

Fairview 1
TBD
Fairview, UT 84629

\$159,000
1± Acres
Sanpete County



Fairview 1
Fairview, UT / Sanpete County

SUMMARY

Address

TBD

City, State Zip

Fairview, UT 84629

County

Sanpete County

Type

Undeveloped Land, Lot

Latitude / Longitude

39.64425 / -111.4331

Acreage

1

Price

\$159,000

Property Website

<https://greatplainslandcompany.com/detail/fairview-1-sanpete-utah/101445/>



PROPERTY DESCRIPTION

1 Acre Buildable Lot in Fairview UT with Water Rights, Well Approval, Power & Mountain Access

Discover the perfect 1-acre buildable lot in Fairview, Utah-an ideal blend of rural living, recreation, and investment potential. This flat, level parcel offers easy development and is zoned RA-1, making it well-suited for a primary residence, cabin retreat, or off-grid property with modern conveniences nearby.

Water is a major asset here (closed water basin), with two valuable water rights included: one providing 1 acre-foot of irrigation water and another designated for a private well, complete with an approved start card-saving you time and effort in the building process. Electricity is available along the road, giving you flexibility whether you're planning a full-time home or a weekend getaway.

Located just 2 miles from Fairview Canyon and the Manti-La Sal National Forest, this property places you at the doorstep of thousands of acres of public land access. Enjoy year-round recreation including hunting, hiking, ATV riding, camping, and wildlife viewing. The surrounding area is known for its scenic beauty, mountain terrain, and abundant outdoor opportunities.

With its level terrain, strong water rights, and proximity to public land, this acreage for sale offers exceptional value as recreational land, mountain property, or a peaceful rural homesite.

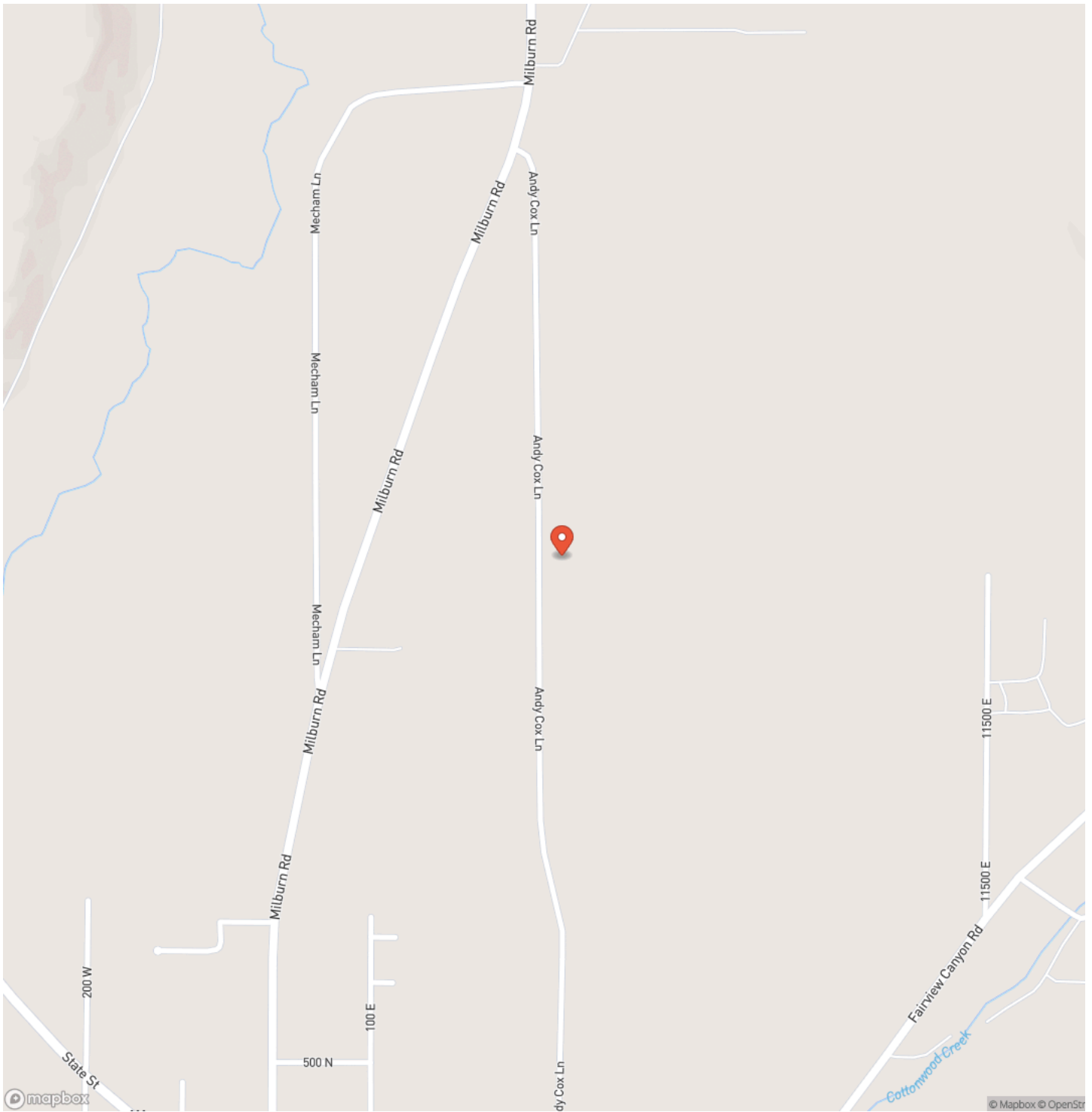
Property Highlights

- 1 acre of flat, buildable land
- Zoned RA-1 (residential/agricultural use)
- 1 acre-foot irrigation water right included
- Private well water right with approved start card
- Power available along road
- Easy access and usable terrain
- 2 miles to Fairview Canyon & Manti-La Sal National Forest
- Excellent for recreational land or full-time residence
- Strong investment land potential
- Wildlife-rich area with hunting opportunities nearby
- Close to public land access

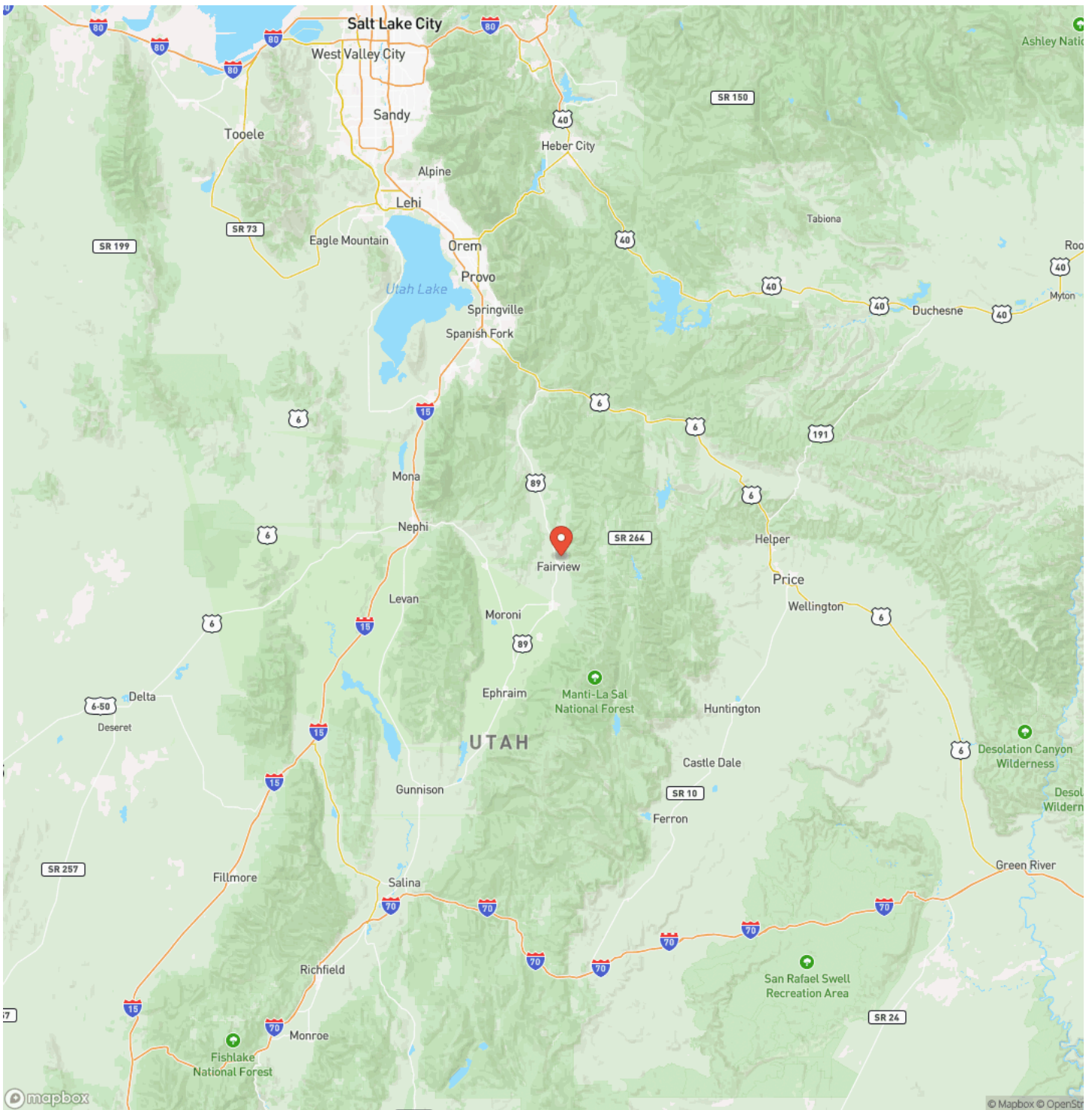
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Locator Map



Locator Map



Satellite Map



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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.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com
