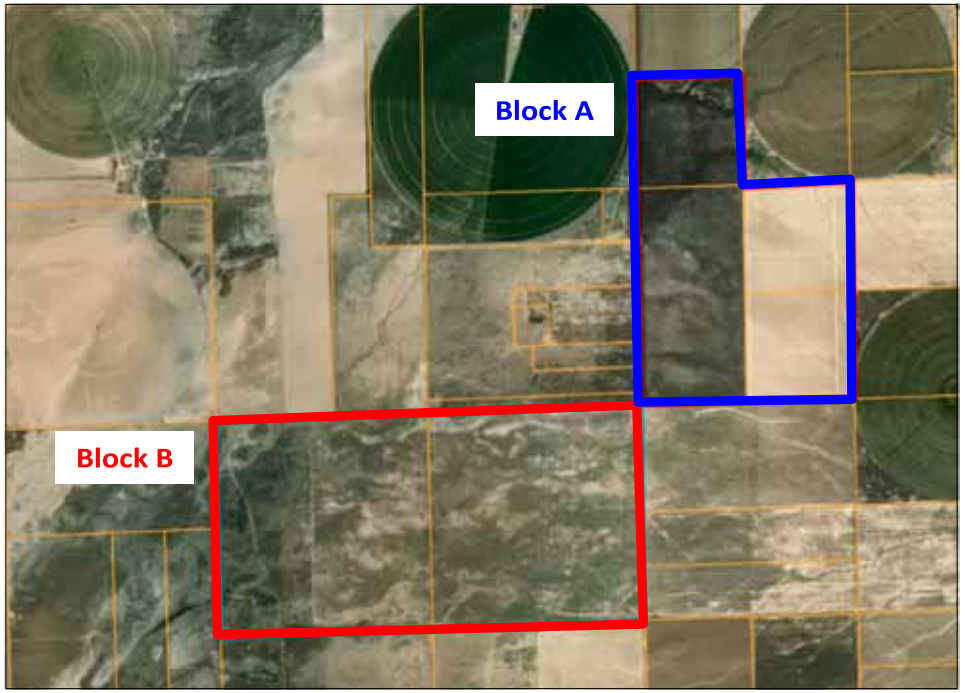
Price Reduced:

Levan Pasture Land

POSSIBLE SELLER FINANCING TO QUALIFIED BUYERS WITH AT LEAST 50% DOWN AT CLOSING

520 acres located three miles southwest of Levan, Juab County, Utah

(Sold Together or in Two Separate Offerings)



Executive Summary:

Price Reduced:

Block A - NE 200 Acres: $875,000

Block B - SW 320 Acres: $525,000

Combined - 520 Acres: $1,395,000

Mike Nelson • mike@hciutah.com

801-482-7565 • 801-487-6100

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.

- 520 acres located three miles southwest of Levan, Utah
- Well-located pasture ground in strong agricultural area
- Property is offered together or separate:
- **Block A - 200 Acres** - XD-00-3996-1, XD00-3996-2, XD00-3994, XD00-3995 (2025 Taxes: $30.91 - Greenbelt) - A1-50 Zone
- **Block B - 320 Acres** - XD00-4028, XD00-4021 (2025 Taxes: $94.61- Greenbelt) - A1-160 Zone
- No water owned by seller
- Access route: SR 28, W on Powell Lane, S on 2000 West
- 1.5 miles west of Union Pacific Railroad - Line 78
- 2.25 west of I-15, and 13 miles southwest of Nephi, Utah
- 50 miles southwest of Provo, Utah
- 85 miles south of Salt Lake City, Utah

HIGHLAND COMMERCIAL

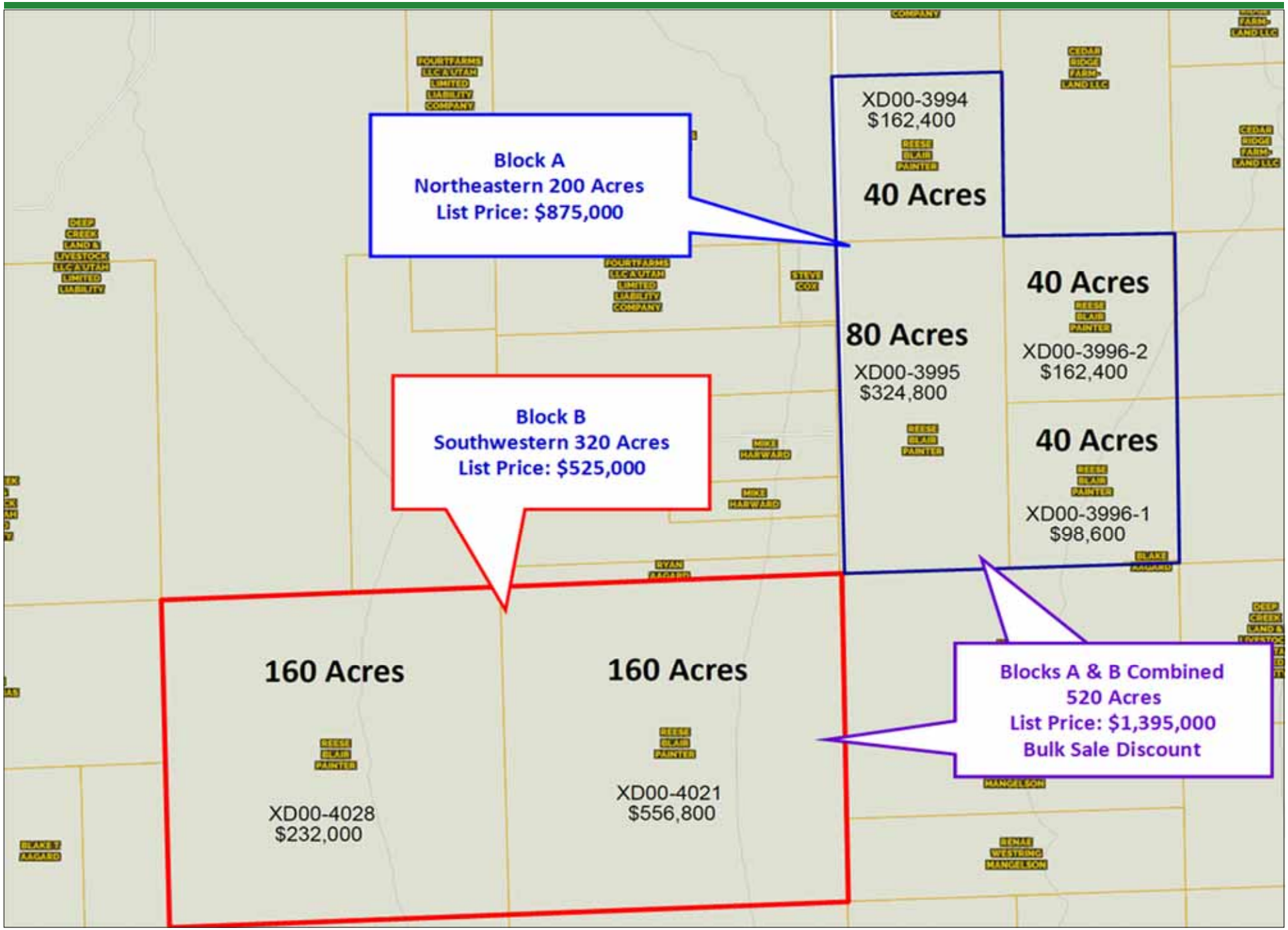
2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

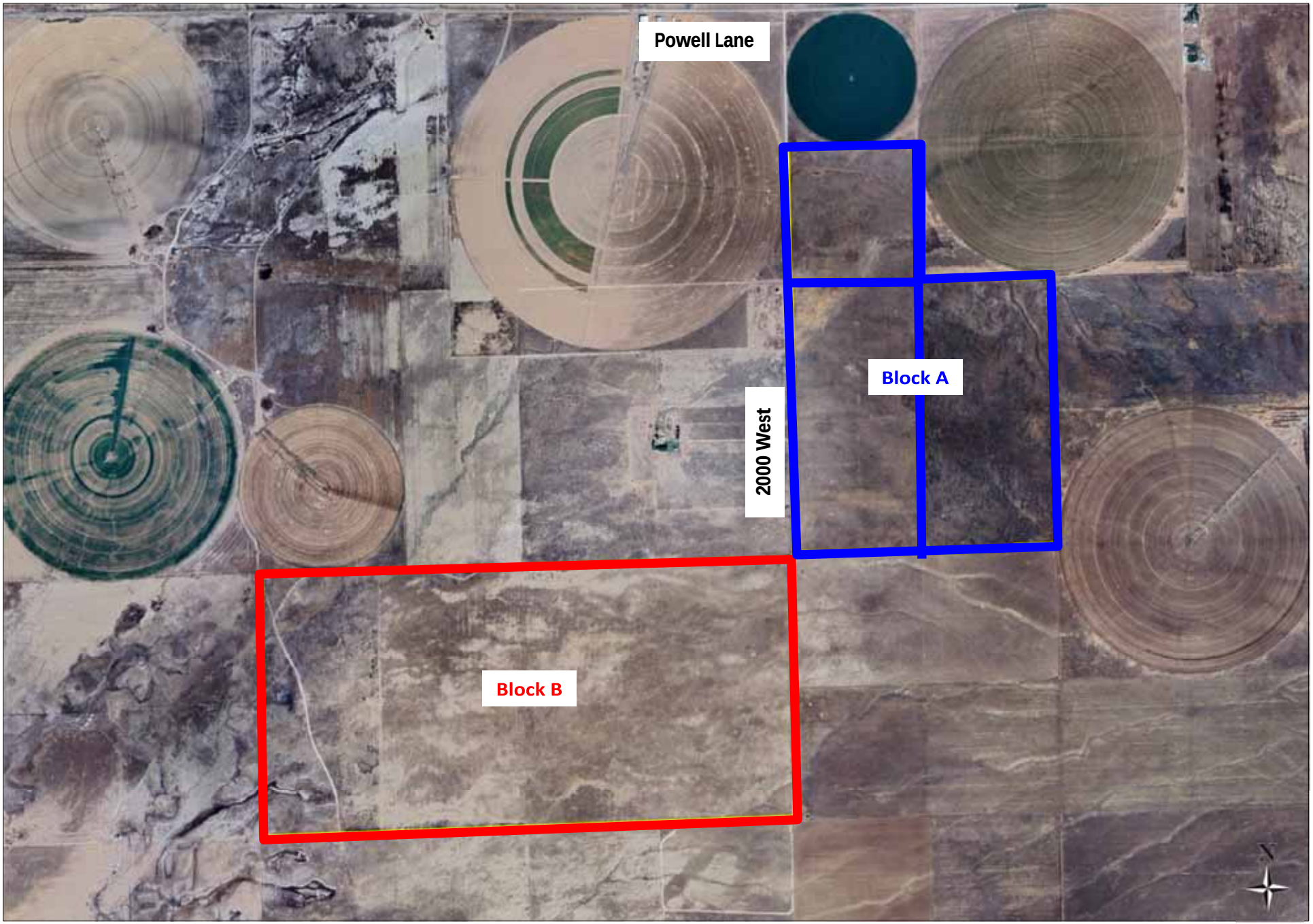
801-487-6100

www.hciutah.com

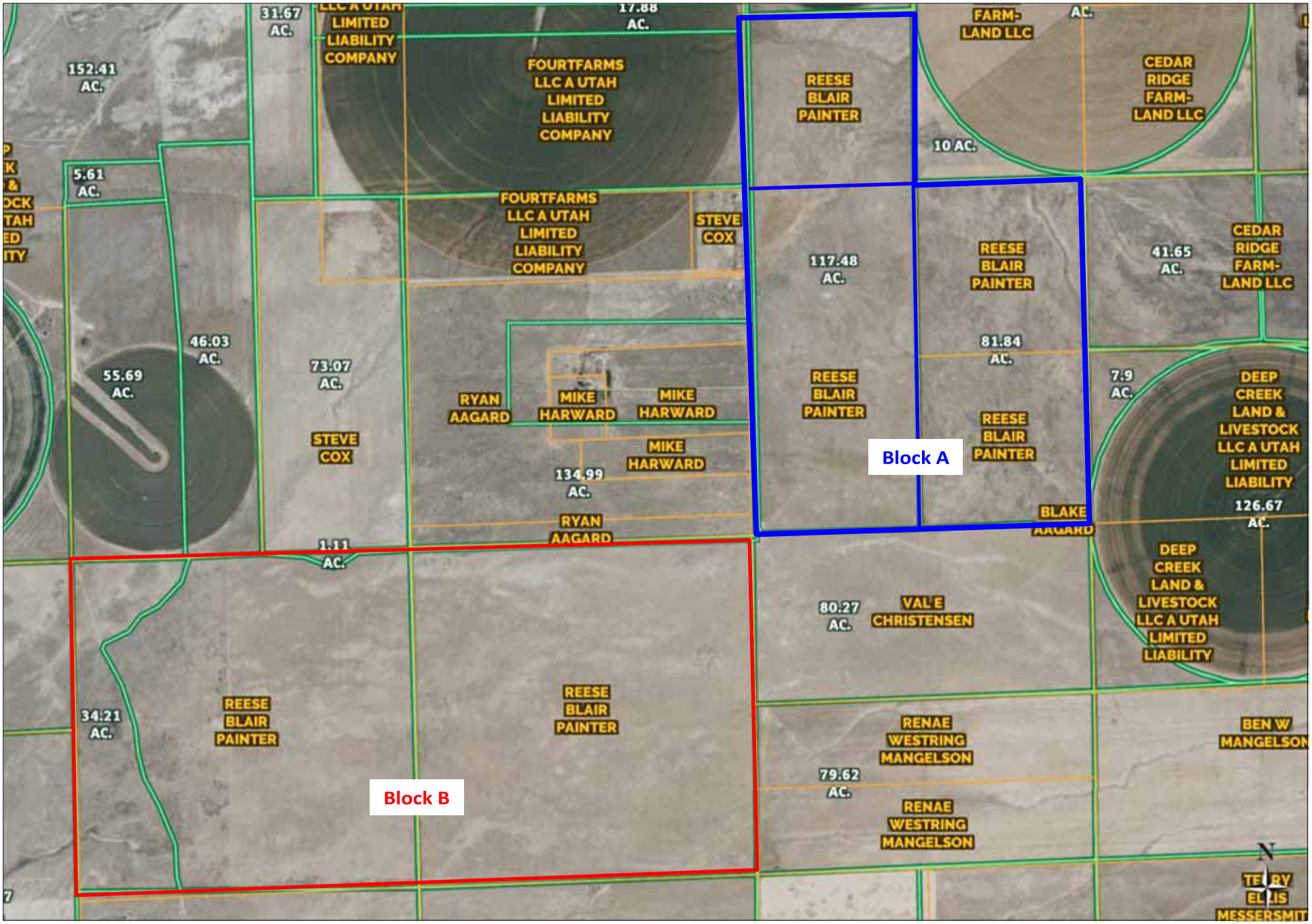
Juab County GIS Plat Map:



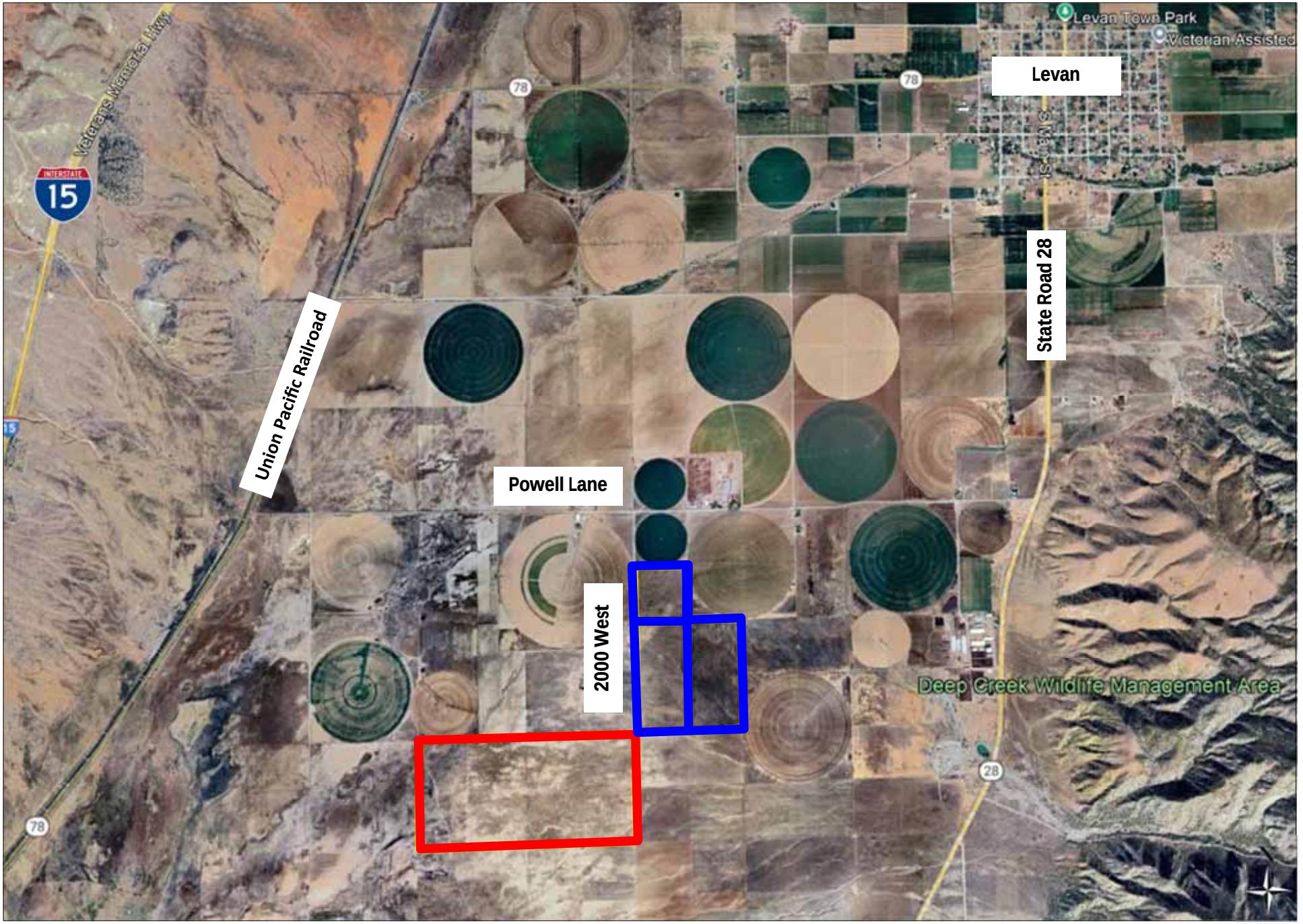
Aerial Map:



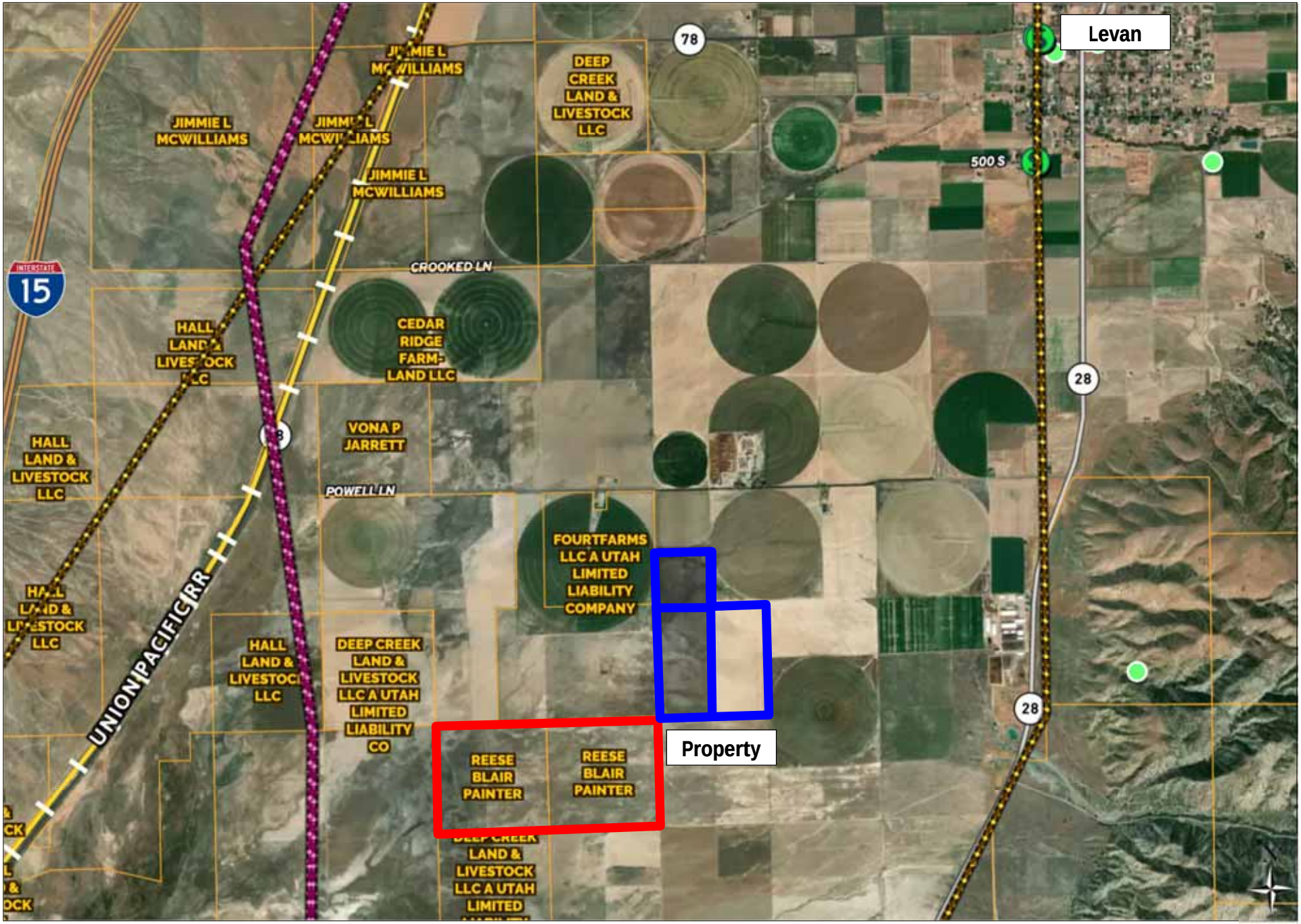
FSA Field Map:



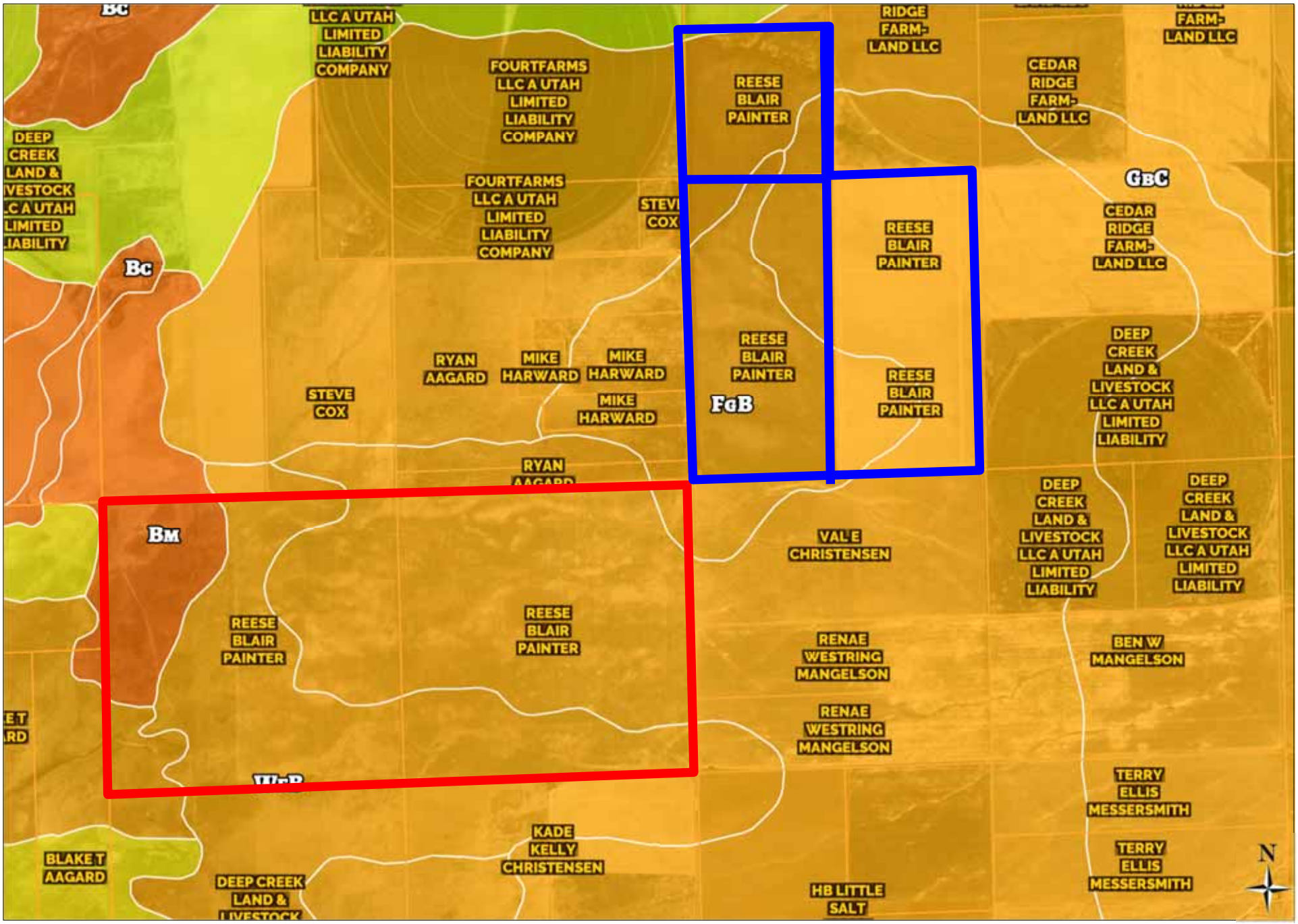
Aerial Map:


Levan Town Park
Levan
State Road 28
Union Pacific Railroad
Powell Lane
2000 West
Deep Creek Wildlife Management Area
Veterans Memorial Hwy
INTERSTATE
15
78
28

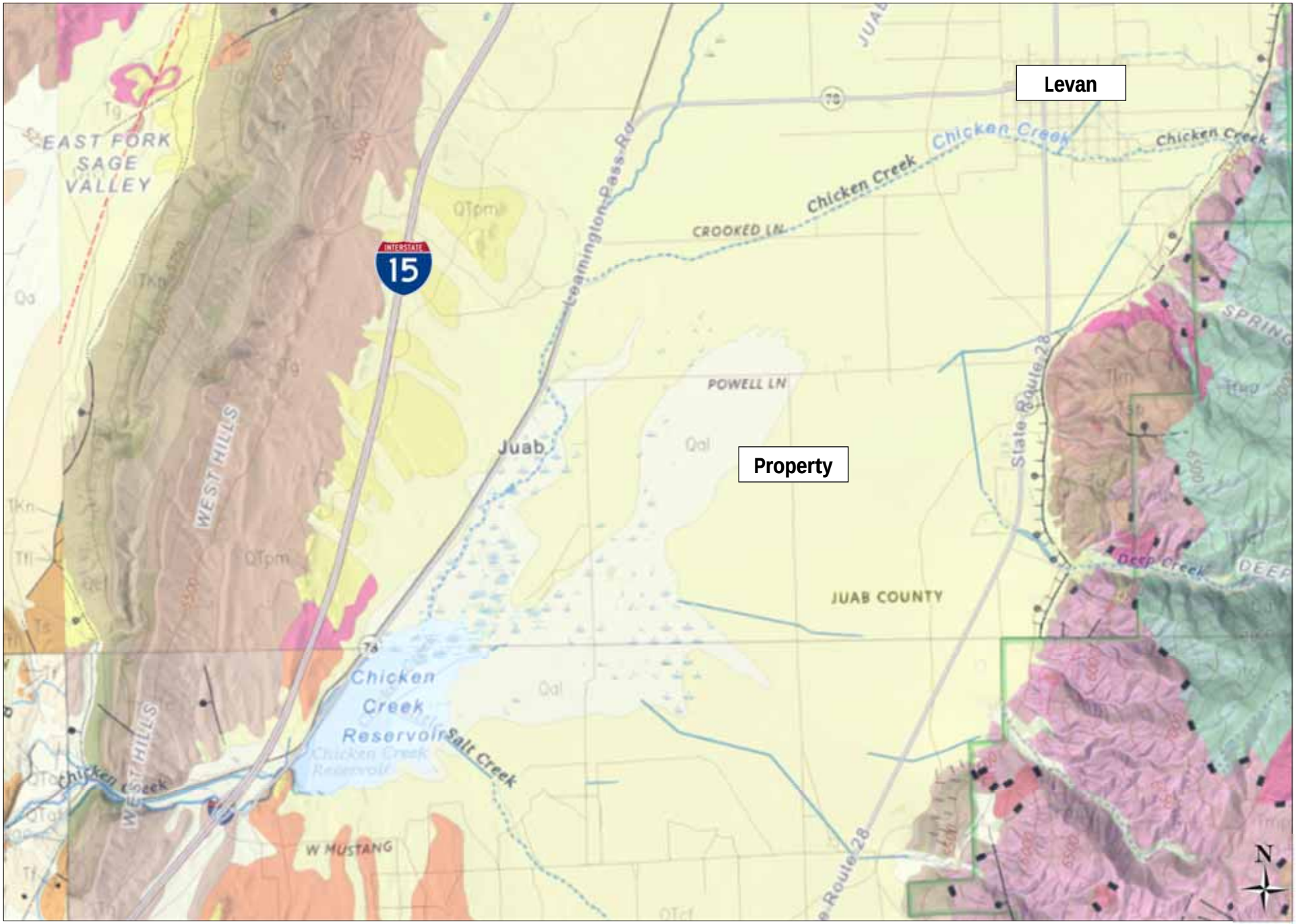
Transmission Line, Substation, & Railroad Map:



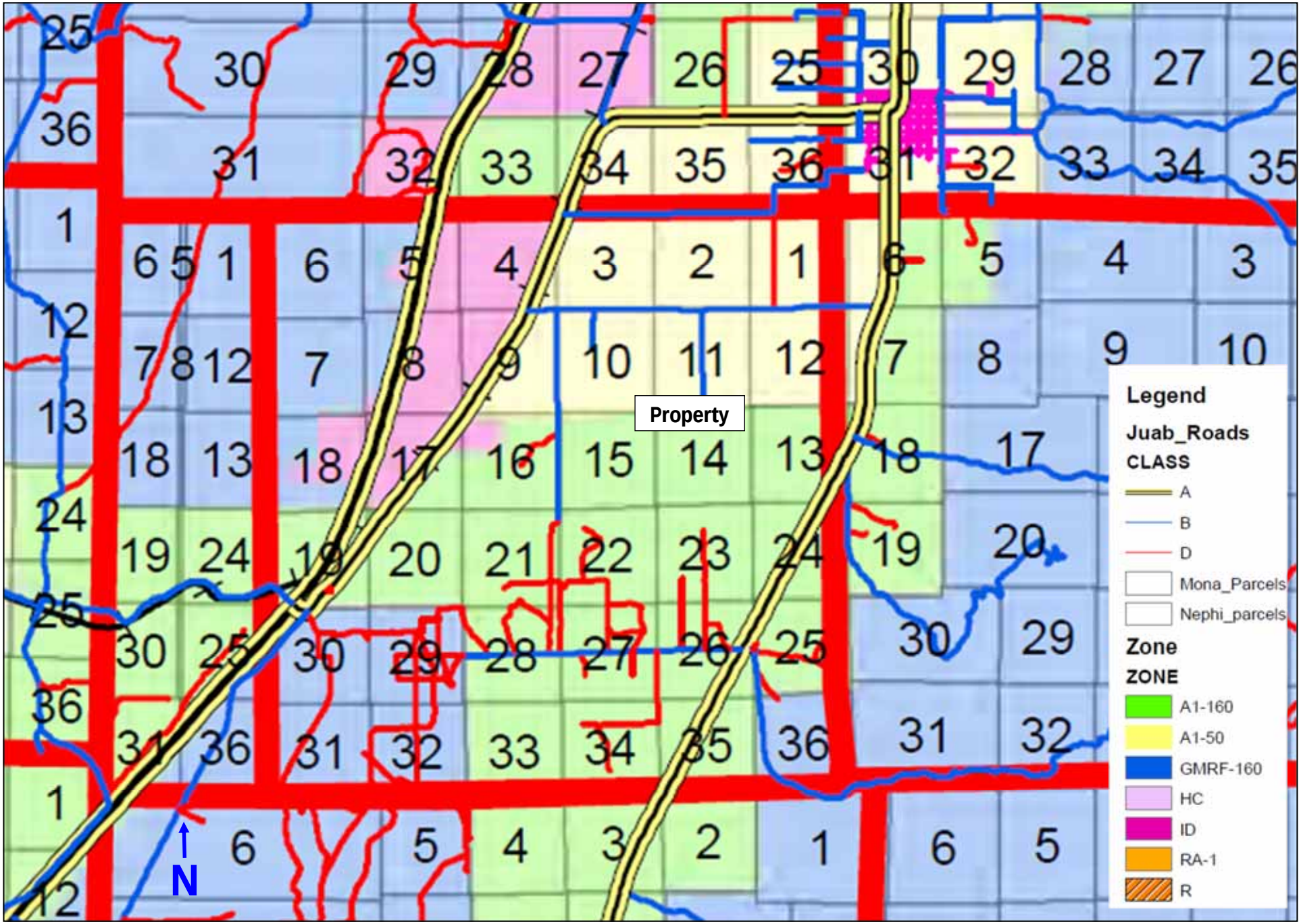
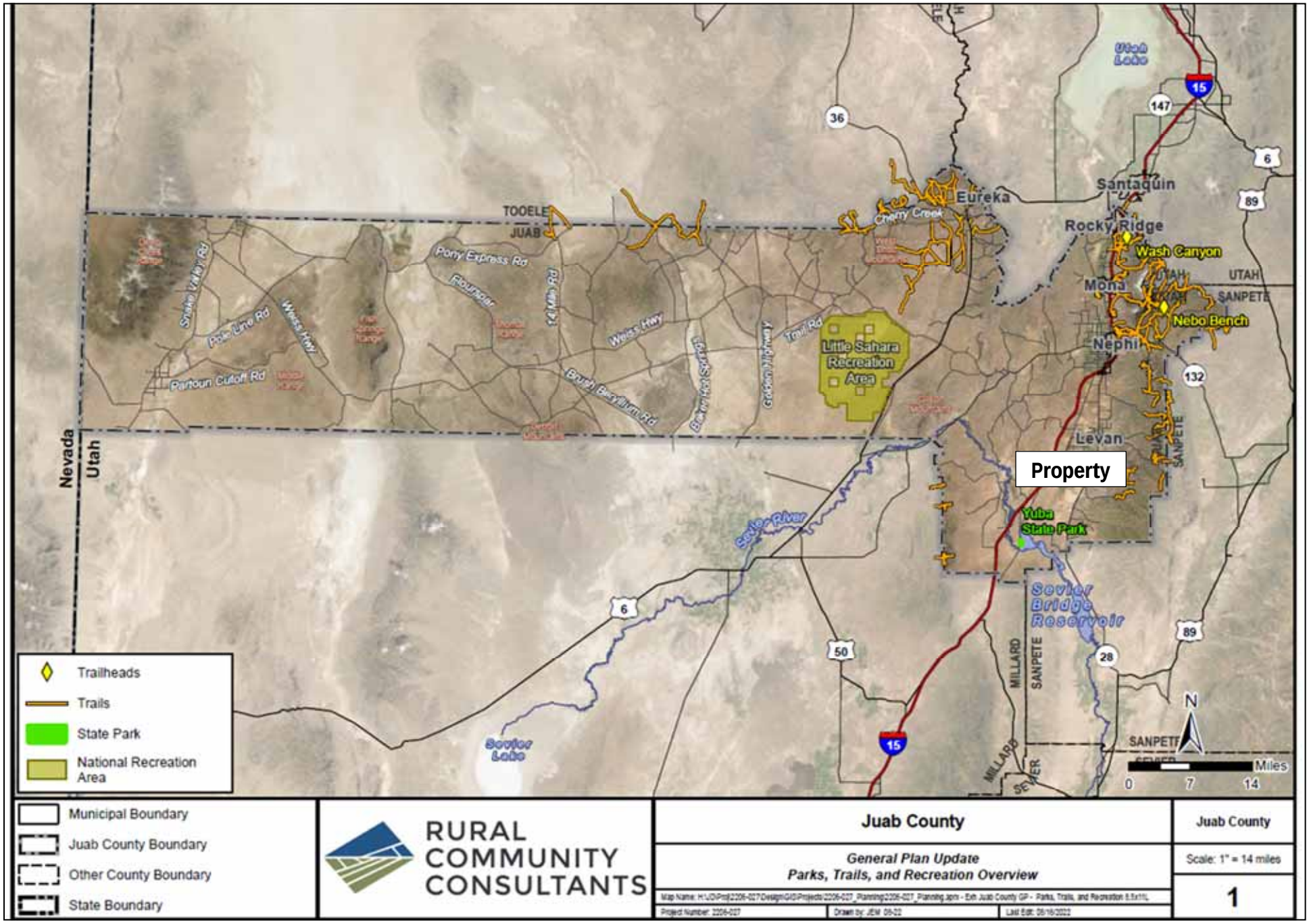
Soil Map:


BC
LLC A UTAH LIMITED LIABILITY COMPANY
FOURTFARMS LLC A UTAH LIMITED LIABILITY COMPANY
REESE BLAIR PAINTER
RIDGE FARM-LAND LLC
CEDAR RIDGE FARM-LAND LLC
FARM-LAND LLC
DEEP CREEK LAND & LIVESTOCK LLC A UTAH LIMITED LIABILITY
GbC
Bc
STEVE COX
RYAN AAGARD
MIKE HARWARD
FgB
DEEP CREEK LAND & LIVESTOCK LLC A UTAH LIMITED LIABILITY
Bm
VAL E CHRISTENSEN
REESE BLAIR PAINTER
RENAE WESTRING MANGELSON
BEN W MANGELSON
TERRY ELLIS MESSERSMITH
KADE KELLY CHRISTENSEN
BLAKE T AAGARD
DEEP CREEK LAND & LIVESTOCK
HB LITTLE SALT
N

Terrain Map:


Levan
Property
EAST FORK SAGE VALLEY
WEST HILLS
INTERSTATE 15
Juab
Leamington Pass Rd
CROOKED LN
Chicken Creek
POWELL LN
State Route 28
JUAB COUNTY
Deep Creek
Chicken Creek Reservoir
Salt Creek
W MUSTANG
N

Zoning Map:


Property
N
Legend
Juab_Roads
CLASS
A
B
D
Mona_Parcels
Nephi_parcels
Zone
ZONE
A1-160
A1-50
GMRF-160
HC
ID
RA-1
R

Parks, Trails, & Recreation Map: