MLS# 2100101

List Price: $525,000
Status: ACTIVE
Lease Price: $0
Price Per:
DOM: 1
Entry Date: 07/21/2025
Address: See Directions
NS/EW: /
City: Duchesne, UT 84021
County: Duchesne
Plat:
LOT #:
Tax ID: 00-0008-5435
Est. Taxes: $1,529
Zoning Code: A-5
HOA Fee: $0

School Dist: Duchesne
Elem: Duchesne
Jr High:
Sr High: Duchesne
Other Schl:
Acre FT./Share: 0.00 |
Acre FT./Share: 0.00 |
Acre FT./Share: 0.00 |
Wells: 0 | Applied
Surface: 0 |
Dev. Spring: 0 |
Culinary Well Health Inspected: No
Prop Type: Residential; Recreational; Agricultural
Acres: 40.00
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No
Facing:
Driveway: Dirt
Water Distance:
Sewer Distance:
Gas Distance:
Usable Electric: 230 feet
Pressurized Irr.:
Conn. Fees:
Irrigation Co:
Water: Not Connected; Well(s)
Exterior Feat.: Barn
Irrigation: Not Available
Land Use: Mature Trees; Pines; Sage
Utilities: Power: Available; Power: Not Connected
Zoning: Agricultural
Possession:
Terms: Cash; Conventional
CCR: No
Lot Facts: Excl. Mineral Rights; Excl. Oil/Gas Rights; Horse Property; Wooded
Township: 9
Range: 06W
Section: 3
Section Desc.: Parcel ID # 00-0008-5435
Driving Dir: Parcel ID # 00-0008-5435

Remarks: Discover wide-open space, rugged beauty, and endless potential on this stunning 40-acre parcel nestled within one of North America's largest piñon pine forests. Located approximately 4 miles from Starvation Reservoir, this prime property features a 60x90 Cleary-built pole barn-perfect for storage, recreation, or future development. With 400 feet of well drilled and a water permit application submitted, the essentials are already in motion for your dream ranch, mountain retreat, or business venture. Enjoy breathtaking views, star-filled night skies, and a thriving natural ecosystem home to elk, deer, eagles, coyotes, and more. Whether you're envisioning a private getaway or a gathering place for family and friends, this is your chance to own a slice of Utah's untamed beauty. Additional acreage available-up to 80 acres-offered separately. Parcels include Duchesne County Tax ID#s: 00-0031-7530 (20 acres), 00-0034-1137 (20 acres), and 00-0032-3600 (40 acres). Buyer to verify all information, including square footage, which is provided as a courtesy from county records. Please call for more details or to schedule a private tour.

Agt Remarks: Owner/ Agent requests to be present on all showings. Power is located nearby. Please contact for more information. I have a well drillers permit for this property.

HOA Remarks:
Clos Remarks:

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Showing Requests Available Soon

Attached Documents

Owner: Jennifer Kay Sorbonne Trustee
Special Owner Type: Agent Owned
Contact: Jennifer Sorbonne **Contact Type: Agent** **Ph 1: 801-803-0358** **Ph 2:**
L/Agent: Jennifer Sorbonne **Email:** jensorbonne@gmail.com **Ph:** **Mobile:** 801-803-0358
L/Office: Equity Real Estate (Solid) **Ph:** 801-208-5872
Listing Type: Exclusive Right to Sell (ERS)
Expiration Date: 12/31/2025

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