

Cedar View 10  
2633 N 4900 W  
Roosevelt, UT 84066

**\$100,000**  
10± Acres  
Duchesne County



**Cedar View 10**  
**Roosevelt, UT / Duchesne County**

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**SUMMARY**

**Address**

2633 N 4900 W null

**City, State Zip**

Roosevelt, UT 84066

**County**

Duchesne County

**Type**

Recreational Land, Lot, Undeveloped Land, Horse Property

**Latitude / Longitude**

40.341135 / -110.072743

**Acreage**

10

**Price**

\$100,000

**Property Website**

<https://greatplainslandcompany.com/detail/cedar-view-10/duchesne/utah/100905/>



## **PROPERTY DESCRIPTION**

### **10 Acres in Cedar View Subdivision - Fully Fenced Secluded Lot with Water, Power & Fiber Options Near Roosevelt, Utah**

Discover the perfect blend of privacy, usable acreage, and included equipment with this **10-acre property in Cedar View Subdivision**, located just **15 minutes from Roosevelt, Utah**. Surrounded by natural cedar trees and open high-desert terrain, this quiet and secluded lot offers excellent potential for a **buildable homesite, recreational land, or off-grid getaway with modern utilities nearby**.

This **fully fenced 10-acre parcel** features barbed wire fencing and a **steel entry gate**, creating secure access and defined boundaries. The property is well positioned for future development with **water lines**, along with **electric power and new fiber optic internet lines available along the front entrance road**-a rare combination that adds convenience and long-term value to rural acreage.

Adding immediate usability and value, the sale includes several pieces of equipment and recreational items already located on the property. Included are a **2004 28-foot Eagle by Jayco fifth wheel camper**, a **1990s Cobra Salem 26RK camper**, a **1997 Polaris Sportsman 400 four-wheeler**, and a **20-foot flatbed trailer**. The property also includes a **classic 1980s two-tone yellow Ford F-250**, plus a **1970s fiberglass runabout boat** (last registered for water use in 2021, no engine included).

Whether you're looking for **recreational land, a basecamp property, investment acreage, or a future homesite**, this parcel already has the essentials to start enjoying the land immediately. With utilities, fencing installed, equipment included, and a peaceful location close to town, this **rural property offers both lifestyle and long-term potential in Utah's Uintah Basin region**.

### **Property Highlights**

- Approved for culinary
- 10-acre parcel in Cedar View Subdivision
- Located approximately 15 minutes from Roosevelt, Utah
- Quiet and secluded lot with natural cedar trees
- Fully fenced with barbed wire fencing
- Steel entrance gate installed
- Culinary water line installed by the City of Roosevelt along entrance road
- Electric power available at the road
- Newly installed fiber optic internet at the road
- Buildable rural acreage with development potential
- Ideal for recreational land, homesite, or investment property

### **Equipment & Vehicles Included**

- 2004 28 ft **Eagle by Jayco 5th Wheel Camper**
- 1990s **Cobra Salem 26RK Camper**
- **1997 Polaris Sportsman 400 ATV**
- **20 ft Flatbed Trailer**



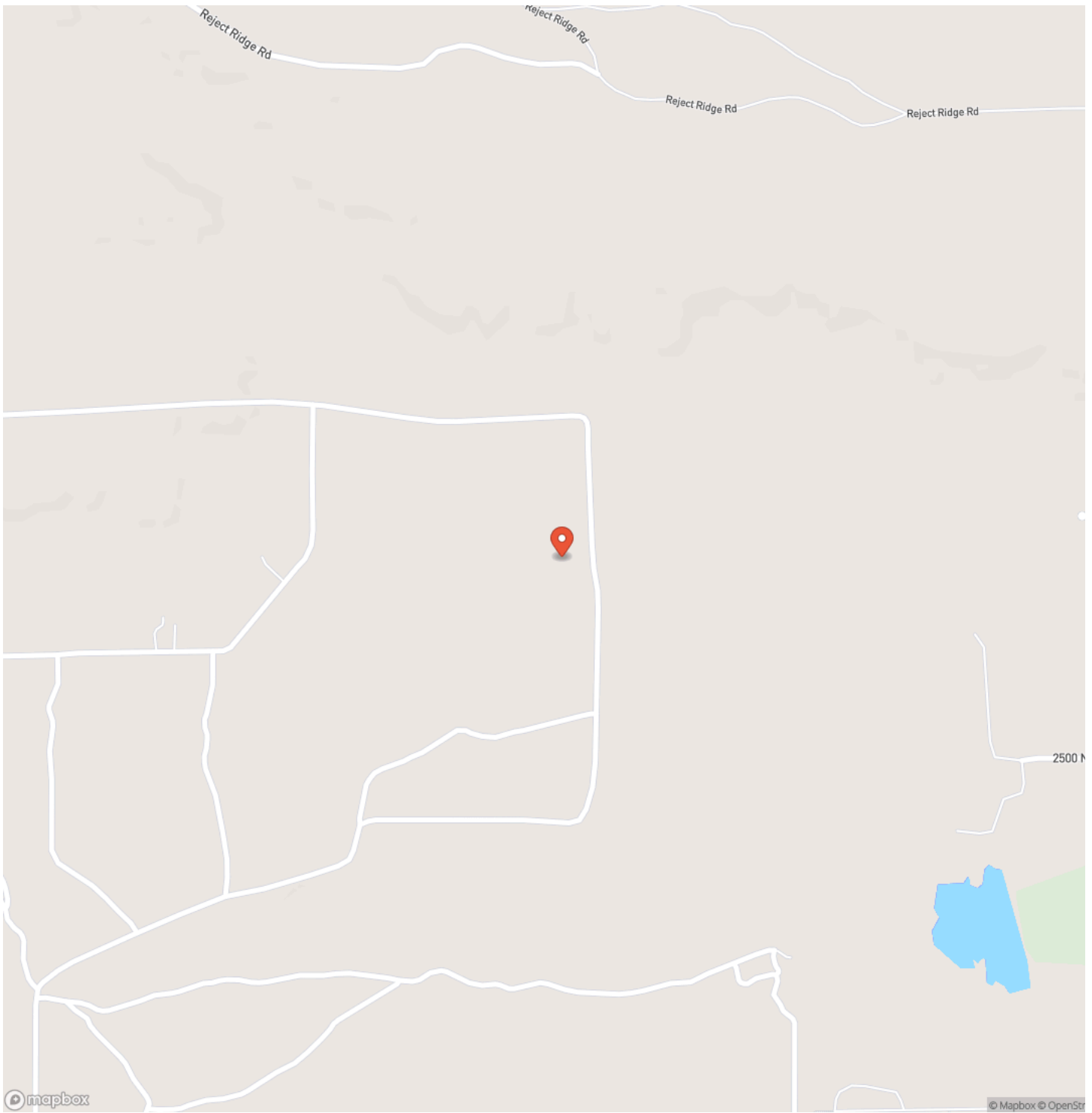
- **Classic 1974s Two-Tone Yellow Ford F-250**
- **1970s Fiberglass Runabout Boat** (no engine, last registered for water in 2021)



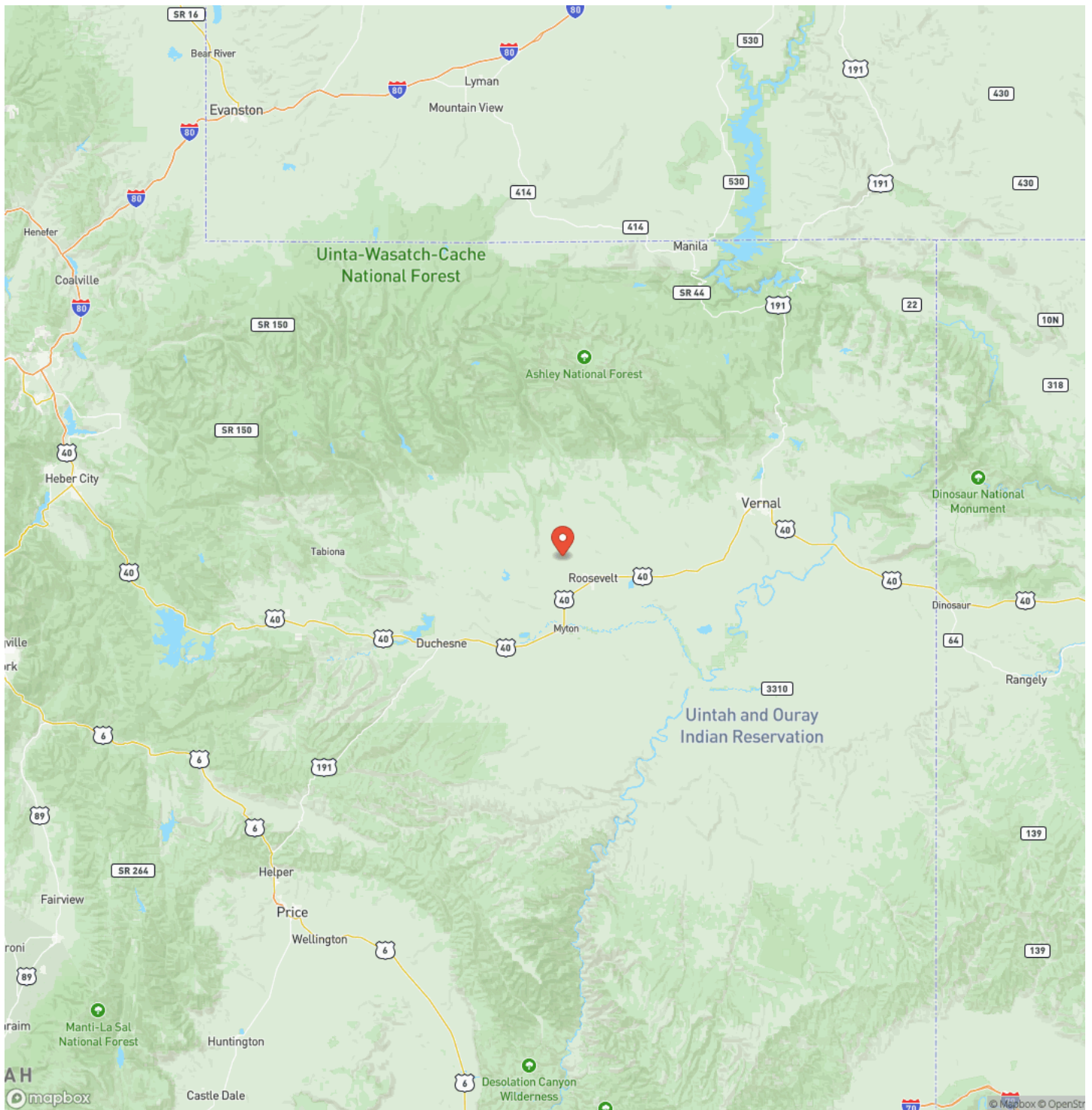
Cedar View 10  
Roosevelt, UT / Duchesne County



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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.



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**Great Plains Land Company**  
501 N. Walker St.  
Oklahoma City, OK 73102  
(405) 255-0051  
<https://greatplainslandcompany.com/>

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