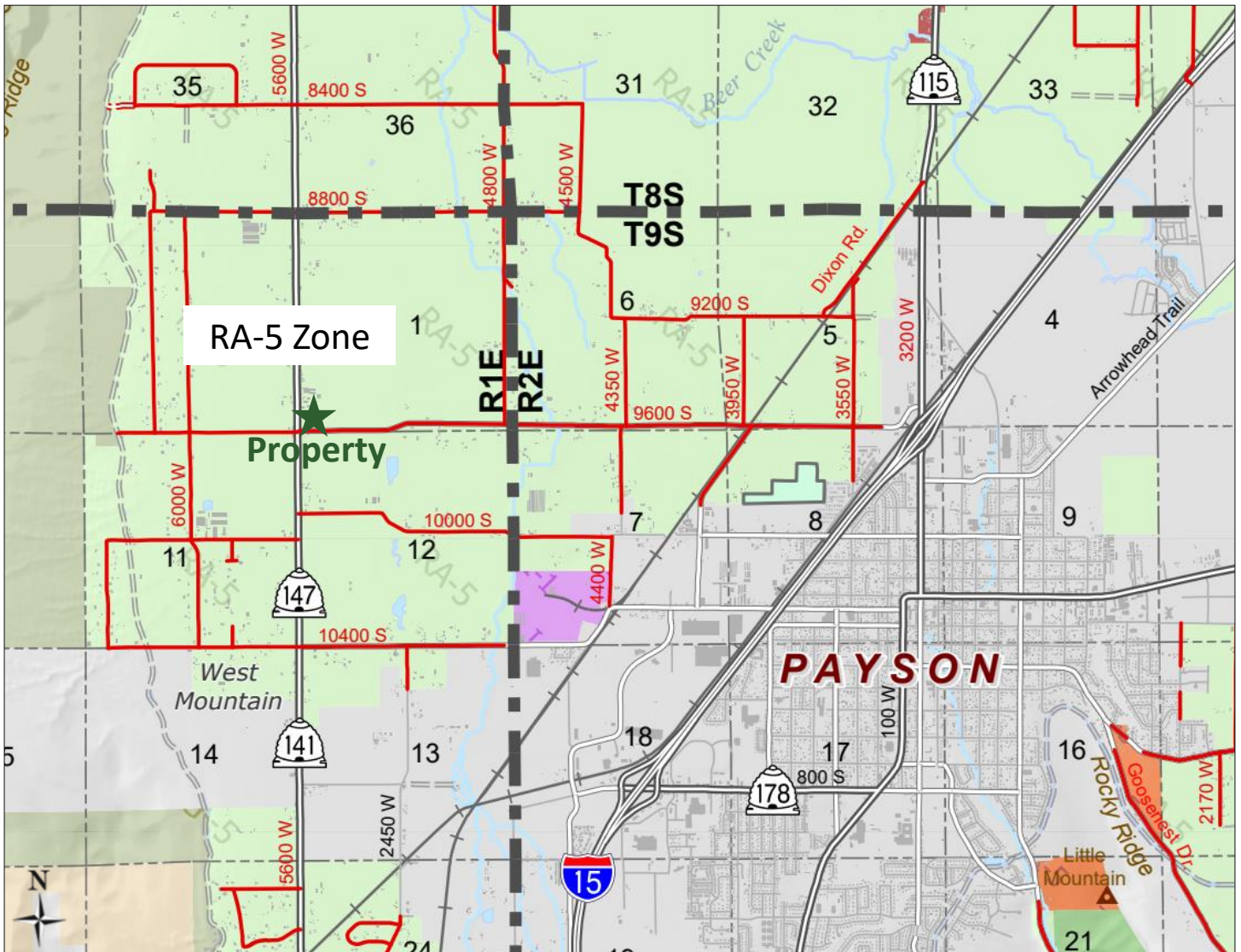
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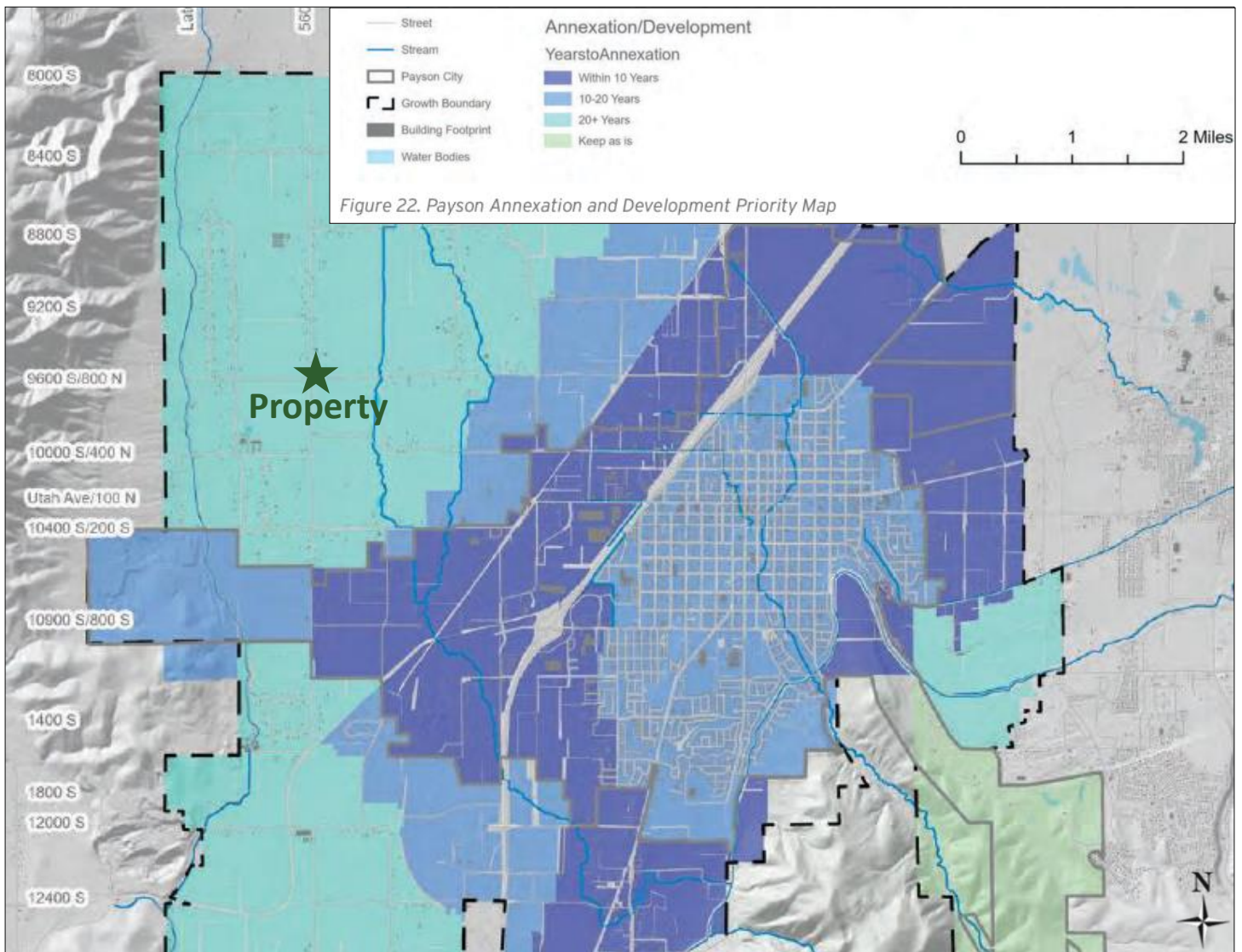


ZONING AND LAND USE

- Currently zoned RA-5 (Res-Agricultural 5-Acre Min) in Utah County
- Purpose of the RA-5 zone: The RA-5 Residential Agricultural Zone covers that portion of Utah County which historically has been irrigated land and utilized for the growing of crops and the raising of livestock. It includes that area of the county where the combination of soil quality, size of land parcel, availability and supply of water, and other natural and man-caused factors make the land most appropriately suited for agricultural use. The specific purposes of the zone are 1) To take advantage of the powers and more fully implement the basic purposes for planning and zoning set forth in Utah Code, as amended. 2) To preserve agricultural land. 3) To foster and protect agriculture from incompatible land uses. 4) To coordinate rural development in a way that is economical for the continuation of agriculture. 5) To encourage the cultivation of crops and the raising and keeping of livestock and related uses. 6) To promote the conservation of water, land, and other resources. 7) To maintain open space and agricultural areas near urban centers for the preservation of the environment. 8) To avoid public service costs which result from the remoteness of urban uses.
- Utah County Planning & Zoning Department: 801-851-8343
- Payson City Planning & Zoning Department: 801-465-5204



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FUTURE LAND USE

- The property is located within Payson City's future land annexation plan.
- Payson City Development Services: 801-465-5204.



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U.S. Census Bureau Estimates for Cities and Housing Units, 2022

On May 18th, 2023, the Census Bureau released population estimates for incorporated places (cities and towns) and housing units at the state and county level for July 1, 2022. The city-level population estimates utilize locally submitted building permits to estimate population. They are then controlled to the county estimate totals, which were published in March 2023.¹

National Picture

Southern cities led the nation in population growth rates between 2021 and 2022. Nine of the top fifteen fastest growing places were in the South, six of which were in Texas. The cities with largest absolute population growth were concentrated in Texas, Arizona, Washington, North Carolina, Florida, Nevada, and California.

Nationally, the housing stock increased by 1.6 million units from 2021 and 2022. Utah's housing stock grew the fastest, increasing by 3.3%. This was followed by Idaho (2.8%) and Texas (2.3%).

Utah in the National Context

In 2022, Eagle Mountain joined the list of large cities (those with populations of 50,000 or greater). Lehi (5.6%) and South Jordan (4.3%) made the list of 25 fastest growing large cities.

Utah's housing growth resulted in 38,876 new units since 2021. Over half of this growth came from Utah (28.1%) and Salt Lake (27.4%) counties. Wasatch County ranked first in the nation for fastest housing unit growth (7.7%) adding 1,166 units. Utah, Washington, Box Elder, and Tooele counties also ranked in the top 50 for fastest housing unit growth.

Population Changes in Utah Cities

Utah was the 10th fastest-growing state (1.2%) between 2021 and 2022, adding a total of 41,687 people. Census Bureau estimates indicated this growth was largely driven by Utah

Table 1: Utah in the National Rankings

Ranking	Area	Percent Change
Fastest Housing Unit Growth	State of Utah	3.3%
Fastest Housing Unit Growth	Wasatch County	7.7%
14 th Fastest Population Growth*	Lehi	5.6%
3 rd Fastest Declining City*	Taylorsville	-2.3%
4 th Fastest Declining City*	Orem	-2.3%
5 th Fastest Declining City*	Sandy	-2.2%

*Of cities with populations of 50,000 or more on July 1, 2021
Source: U.S. Census Bureau, Population Division, Vintage 2022

County (39.9% of state growth) and Washington County (14.9%). The estimates indicated a small population decline in Salt Lake County (183 people). The top 10 places that added the most residents between 2021 and 2022 were in Davis, Salt Lake, Utah, and Washington counties.

Saratoga Springs, Eagle Mountain, Lehi, Salt Lake City, and South Jordan experienced the highest absolute growth between 2021 and 2022. West Haven and Clearfield in Davis County also made the top 10 list, as well as St. George in Washington County.

Of Utah's top 10 fastest growing places, most had populations under 50,000. Hideout ranked first for the second year in a row at 14.1%, followed by West Haven (12.9%) and Tremonton (12.8%).

The largest cities in Utah were Salt Lake City (204,657), West Valley City (136,650), West Jordan (116,664), Provo (113,523), and St. George (102,519). The fastest growing large cities were Lehi (5.6%), South Jordan (4.3%), St. George (2.3%), and Herriman (1.8%). 47 places in Utah with populations over 1,000 people experienced population declines. The highest population losses were in West Valley City (-2,415), Orem (-2,240), Sandy (-2,054), Provo (-1,380), and Taylorsville (-1,372).

INFORMED DECISIONS™

AREA GROWTH STATISTICS

- According to a recent University of Utah David Eccles School of Business study, Utah was the 10th fastest-growing state between 2021 and 2022. The Census Bureau indicated this growth was largely driven by Utah County which accounted for 39.9% of state growth.



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WATER AND FARMING

- The property includes 231.70 shares of Strawberry Valley Project water through Highline Canal (0.86 acre-feet delivery/share), CUP water (approximately 375 acre-feet rented), & the following water rights (full water right detail enclosed):

<u>Water</u>				
<u>Right</u>	<u>Status</u>	<u>Priority Date</u>	<u>Source</u>	<u>Use</u>
51-4948	Certificated	5/8/1979	Underground Water Well	Stockwater
51-4867	Certificated	8/3/1978	Underground Water Well	Stockwater Domestic
51-5350	Certificated	4/20/1982	Underground Water Well	Stockwater Dairy
51-5385	Approved	8/2/1965	Underground Water Well	Irrigation
51-4864	Approved	1928	Underground Water Well	Irrigation Stockwater
51-2740	Approved	1928	Underground Water Drain	Irrigation

- 80 acres irrigated with wheel lines and flood irrigation
- Farm yields: Silage corn: 24 ton/acre, Alfalfa: 5-7 ton/acre
- Strawberry Water Users Association: 801-465-9273
- Utah Division of Water Rights: 801-538-7240



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IMPROVEMENTS

- Dilapidated house, quonset, sheds, barn, two trailers, & corrals. Bid attached for demolition of house and surrounding improvements
- Various agricultural buildings, sheds, barns (age unknown)
- Utilities: power, well water, propane gas, & septic sewer



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PARCEL / PROPERTY TAXES

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

<u>Parcel</u>	<u>Acres</u>	<u>2022 taxes</u> <u>(greenbelt)</u>
29:001:0086	80.66	\$4,739.47
29:001:0068	36.03	\$159.90
Total:	116.69	\$4,899.37

INFORMATION

For more information, please contact us:

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Lease Agreement for Yearly Lease - Payson

This lease agreement is between Scott Day (Lessor)
and Dan L Wright Heber LLC (Lessee) and the following land units:

Farm: Location: 2895 West 790 South, Payson, UT.

The term of this agreement shall be for a period of 1 year. Beginning on January 1, 2020 and ending on December 31, 2020. This lease shall continue in effect from year to year thereafter until written notice of termination is given by either party to the other at least 2 months before expiration of this lease or any renewal.

William D Wright
Signature of lessor (lessor's signature certifies ownership & control of leased land)

Jan 1 2020
Date

Scott Day
Signature of lessee

1-1-2020
Date

Pd. By lessee:

Water taxes
Property taxes
\$125 per acre

FARM LEASE

- The farm is leased to Scott Day through the remainder of the 2023 growing season.



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