

Sam's Wash 200
TBD
Duchesne, UT 84021

\$137,000
200± Acres
Duchesne County



Sam's Wash 200
Duchesne, UT / Duchesne County

SUMMARY

Address

TBD

City, State Zip

Duchesne, UT 84021

County

Duchesne County

Type

Recreational Land, Lot, Undeveloped Land

Latitude / Longitude

40.14184 / -110.67322

Acreage

200

Price

\$137,000

Property Website

<https://greatplainslandcompany.com/detail/sam-s-wash-200-duchesne-utah/89434/>



Sam's Wash 200

Duchesne, UT / Duchesne County

PROPERTY DESCRIPTION

Sam's Wash 200 – Duchesne County, Utah

Discover 200 acres in the scenic Strawberry River Canyon, a rare opportunity in one of Utah's best recreational corridors. Just a short walk from the Strawberry River—a designated Quality Fishing Stream known for its trophy brown and cutthroat trout—this property offers unmatched access to world-class angling.

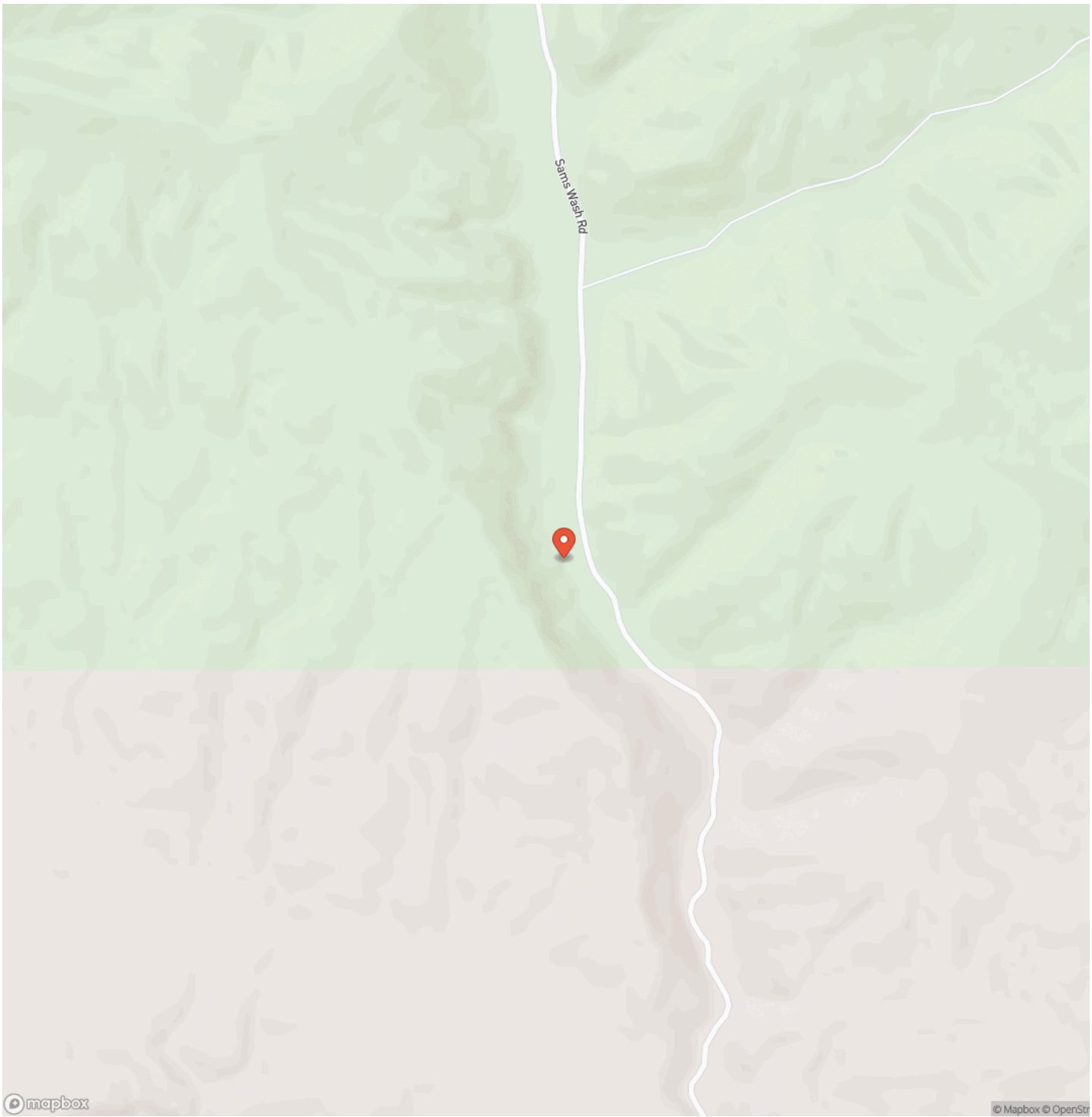
Located only 30 minutes from both Duchesne and Starvation State Park/Reservoir, and equally close to Strawberry Reservoir, the land is perfectly positioned for outdoor enthusiasts. Zoned **A10 Agricultural (10-Acre Minimum)**, the property allows for future subdivision and residential development, with electricity available within 3,000 feet of the southern boundary.

Whether you're looking for a legacy fishing property, a basecamp for year-round adventure, or long-term investment land, **Sam's Wash 200** delivers a unique blend of seclusion, accessibility, and opportunity in the heart of Utah's canyon country.

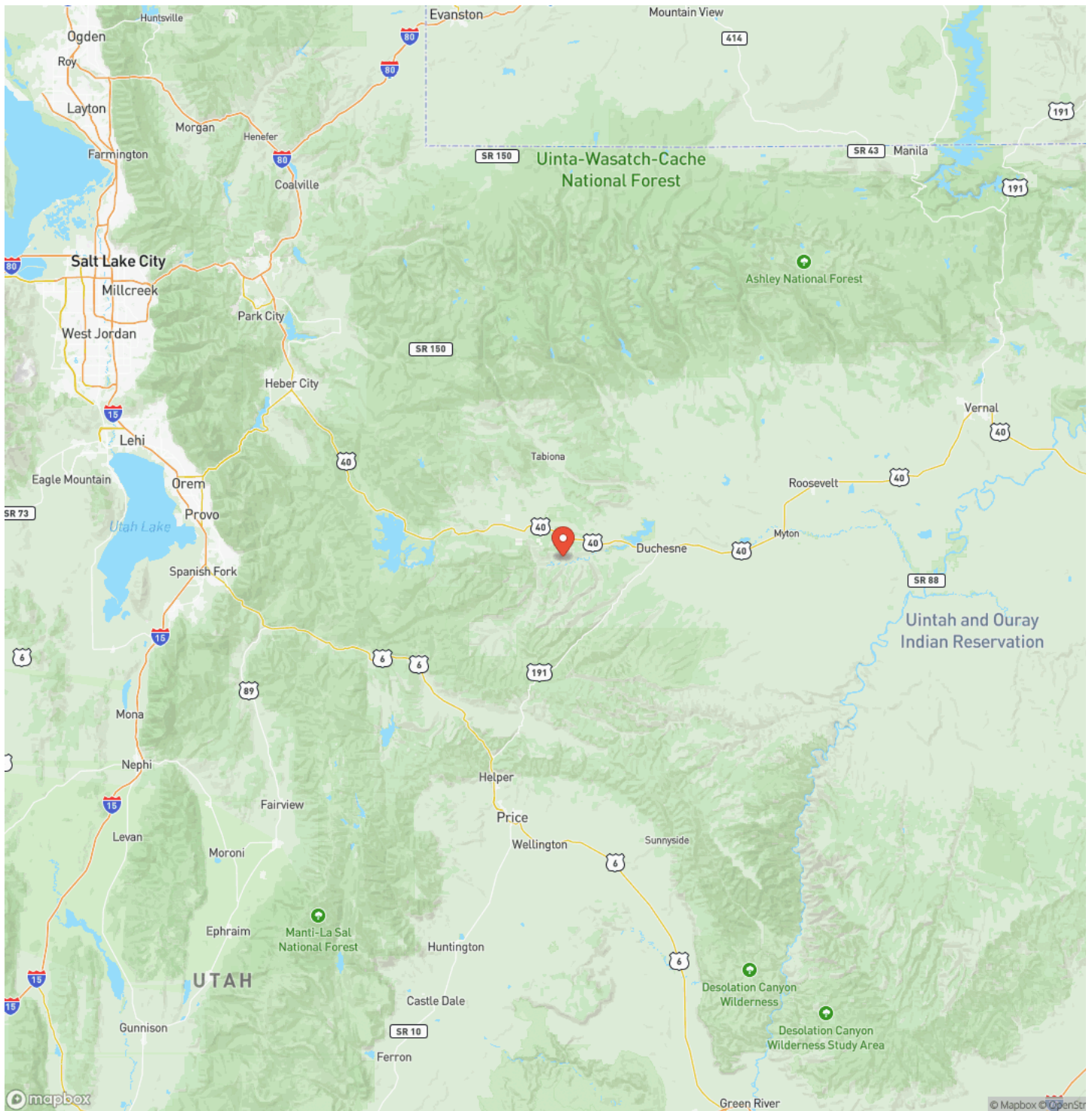




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Rob Silk

Mobile

(406) 920-8820

Email

rob@greatplains.land

Address

542 Elena Ln

City / State / Zip

NOTES

[illegible]

[illegible]

MORE INFO ONLINE:
greatplainslandcompany.com

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.

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

