

NEW LISTING

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Willow Springs Ranch

515.79 acres northeast of Terra, Tooele County, Utah



EXECUTIVE SUMMARY:

List Price: \$1,200,000, \$2,326/Acre

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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.

- 515 scenic acres between Rush Valley & Terra, Tooele County, Utah
- Beautiful views, rolling hills, mountain topography, natural springs, two separate gated access points to useable land on both sides of SR199
- 515.07 acres zoned MU-40 (Multiple Use 40-acre min lot size)
- 0.72 acres of useable land zoned CH (Commercial Highway)
- Patch Springs fire (2013) destroyed previous use - Willow Springs Lodge restaurant, bar, trailer park, cabin (no foundation), and gas station
- Infrastructure/Utilities: Power, Septic (3), Propane, & Private water
- Water Right #16-565 placed in non-use until 10/31/2027 - Water Right could be pulled out of non-use by Buyer for up to 15 acres of irrigation, 12 ELUs for stockwatering, or 2.2 EDUs for a domestic use
- Historically used for the grazing of cattle (Greenbelt taxes: \$809.84)
- 23 miles southwest of Tooele, 55 miles southwest of SLC, Utah



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Willow Springs Ranch - Aerial View



Parcel# 06-072-0-0006, Acres 0.72

Parcel# 06-072-0-0002, Acres 315.82

Parcel# 06-072-0-0003, Acres 199.25

