



Land Offering

**Wasatch County Parcel Section 36
T3S R5E Section 36
T4S R5E Section 01**

~ 720 ± Acres

Wasatch County, Utah



LOCATION & PROPERTY DESCRIPTION

LOCATION

Wasatch County Parcel Section 36 is a roughly 720 acre parcel of land that sits approximately 5 miles east of Heber City within Wasatch County, Utah. The parcel can be accessed via Westward Ho Rd. (Please see Exhibit A).

DESCRIPTION

A legal description for this parcel has not yet been written. The subject lands are approximately 720 acres. The awarded RFP applicant will need to deliver a legal description for the transaction.

ENTITLEMENTS

The existing zoning for this parcel P-160 Preservation. The zone allows for 1 dwelling per 160 acres. Please see Wasatch County Zoning Ordinances for additional information.

UTILITIES

Purchaser is to research and verify actual locations/availability of all utilities.

IMPROVEMENTS

The lands are accessible by Westward Ho Rd a dirt road that gives access to the southeastern portion of the property.

The successful purchaser of the subject parcel will be required to construct/pay for all roadway improvements, infrastructure, and improvements related to the development of the proposed parcel.

PROPERTY CONDITION

This parcel sits in an ungraded natural, raw condition. There are 4 existing easements of record running through the parcel: ESMT 266 (Issued to Wasatch County for a right of way of Big Pole Dr and power lines); ESMT 576 (issued to Heber Ranches LLC for Development Easement for Wolf Creek Road / Westward Ho Rd); ESMT 2188 (Thomas Family Trust U/A/D for Little Pole Road C); and PRED 741 (issued to Heber Ranches LLC for Development Easement for Wolf Creek Road / Westward Ho Rd).

OFFER INFORMATION

In addition to completely filling out the attached Proposal Form, please include these elements in your proposal:

- Proposed project vision concept plan
- Term of property inspection period
- Term of closing

Additional pages may be necessary.

Wasatch County Parcel Section 36 - 720+/- Acres - Proposal Details

Wasatch County Parcel Section 36 720+/- Acres

SUBMIT SEALED PROPOSALS TO: SITLA
ATTN: Gregg McArthur

ADDRESS: 1593 East Grapevine Crossing
Washington, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: May 31, 2022

ANTICIPATED BOARD APPROVAL: July 31, 2022

FURTHER INFORMATION: Gregg McArthur
At above address
(435) 522-7411

SITLA reserves the right to reject any or all proposals

Information for Respondents

Proposals

Development Proposals: SITLA requests Purchase/Development proposals for Wasatch County Parcel Section 36 which is located within T3S R5E Section 36 and T4S RE5 Section 01. The Trust may enter into negotiations with one or more parties submitting proposals or may reject all proposals.

Form: Each development proposal shall be submitted in a sealed envelope bearing the words “**Wasatch County Parcel Section 36 - 720+/- Acres**”. Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

Signatures: All proposals shall be signed and have the full address written in the appropriate spaces.


Withdrawal: Any proposal may be withdrawn any time prior to the scheduled proposal closing time.

Opening: Proposals will not be publicly opened.

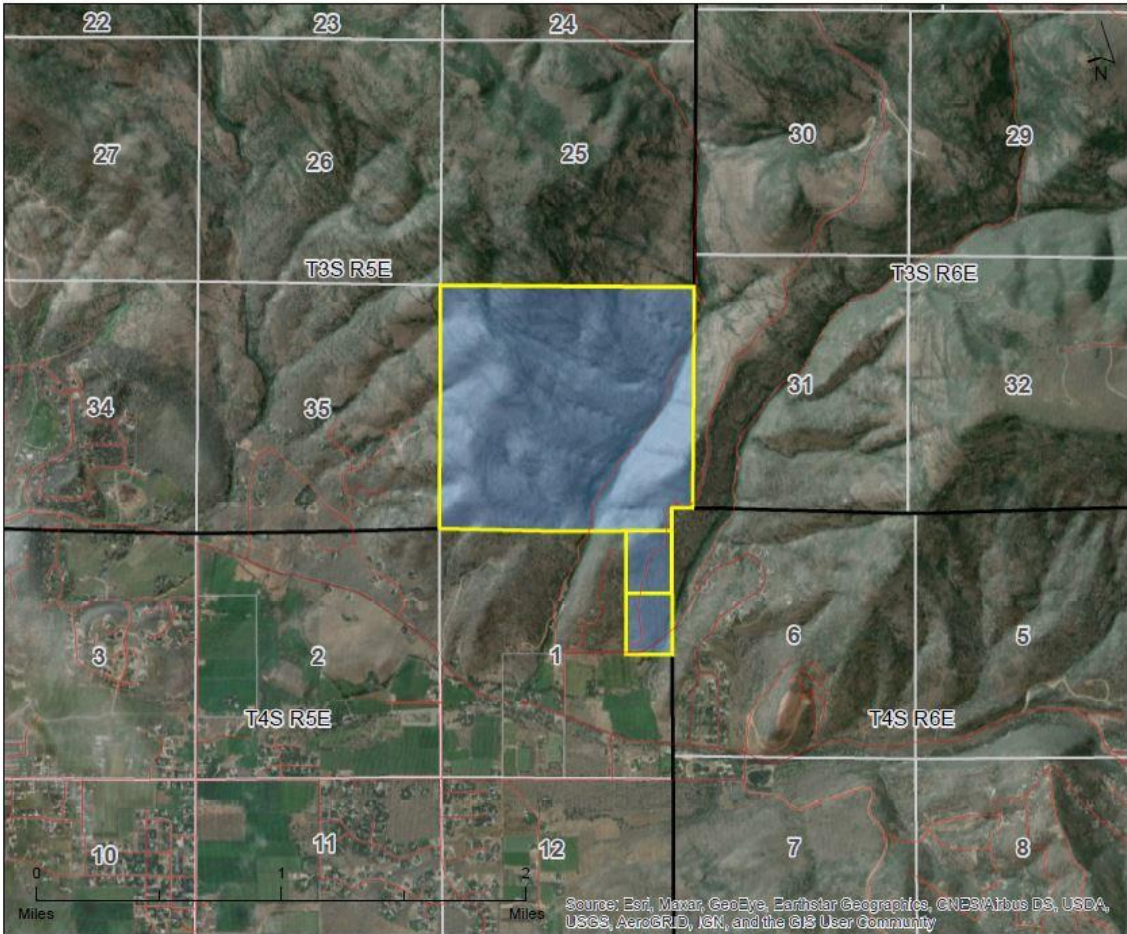
Proposed compensation structure: Proposals for transaction may include:

- 1-) Development Lease. Trust Lands Administration’s contribution to a development lease will be the subject lands. Development Partner expected to share proformas, profit sharing, anticipated construction costs, anticipated sales prices, percentage splits, anticipated absorption rates, etc. Development Partners can propose either lot creation and vertical home building packages, or bulk wholesale lot sales to select builders. Minimum returns to the Trust must be guaranteed. In no circumstance will the Trust authorize loans or liens on or against its lands.
- 2-) Direct Sale. Purchaser to provide total price for the subject lands. Purchasing the land in a phased take down may be considered, but proposals should outline what triggers the next take down (percentage complete, hard dates, etc.). In addition, under that scenario, some kind of escalator for the unpurchased property must be defined.

Exhibit A



Wasatch County Parcel Section 36
 Township 3 South, Range 5 East, SLB&M; All, Section 36
 Township 4 South, Range 5 East, SLB&M, Lots 1 & 5, Section 1
 Wasatch County





Wasatch County Parcel Section 36
 Total Acres: 720.98

- Section 36: ALL - 660.38 Acres
- Section 1 - Lots 1 & 5 - 60.60 Acres

Land Ownership and Administration

- Private
- State Trust Lands

Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall in no event be liable for any incorrect results, or any specific, indirect or consequential damages to any party, arising out of or in connection with the use of the inability to use the data hereon. Land parcels, lease boundaries and associated SITLA data layers may have been adjusted to allow for visual "best fit". The Surface Ownership Land Status data (if present) are maintained by SITLA to reflect current trust land status and surface ownership. Labels, rivers, streams, highways, roads, county and state boundaries are distributed by the Utah Automated Geographic Reference Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM. Please Note: While SITLA seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated SITLA ownership GIS data may require contacting the GIS staff directly at 801-438-5100 or TLA-GIS@utah.gov. The SITLA GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced: March 23, 2022 - katestaley

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN.