

**MLS# 1295379**

**Tour/Open:** None  
**List Price:** \$115,000  
**Lease Price:** \$0  
**CDOM:** 147  
**DOM:** 147  
**Address:** 7090 W 2100 N

**Status:** Active  
**Price Per:**  
**List Date:** 04/16/2015

**NS/EW:** 2100 N / 7090 W

**Area:** Mendon;  
 Petersboro;  
 Providence

**City:** Petersboro, UT 84325

**County:** Cache  
**Plat:** SIERRA HEIGHTS  
 MINOR

**LOT #:** 2

**Tax ID:** 12-022-0042  
**Zoning Code:** A-10

**Taxes:** \$876  
**HOA Fee:** \$0

**School Dist:** Cache  
**Sr High:** Mountain Crest

**Elem:** Mountainside

**Acre FT./Share:** 0.00 |

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**Wells:** 1 | Certified

**Surface:** |

**Jr High:** Willow Valley  
**Other Schl:**  
**Acre FT./Share:** 0.00 |  
**Dev. Spring:** |

**Culinary Well Health Inspected:** Yes

**Prop Type:** Residential; Recreational; Agricultural

**Acres:** 3.03

**Frontage:** 0.0

**Side:** 0.0

**Back:** 0.0

**Irregular:** No

**Facing:** N

**Drv. Access:** Gravel

**Water Distance:** 1 feet

**Sewer Distance:** 1 feet

**Gas Distance:**

**Usable Electric:** 1 feet

**Pressurized Irr.:**

**Conn. Fees:** See Remarks

**Irrigation Co:**

**Water:** Well(s)

**Exterior Feat.:** Out Buildings

**Irrigation:** Well: Pumped

**Land Use:** Pasture

**Utilities:** Power: Available; Sewer: Septic Tank; Power: Stubbed

**Zoning:** Single-Family; Agricultural

**Possession:** Recording

**Terms:** Cash; Conventional

**CCR:**

**Lot Facts:** Fenced: Full; Horse Property; Terrain: Grad Slope; View: Mountain; View: Valley

**Pre-Market:**

**Township:**

**Range:**

**Section:**

**Section**

**Description:**

**Driving Dir:**

**Remarks:** Power stubbed to near back of lot, Well drilled, tested and approved, PERK TEST APPROVED, lot is fully fenced and gated (pipe and cable). Ready to build, all it needs is your dream. Shop is already built on property. Fantastic views across Cache Valley. Incredible opportunity.

**Agt Remarks:** Well is drilled and ready to connect, septic perc test has been recently approved, ready to go.

**HOA Remarks:**

**Clos Remarks:**

**Contact:** Matt

**L/Agent:** Matthew D Parker

**Co-Agent:** Levi Virgil Piquet

**L/Office:** RealtyLink LLC

**L/Broker:** Mike Bowman

**BAC:** 3%

**Comm Type:** Net

**Owner:** Miles

**Contact Type:** Agent

**Email:** matt@uthorseproperties.com

**Email:** levi@uthorseproperties.com

**Owner Type:** Property Owner

**Ph 1:** 801-391-8687

**Ph:** 801-391-8687

**Ph:** 801-549-8986

**Ph:** 801-627-1982

**Ph 2:**

**Cell:** 801-391-8687

**Cell:** 801-549-8986

**Fax:** 801-627-1559

**Dual/Var:** No

**Wthdrwn Dt:**

**List Type:** ERS

**Off Mkt Dt:**

**Exp Dt:** 05/31/2016

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