

Hot Spring Well Development Property
16875 N 4125 E
Moroni, UT 84646

\$11,750,000
791.240± Acres
Sanpete County



Hot Spring Well Development Property Moroni, UT / Sanpete County

SUMMARY

Address

16875 N 4125 E Race Track Road

City, State Zip

Moroni, UT 84646

County

Sanpete County

Type

Hunting Land, Recreational Land, Undeveloped Land, Business Opportunity

Latitude / Longitude

39.524962 / -111.590473

Acreage

791.240

Price

\$11,750,000

Property Website

<https://aspenranchrealestate.com/property/hot-spring-well-development-property-sanpete-utah/56425/>



PROPERTY DESCRIPTION

Creekfront Ranch with Incredible Water Well for Hot Springs or Development for Sale

Located in Moroni, Utah, this 791+- acre ranch has just improved the real estate assets being offered! This property is now almost 800 total acres, making this a compelling investment opportunity. Comprising of rolling hills and alfalfa hay fields, the ranch has creek frontage to the Sanpitch River, and a powerful water well with tremendous capabilities. The water well produces from over 5,000 feet deep in the earth, and has pure, drinking water, that produces 450 gallons per minute, and reaches the surface at 118 degrees.

Property assets:

- 791+- acres
- 5,300+ ft deep water well
 - Perforated at 2,200 to 2,800 feet
 - Cased to 3,400 feet
 - 13 3/8" and 10" inside
 - Open hole to 5,000 feet deep
 - Produces 375 PSI water pressure at well head
 - 450 Gallons per minute production
 - 118 degrees fahrenheit temperature when water hits surface
- Water Rights - 65-1854, 65-2613, 65-3474, 65-3665
- One (1) mile of 8" water line with risers for side-roll irrigation
- 36 KW Hydroelectric generator

Domestic Water Well Facts

A domestic well requires 32,585 gallons per household per year, and an additional 32,585 gallons for exterior use (landscaping & livestock). This provides for approximately 725 homes and yards in the Sanpete Valley.

Water Quality Facts

Water quality was tested by Mr. Jerry Olds, State of Utah water engineer. According to Mr. Olds and Frank Molden, Geologist, and Frank Turner, Geologist, it is the only known well in the state of Utah to have pure soft drinking water from these depths. The water is soft, containing 278 PPM of solids and is excellent drinking water.

Rated highest in quality in all categories:

- Aquiculture
- Agriculture
- Culinary (human consumption)
- Industrial

Cost of completion of Well

The cost of completion of the water well was approximately \$4,000,000 in 1976 related from the drilling company foreman.

Irrigation & Hay Fields

The property has creek water rights and also has historically used the water well production to irrigate approximately 35 acres of land for alfalfa and hay production. These fields are watered from the 8" water line with risers, utilizing side roll sprinkler systems.

Creek Frontage & Fishing

The property has Sanpitch River Frontage, which has great fishing and great locations for riverfront homes or country homes on irrigated acreage adjacent to the river.

MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

This property is Co-Listed with:

Justin Osborn

Wells Group Real Estate

Durango, Colorado

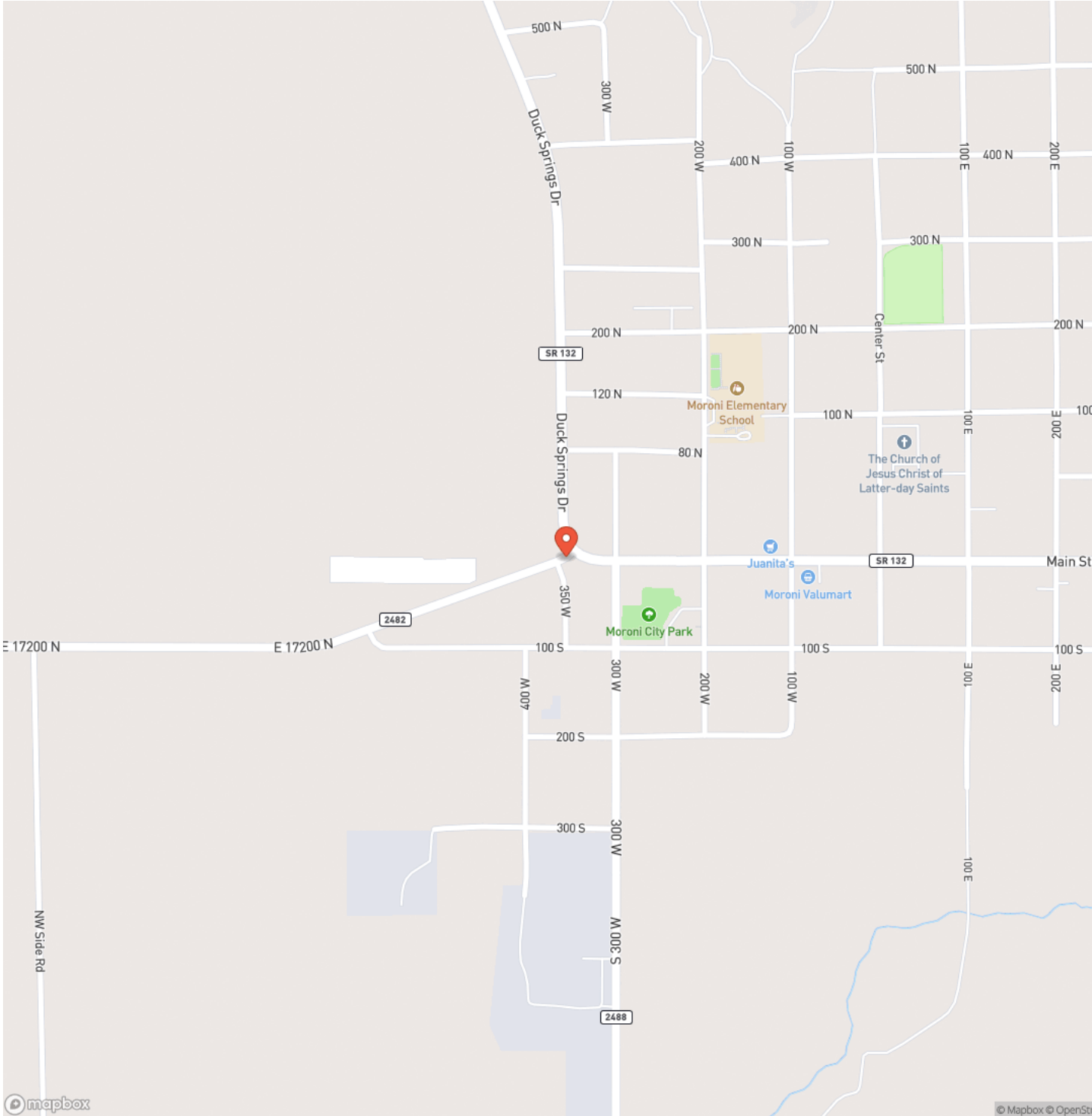
[970-946-3935](tel:970-946-3935)

justin@wellsgroupdurango.com

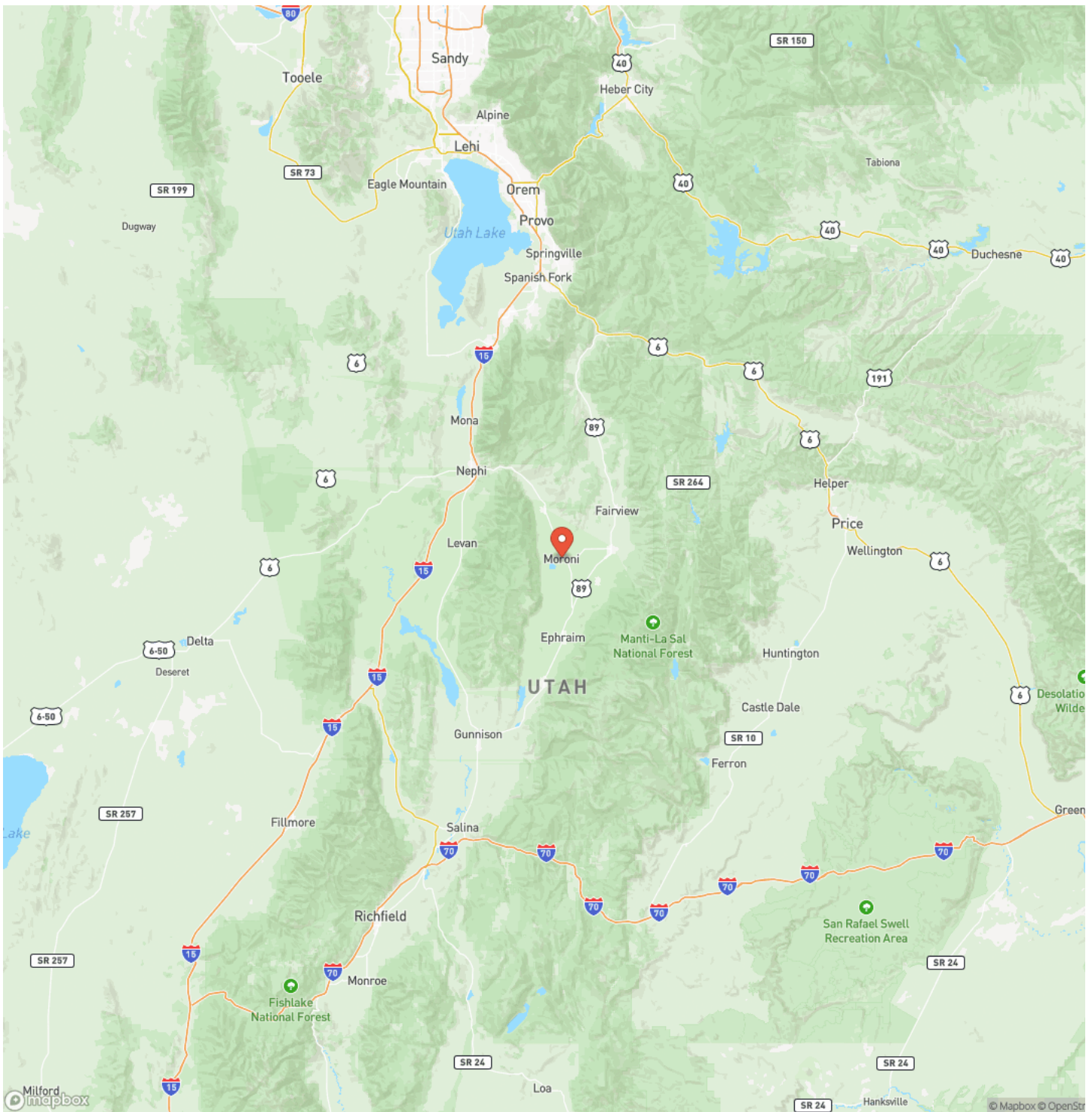
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Locator Map



Locator Map



MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

Satellite Map



MORE INFO ONLINE:

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Moroni, UT / Sanpete County

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Hubbell

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Address

31428 Highway 92

City / State / Zip

NOTES

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MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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