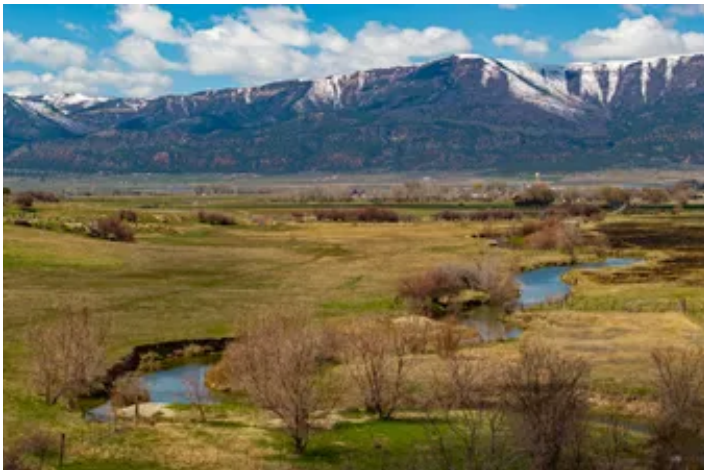


**Hot Spring Well Development Property**  
16875 N 4125 E  
Moroni, UT 84646

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



## Hot Spring Well Development Property Moroni, UT / Sanpete County

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### **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 farenheit 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.

This property is Co-Listed with:

**Justin Osborn**

Wells Group Real Estate

Durango, Colorado

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

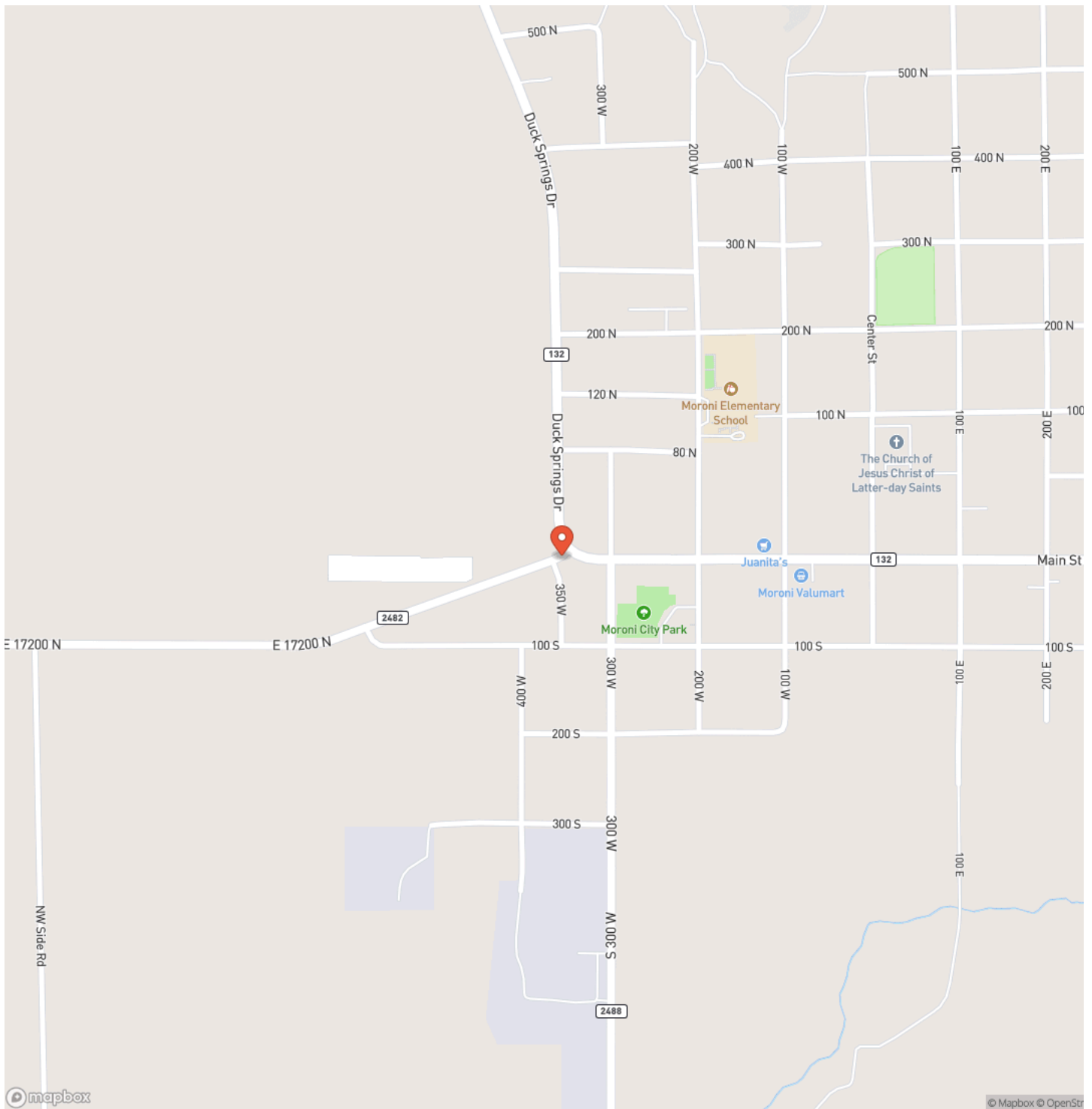
[justin@wellsgroupdurango.com](mailto:justin@wellsgroupdurango.com)

**Hot Spring Well Development Property**  
**Moroni, UT / Sanpete County**

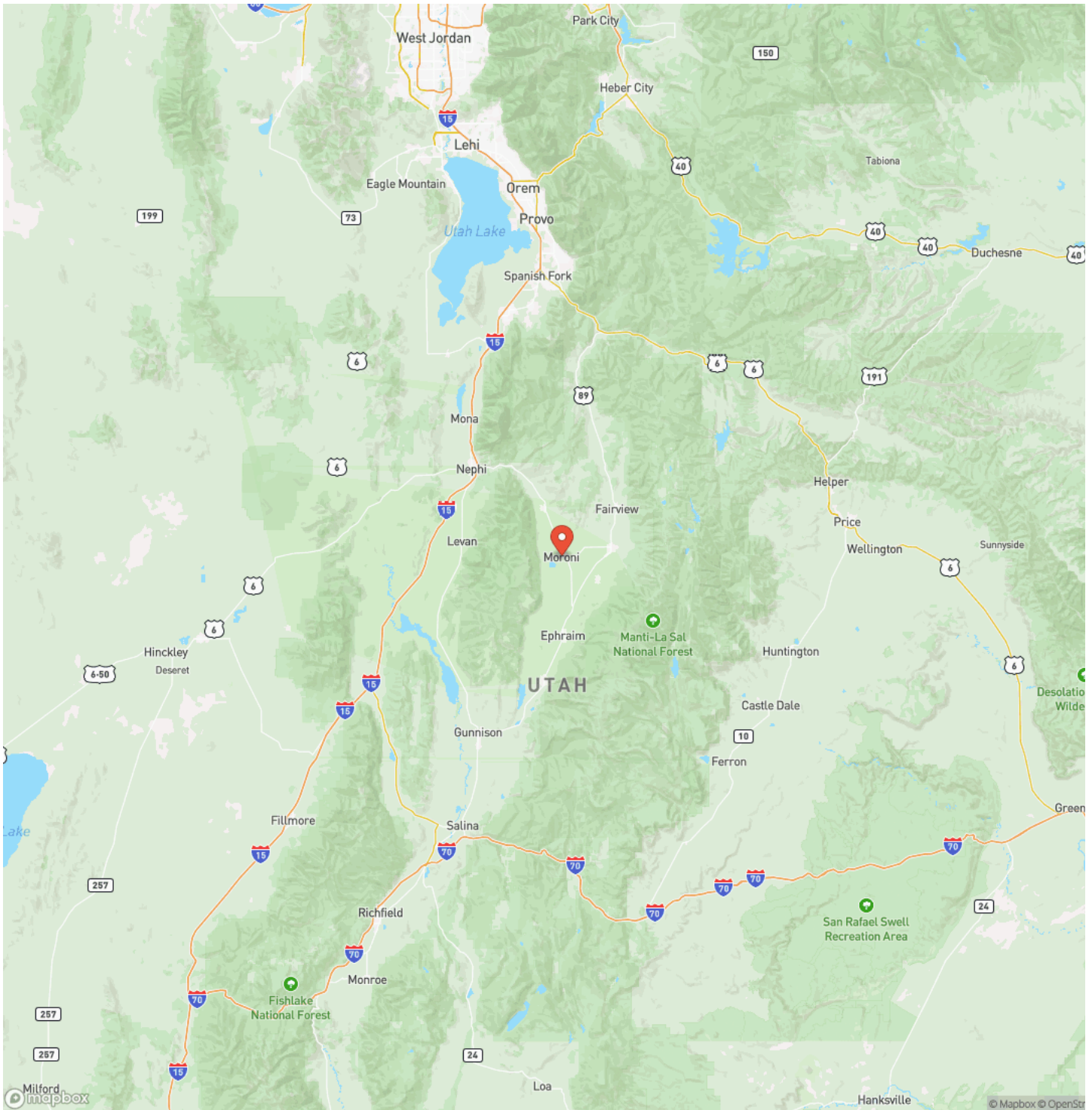
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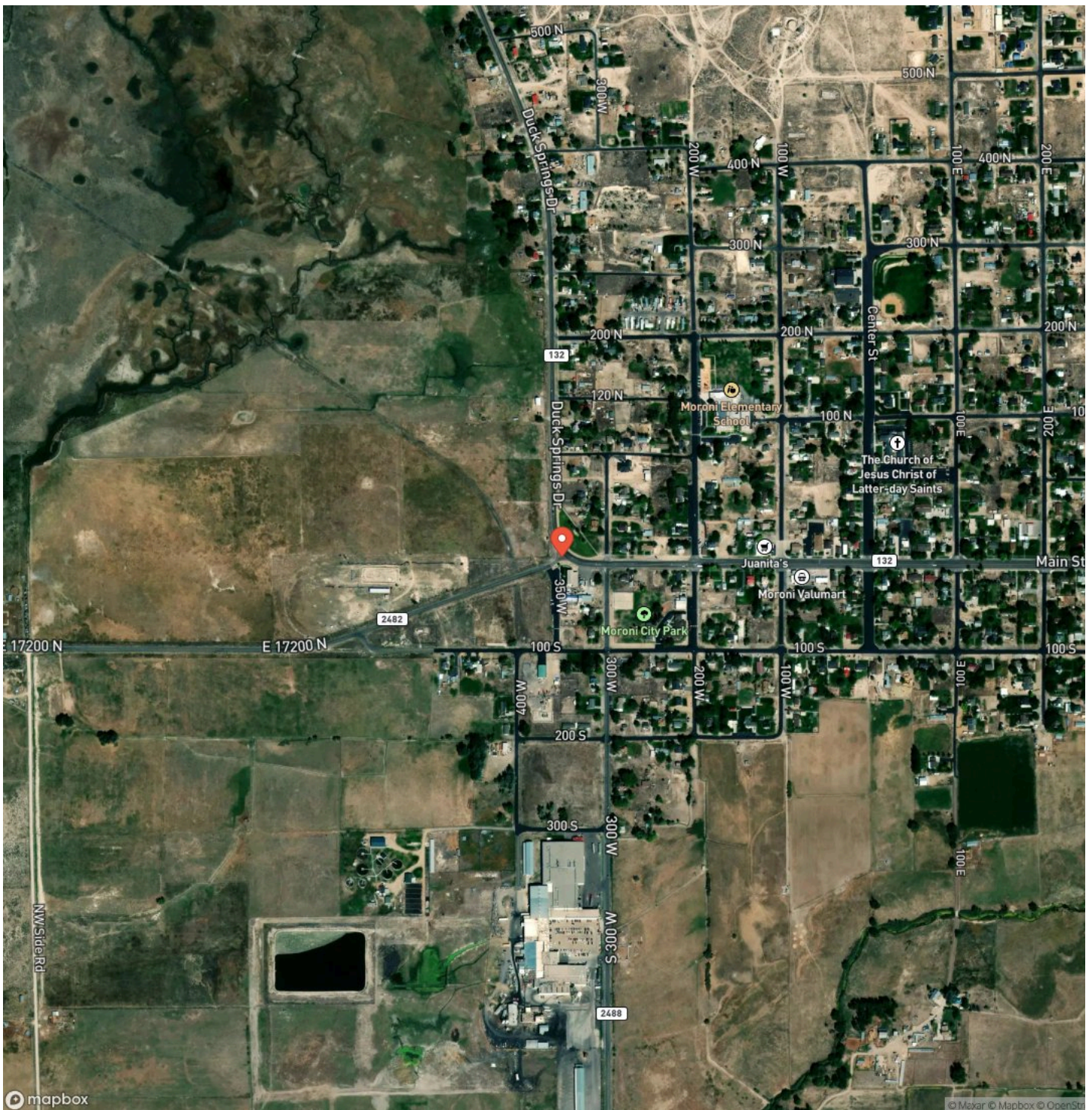
## Locator Map



## Locator Map



## Satellite Map



**Hot Spring Well Development Property**  
**Moroni, UT / Sanpete County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Gary Hubbell

## Mobile

(970) 872-3322

## Email

grandviewranch@gmail.com

**Address**

31428 Highway 92

## City / State / Zip

## NOTES

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

## NOTES

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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