

# ABSOLUTE AUCTION UTAH LAND RUSH

LIVE  
~ AND ~  
ONLINE



BID YOUR PRICE —  
EVERYTHING SELLS!



**SATURDAY, OCTOBER 27 AT 10 AM MT!**  
**PRE-AUCTION OFFERS WELCOME!**

Auction Location: Former Duchesne River Inn Motel, 23 W Main St, Duchesne, UT 84021

**OVER 120 PROPERTIES  
TO BE SOLD**  
**OFFICES, CABINS,  
LAND, MOTELS &  
MORE!**

**800-485-8214**  
**[www.UtahLandRush.com](http://www.UtahLandRush.com)**

**Only Development in Duchesne County  
with Private Water!**

- 2 Offices
- 4 Motels w/ 60+ Rooms – Can be Operated Together
- 8 Cabins: 1,056 to 6,500± Sq-Ft
- 100+ Lots: 2.5 to 5± Acres
- Development Land: 240± Acre Lot & 483± Acres
- Water Utility Company: State-of-the-Art Water System
- 26 Miles of Water Line w/ 30k & 300k Gallon Tanks

**OPEN HOUSE:**  
**THURS, OCT 25**  
**& FRI, OCT 26**  
**10 AM - 2 PM MT**

12 E Main St, Duchesne, UT 84021  
(Corner of US 40 and Center St)



**Western  
Real Estate  
& Auction**

Gary Hubbell  
UT Broker #10933318-PB00

Marketing In Coordination With



**Strategic Client  
Services, LLC**

Mark Woodling, AARE  
[info@united-scs.com](mailto:info@united-scs.com)

## Table of Contents

FAQ .....	Page 3
PreAuction Offer Form .....	Page 5
Terms and Conditions .....	Page 6
Registration Form .....	Page 9
Buyer's Brokers Form .....	Page 11
Auction Sales Contract .....	Page 12
Maps .....	Page 18
Property List .....	Page 21

## Auction -- Frequently Asked Questions

Thank you for showing interest in the property. Purchasing real estate in auction is a very smooth and efficient process where the buyer performs their due diligence prior to the auction, so on auction day, all serious buyers are prepared to bid. At United SCS, we want to make the transaction smooth and flawless, so we invite you to ask questions about the process and study the process for purchasing real estate. We know you will be pleased with the process and invite any questions.

### **Why is this going to auction?**

The Seller requested the auction method of marketing to reach an audience nationwide. They chose to auction the property to show they are serious sellers and to control the terms and date for the sale process. In no way is this a distressed sale.

### **What are the advantages of buying real estate at auction?**

Buying real estate at auction allows you to experience a quick purchase and closing, eliminate lengthy negotiations and assures that you pay market value.

### **Can anyone bid on this real estate auction?**

Yes! All auctions are open to the public when fully registered. The qualification process is critical as the Auction Company wants to present well-qualified buyer's offers to the Seller, therefore collecting a registration fee separates the serious buyers from tire-kickers. The Seller and Auctioneer reserve the right to refuse admittance to or expel anyone from the auction activities who may create a distraction from the auction, bid rigging, canvassing, soliciting or other reasons deemed necessary by the Auctioneer.

### **How do I register for the auction?**

Please go to [www.UtahLandRush.com](http://www.UtahLandRush.com) to perform your due diligence and review important documents. The property will be sold onsite and online, so you may register by filling out the registration form and emailing it in or registering onsite on the day of the auction. You must agree to the Auction Terms and Conditions in order to bid. Also, a registration fee is required prior to the auction, which can be deposited in escrow by wire or deposited directly to the Real Estate Broker and Auction Company. If bidding on Land, a \$1,000 bid deposit is required per lot you plan to purchase. If bidding on Cabins, a \$2,500 bid deposit is required per cabin with a total maximum deposit of \$25,000. The registration fee will be returned immediately to any bidder who is not the high bidder. The high bidder's registration fee will be contributed to the earnest money deposit. Please contact the Auction Company for Wiring Instructions at [info@united-scs.com](mailto:info@united-scs.com) or 800-485-8214.

### **Is financing available?**

Although financing may be available by outside lenders, the property is being sold "As-Is, Where-Is" with no financing or inspection contingencies. You should perform your due diligence prior to bidding, be pre-qualified with your lender and you may be asked for financial documents to ensure you are financially able to close.

### **How do I inspect the property?**

The cabins will be available by appointment only. Please contact us for more details.

### **Can I use a broker?**

Any Utah licensed real estate broker or agent may represent you at the auction. However, you are not required to have a broker or agent in order to bid at the auction. If using a broker or agent, you must identify your real estate agent by 1) having them fill out the Buyer Broker Registration Form and 2) the buyer signing the form prior to the auction date for them to earn a commission.

### **Who is United Country Real Estate and United SCS?**

United Strategic Client Services and United Country Real Estate are both divisions of United Real Estate Group, a team of real estate brokerages and is the largest integrated organization of real estate and auction professionals with over 6,000 agents. We specialize in real estate throughout the United States, including the small cities and towns of rural America. United SCS is the Corporate Brokerage that sells unique and distinct property throughout the world via auction and traditional sales methods. Visit us at [www.unitedcountry.com](http://www.unitedcountry.com) and [www.united-scs.com](http://www.united-scs.com).

### **Can I make an offer prior to the auction?**

You may make an offer prior to auction and all offers will be reviewed by the Seller. Please contact the Auction Company prior to auction for more information on how to make an offer. All auction terms will apply, including payment of the buyer's premium.

### **Is the amount I bid the total price I will pay?**

No, a Buyer's Premium will be added to your high bid amount to determine the final purchase price. The Buyer's Premium is 3 percent of the high bid amount. For example, if your high bid is \$100, then the buyer's premium will be \$3. The total purchase price would be \$103.

### **What is a buyer's premium?**

The Buyer's Premium is implemented to allow a Seller the opportunity to offer their property at auction, which in turn allows you as the Buyer to purchase the property at your price. The Buyer's Premium is to be paid by the high bidder and is financeable. The high bid plus the buyer's premium equals the total contract price.

### **How long will I have to close the transaction?**

30 days for cash deals and 45 days for financed transactions

**As a real estate brokerage, United firmly believes that Brokers/Agents serve a great value and we thank you for your efforts to bring us buyers.**



## Want to Make a Pre-Auction Offer?

Fill out this Amendment and return with the Auction Real Estate Sales Contract.  
Return completed Contract and Amendment to [info@united-scs.com](mailto:info@united-scs.com).

What is a pre-auction offer? A pre-auction offer is an offer made prior to the auction ending. The process is similar to eBay's "Buy It Now" option and may be useful to buyers who do not wish to wait for the auction or compete with other bidders. All terms of the auction remain in place, including selling "as is, where is" and with no conditions and to include all terms of the Auction Real Estate Sales Contract along with bidder submittal of proof of financial ability to purchase the Property consisting of pre-approval for financing or ability to pay cash.

### **PRE-AUCTION OFFER AMENDMENT TO THE AUCTION REAL ESTATE SALES CONTRACT**

Any bidder may make a pre-auction offer prior to the auction ending and offers will be presented to the Seller by the Auctioneer if received within a reasonable time period prior to the auction ending; nonetheless all negotiations must be finalized, including executing the contract and receipt of earnest money deposit, *on or before 1 pm Mountain Time on October 26, 2018.*

Any bidder will be required to deposit twenty percent (20%) of the Total Contract Price as earnest money along with the Auction Real Estate Sales Contract. The deposit and executed contract must be received prior to submitting any offer to the Seller.

The offer may be countered or rejected by the Seller. Seller shall have two (2) business day to accept, counter, or reject offer. If the offer is not accepted, the earnest money deposit will be refunded within two (2) business days.

If the Seller accepts the offer, the property will be removed from the auction and the earnest money deposit immediately becomes non-refundable. The deposit should be placed in the title company's escrow account. No deposits will bear interest during any period of time in escrow.

**SELLER:** \_\_\_\_\_

Printed: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**BUYER:** \_\_\_\_\_

Printed: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**SELLER:** \_\_\_\_\_

Printed: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**BUYER:** \_\_\_\_\_

Printed: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

## REAL ESTATE TERMS AND CONDITIONS

### LOCATION OF PROPERTY: Duchesne, UT 84021

1. **SALE:** All property will be sold via an Absolute Auction with the exception of UMR-0001-0014, UMR-0005-0181 & D-0153-0154. The online bidding will start on Monday, October 22 at 8:00 AM Mountain Time and end October 27 at 10:00 AM Mountain Time. The simultaneous live and online auction will start at 10:00 AM Mountain Time on Saturday, October 27, 2018. The live portion of the auction will be located at or near 23 W Main St, Duchesne, UT, 84021. The live and online auction details can be found at <http://www.UtahLandRush.com>.
2. **BIDDER PACKAGES:** An informational packet relating to the properties may be obtained by prospective bidders by downloading online. Bidder Packages are not designed to solely replace the bidder's responsibility of conducting their own due diligence with respect to the properties. It is solely a source of information which has been gathered and designed to help Bidders with the inspection and information process. We recommend that potential bidders monitor [www.UtahLandRush.com](http://www.UtahLandRush.com) for updates.
3. **PROPERTY INSPECTIONS:** Property previews will be held on Thursday, October 25 and Friday, October 26 from 10 AM - 2 PM Mountain Time. All interested bidders are highly encouraged to view the properties prior to placing any bids at the auction. The properties may also be shown by appointment and scheduled previews posted on the website. To inspect the properties, please contact us to schedule an appointment at 800-485-8214 or [info@united-scs.com](mailto:info@united-scs.com)
4. **BROKER PARTICIPATION:** A THREE PERCENT (3%) Buyer's Broker commission (based on High Bid) will be paid to any properly licensed Real Estate Agent or Broker who 1) registers prior to the end of the auction AND 2) represents a winning buyer, which successfully closes on each property. All commissions (including Buyer's Broker Fees) shall be paid out at closing. To qualify for a Buyer's Broker Commission, the real estate Broker must be a licensed real estate broker or agent in the state of Utah, who is not prohibited by law from being paid such commission and has completed and returned the required Buyer's Broker Registration form provided by the auction company prior to the auction. Please refer to the form for additional details regarding registration deadlines for brokers and agents.
5. **3% BUYERS'S PREMIUM:** A THREE PERCENT (3 %) Buyer's Premium will be added to the high bid on each property. The total contract price will be equal to the high bid plus the Buyer's Premium.
6. **PROPERTY CONDITION:** The information given in this auction is subject to inspection and verification by all parties. No liability for its accuracy, errors or omissions is assumed by the Seller, Auctioneer or its Agent(s). Any information contained in the listing and all related materials are subject to the Terms and Conditions of the Auction Real Estate Sales Contract and Bidders will accept all terms of the Auction Real Estate Sales Contract without any amendment upon Seller's acceptance of a high bid. The properties are being sold "AS IS, Where Is" with all faults. Bidder's complete and thorough inspection of the properties is highly recommended prior to placing bids at the auction. Any or all of the properties listed may be withdrawn or modified without notice at any time.
7. **HOA:** Some properties may be located within an HOA. Please review as due diligence prior to sale. Contact us for details or documents regarding the HOA.
8. **AUCTION PROCEDURE:** All parcels shall be sold at Absolute Auction with exception of UMR-

0001-0014, UMR-0005-0181 & D-0153-0154. The Auctioneer shall at his sole discretion offer the properties in any order, format, group or bid increment, which he determines is in the best interest of the Seller.

9. **REGISTRATION:** Bidders will be required to register prior to the auction starting. Bidders may register at the auction on auction day, but please show up at least one hour prior to the auction starting. Auction terms and conditions will be presented online or upon request for ALL bidders to review prior to bidding. The Seller and Auctioneer reserve the right to refuse admittance to or expel anyone from the auction activities who may create a distraction from the auction, bid rigging, canvassing, soliciting or other reasons deemed necessary by the Auctioneer. Registered bidders must allow reasonable and sufficient time for the bidder qualification process, including providing financial documents and required deposits which are outlined below.
10. **QUALIFYING TO BID:** Registered bidders may be asked to show proof of their financial ability to close. Financing is not a contingency of the sale. The Auctioneer may require a bank statement, a brokerage statement or a financial institution letter showing sufficient funds to close on the purchase up to the amount that you plan to bid.
11. **REQUIRED DEPOSIT(S) TO BID:** All registered bidders will be required to deposit funds to bid at the auction. To bid on Land a \$1,000 bid deposit is required per lot you plan to purchase. If bidding on cabins a \$2,500 bid deposit is required per property you plan to purchase. If bidding on multiple properties or lots, a bid deposit will be required per property or lot with a maximum of \$25,000 bid deposit required. For example, if you only plan to purchase one lot, you may bring \$1,000 deposit and bid on multiple lots.

A registered bidder may deposit the funds in two ways:

- a. The deposit may be placed in the Real Estate Broker's escrow account by wiring the sufficient funds. Wiring instructions will be provided upon request. The wire must be received prior to the Auctioneer approving the bidder to bid in the auction and may take up to 2 business days.
  - b. Bidders may present a cashier's check to the Auctioneer on the day of the sale or prior to the sale. Cashier's checks should be made payable to your name, the bidder.
12. **BIDDER DEPOSIT:** For any bidders who are not the high bidder, either the cashier's check will be returned to you immediately or if wired, a return wire will be initiated within 48 business hours following the completion of the auction.
  13. **HIGH BIDDER REQUIREMENTS:** Immediately following the close of the auction, the high bidder will be required to place (10%) ten percent of the total contract price down as earnest money by personal check or business/company check. Also, the high bidder must sign an Auction Real Estate Sales Contract without any amendment or revision thereto. The bidder registration deposit will be immediately transferred to the Title Company and the auctioneer will deliver the remainder of the 10% to the title company within 24 business hours of the auction ending. The balance of the total contract price shall be due from the buyer at closing. Electronic signatures may be collected using DocuSign for the Auction Real Estate Sales Contract and must be completed immediately following the auction.
  14. **FINANCING:** The sale is not contingent on Buyer's ability to obtain financing. Buyers should arrange for their financing prior to the auction up to the amount that you plan to bid.
  15. **CLOSING:** Closing shall be on or before Thirty (30) days for cash transactions and Forty-five (45)

days for financed transactions, following the date of the auction. Possession shall be delivered to the buyer at closing. All escrow monies and the closing shall be held at First American Title. Their address is 1755 Prospector Ave, Park City, UT 84060. Buyer may purchase at Buyer's expense an Owner's Title Insurance Policy covering the described properties, in the amount of the total contract price and Seller shall transfer title with a General Warranty Deed. All monies bid/or paid in this auction shall be in U.S. currency.

16. **TAXES:** The current year's Property Taxes shall be prorated between Seller and Buyer at Closing based upon the amount of taxes for the prior year. All unpaid taxes for prior years, if any, shall be the responsibility of Seller. Buyer shall assume the payment of taxes for the year of Closing and all subsequent years.
17. **EASEMENTS AND LEASES:** Sale of said properties is subject to any and all easements of record and any and all leases.
18. **AGENCY:** United Country Strategic Client Services, LLC and its Agents, Representatives, Auctioneers and Employees are Exclusive Agents of the Seller.
19. **DISCLOSURES:** The information provided in this auction is subject to inspection and verification by all parties. No liability for its accuracy, errors or omissions is assumed by the Seller, Auctioneer or its Agent(s). Any information contained in the listing and all related materials are subject to the terms and conditions of the Auction Purchase and Sale Agreement. The properties are being sold "As Is, Where is" with all faults. Bidder's complete inspection of the property is highly recommended prior to placing any bids at the auction. Any announcements made on auction day will take precedence over all printed materials. Any of the properties listed may be withdrawn or modified without notice at any time. The Seller and Auctioneer reserve the right to refuse admittance to or expel anyone from the auction activities who may create a distraction from the auction, bid rigging, canvassing, soliciting or other reasons deemed necessary by the Auctioneer. All monies bid and/or paid in this auction shall be in U.S. currency.
20. **TECHNOLOGICAL ISSUES:** The auction website and/or technology may, from time to time, not operate as intended, at normal speed, with full functionality, or at all. In our sole discretion, the auction website and/or technology may cease to operate for any amount of time, and limitations upon the functionality or use of the Website by the end user may result. Any decision to cease the activity of the Website is solely at the Auctioneer's discretion. The Auctioneer assumes no responsibility for any technological issues that may occur before or during the auction. If buyers have a concern with the potential technology issues and its functionality, the Auctioneer highly recommends the bidders to attend the onsite auction.

#### AUCTION CONDUCTED BY

United Country Real Estate – Western Real Estate & Auction  
Gary Hubbell  
UT Broker #10933318-PB00

United Country - Strategic Client Services, LLC  
Mark Woodling, AARE  
TX Agent # 637010 | TX Auctioneer #17310  
Mike Jones, CAI, GPPA, BAS  
TX Broker # 339614 | TX Auctioneer # 6756



# Registration Form

## Auction Registration

Purchaser's Name \_\_\_\_\_

Purchaser's Address \_\_\_\_\_

Purchaser's Phone \_\_\_\_\_ / \_\_\_\_\_

Purchaser's Email \_\_\_\_\_

Company (if applicable) \_\_\_\_\_

Real Estate Broker or Agent Name: \_\_\_\_\_

By signing below, you acknowledge that you have received, agree to, and understand and agree to all the Terms and Conditions of this auction including all materials handed out or made available at the auction for your review. All announcements made on sale day will take precedence over any previously printed materials or other oral statements made.

I will deliver my Bid Deposit by wire or cashier's check made payable to myself, the Buyer, in the amount \$\_\_\_\_\_. I understand the amount will be deposited by United Country Real Estate in its real estate trust account. This offer to purchase shall remain in full force and effect and irrevocable until the completion of the auction. If I am not the high bidder, my Bid Deposit shall be returned to me immediately if paid by cashier's check or within two (2) business days if paid by wire after completion of the auction. I understand that all communication to me by the Seller's agent must be in writing and that this Bid and Bid Deposit must be received by United Strategic Client Services, LLC prior to the Bid Deadline to be considered valid.

My Bid Deposit is in the form of a:

Company Check / Cashier's Check / Wire Transfer

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By signing this certification and returning it to the offices of United Strategic Client Services, I hereby certify that:

1. I understand that, in the event I am the successful bidder and if I fail to deposit the earnest money within 24 hours after the auction, my deposit(s) will be forfeited.
2. I have read the auction rules and bidding format as set out by the Auctioneers and I completely understand them.
3. I understand that the terms and conditions of the auction will be strictly enforced and that there are no exceptions.
4. I certify that I currently have sufficient funds to meet the deposit requirements as called for by the sales contract.
5. I have examined the proposed sales contract given to me as part of the Property Information Packet and understand that it is a legally binding contract and is not contingent upon financing or any other possible contingency.
6. I understand that the Auctioneers represent the seller and there is no relationship of dual agency.

\_\_\_\_\_  
Purchaser's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser's Name

**Bid Deposit Worksheet**

Land Bid Deposit Amount: \$1,000.00  
# of Parcels to bid on: x  
Subtotal Land Bid Deposit: \$

Cabin Bid Deposit Amount: \$2,500.00  
# of Parcels to bid on: x  
Subtotal Cabins Bid Deposit: \$

Total Bid Deposit required: \$  
*(Maximum Bid Deposit of \$25,000.00 Required)*



# BUYER BROKER REGISTRATION FORM

Utah Land Rush Auction, Duchesne, UT

**AUCTION DATE: October 27, 2018 at 10:00 AM Mountain Time**

**CLIENT REGISTRATION DEADLINE: Ends October 27, 2018 at 10:00 AM Mountain Time**

Broker Participation is Invited & Encouraged. A Buyer Broker Commission (“BBC”), will be paid to any properly licensed broker whose registered buyer purchases and closes on the real estate.

- Broker or Agent must contact United Strategic Client Services, the Auction Company, for a Buyer Broker Registration Form which must be received on or before the deadline listed above and before the buyer places a bid. Contact us at 800-485-8214 or [info@united-scs.com](mailto:info@united-scs.com).
- A (3.0%) Three Percent BBC will be paid based on the High Bid amount of the registered bidder listed below
- To qualify for a BBC the Buyer Broker or Agent must register their customer by mail, email or hand delivery of the Buyer Broker Registration Form signed by the Buyer and the Broker or Agent.
- Broker/Agent must assist with any pre-auction and post auction needs of the buyer.
- The Broker/Agent representation will be validated by the Auction Company. We will contact the Buyer to verify the representation.
- A BBC will be paid only upon successful closing of the transaction.
- The Auctioneer reserves the right to reject any “Bidder” or “Buyer Brokers”.

How did you find out about the auction? (Please provide who informed you or what advertisement you saw)

AGENT’S COMPANY NAME \_\_\_\_\_

AGENT’S NAME \_\_\_\_\_

AGENT’S PHONE # \_\_\_\_\_ AGENT’S EMAIL \_\_\_\_\_

BUYER’S NAME \_\_\_\_\_

BUYER’S PHONE # \_\_\_\_\_ BUYER’S EMAIL \_\_\_\_\_

\_\_\_\_\_  
Buyer’s Signature

\_\_\_\_\_  
Date

### SCAN AND RETURN TO:

Brittany Leamon of United Strategic Client Services at [bleamon@unitedrealestate.com](mailto:bleamon@unitedrealestate.com)  
Or deliver to United Strategic Client Services, Attn: Mark Woodling.  
5430 LBJ Freeway, Suite 270, Dallas, TX 75240

Internal Office Use: Received: \_\_\_\_\_

Approved by

Date



STATE OF UTAH

BIDDER#

COUNTY OF DUCHESNE

AUCTION REAL ESTATE SALES CONTRACT

THIS CONTRACT, made this the \_\_\_\_ day of \_\_\_\_\_ 2018, by and between \_\_\_\_\_, ("Seller") whose address is \_\_\_\_\_ and \_\_\_\_\_ ("Buyer") whose address is \_\_\_\_\_.

1. AGREEMENT TO PURCHASE. In consideration of the sum as identified in Paragraph 2 below, the mutual covenants herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller agrees to sell to Buyer, by General Warranty Deed, and Buyer agrees to purchase from Seller, pursuant to the terms and conditions hereinafter set forth, the real property identified as and described as follows:

Address: \_\_\_\_\_

Parcel Number: \_\_\_\_\_

2. High Bid Price ..... \$ \_\_\_\_\_
3.00 % Buyer's Premium ..... \$ \_\_\_\_\_
Total Purchase Price ..... \$ \_\_\_\_\_
Non-Refundable Down Payment/Earnest Money Deposit ..... \$ \_\_\_\_\_

In U.S. Funds, based on 10% of the Total Purchase Price, to be held in a non-interest bearing escrow account by Closing Agent. In the event of a Pre-Auction offer, please see Pre-Auction Offer Amendment with an updated non-refundable down payment amount.

Balance of Purchase Price ..... \$ \_\_\_\_\_

In U.S. Funds, due at Closing, not including Buyer's Closing Costs or financing costs, prepaids or prorations, in immediately available cash or by confirmed wire transfer.

3. CLOSING. Closing shall take place with First American Title ("Closing Agent"), whose address is 1755 Prospector Avenue, Suite 200, Park City, UT 84060, on or before \_\_\_\_\_, 2018 (the "Closing Date"). The contact person is Kelley Pentz at 435-655-6811. At Closing, Seller shall deliver to Buyer a General Warranty Deed (the "Deed"), which shall convey fee simple title to the Property to Buyer without any warranties, including, without limitation, habitability or fitness for a particular purpose, and an Assignment and Assumption of Leases which shall assign any leases of the Property to Buyer; and Buyer shall pay, or cause to be paid, Seller the Total Purchase Price and shall execute and deliver to any tenant of the Property an acknowledgement of receipt of its security deposit in form required by applicable law. Seller and Buyer shall also execute and deliver any notices, statements, certificates, affidavits, releases or other documents required by this Contract, the Title Commitment (as hereinafter defined) or applicable law. Possession of the Property shall be delivered at Closing, subject to those matters contained in the Deed, Title Commitment and this Contract. Time is of the essence in this Contract.

Seller: \_\_\_\_\_ / \_\_\_\_\_

Buyer: \_\_\_\_\_ / \_\_\_\_\_



4. **TAXES AND OTHER PRORATIONS.** The current year's Property Taxes shall be prorated between Seller and Buyer at Closing based upon the amount of taxes for the prior year. All unpaid taxes for prior years, if any, shall be the responsibility of Seller. Buyer shall assume the payment of taxes for the year of Closing and all subsequent years. Buyer shall pay the prorated taxes for the remainder of the year of Closing and shall deliver Seller a copy of the tax receipts evidencing payment thereof within ten (10) days after payment. In the event that the taxes for the year of Closing are more or less than the taxes for the prior year, Seller and Buyer shall adjust the amount of the proration and Seller shall pay to Buyer the amount of any underpayment or Buyer shall pay to Seller the amount of any overpayment, as may be the case. In addition, all rents, operating expenses and utilities shall be prorated between Seller and Buyer as of the Closing Date and Seller shall pay to Buyer any tenant security deposits and Buyer shall pay to Seller any prepaid security deposits paid by Seller for utilities or other items. This Paragraph 4 shall expressly survive the Closing.
5. **CLOSING COSTS. The following details outline the closing costs paid by the Seller and Buyer.**
- (a) **Seller's Costs.** At Closing, Seller shall pay the fees for preparation of the Deed, and all costs relating to tax certificates and overnight courier fees and messenger charges on behalf of the Seller.
  - (b) **Buyer's Costs.** At Closing, Buyer shall pay for the issuance of the Title Policy (as hereinafter defined), the recording costs of the Deed, overnight courier fees and messenger charges on behalf of the Buyer, escrow fees (if any), Closing Agent's closing fees, any survey costs, and all additional sale or closing fees.
6. **TERMS.** This is a cash sale with Ten Percent (10%) down payment, with the balance due at Closing. This sale is not contingent upon financing or due diligence. BUYER ACKNOWLEDGES AND AGREES THAT BUYER'S OBLIGATIONS UNDER THIS CONTRACT ARE NOT CONTINGENT UPON BUYER OBTAINING A LOAN FROM ANY LENDER. ACCORDINGLY, BUYER SHALL BE OBLIGATED TO PERFORM ITS OBLIGATIONS UNDER THIS CONTRACT WHETHER OR NOT BUYER CAN OBTAIN A LOAN TO FINANCE THE PURCHASE OF THE PROPERTY.
7. **DOWN PAYMENT/ EARNEST MONEY DEPOSIT AND CLOSING AGENT.** Buyer and Seller hereby acknowledge and agree that Closing Agent shall hold and deliver the Down Payment/Earnest Money Deposit, in accordance with the terms and conditions of this Contract, and that Closing Agent shall be relieved of all liability and held harmless by both Seller and Buyer in the event Closing Agent makes a disbursement of the Down Payment/Earnest Money Deposit in accordance with the terms and provisions of this Contract. Closing Agent shall be relieved from any responsibility or liability and held harmless by both Seller and Buyer in connection with the discharge of any Closing Agent's duties hereunder provided that Closing Agent exercises ordinary and reasonable care in the discharge of said duties. Both parties understand that the Buyer's Down Payment/Earnest Money Deposit is non-refundable unless the Seller fails to close this transaction.
8. **DISCLAIMER OF WARRANTIES ("AS-IS" CONVEYANCE)**
- (a) Buyer warrants and acknowledges to and agrees with Seller, and United Country – Strategic Client Services, LLC ("Auctioneer") that Buyer is purchasing the Property in an "As-Is, Where Is" condition "WITH ALL FAULTS" and specifically and

expressly without any warranties, representations or guarantees, either expressed or implied, of any kind, nature, or type whatsoever, from or on behalf of the Seller and the Deed will contain appropriate disclaimers to this effect.

- (b) Buyer acknowledges to and agrees with Seller and Auctioneer that with respect to the Property, Seller and Auctioneer have not, do not, and will not make any warranties or representations, expressed or implied, or arising by operation of law, including, but in no way limited to, any warranty as to the value, physical condition, square footage, environmental condition, zoning, good repair, operability, habitability, suitability, merchantability, profitability, marketability, past or present compliance with any rules, regulations, covenants or restrictions, development potential or fitness for a particular use or purpose of the property.
- (c) Buyer acknowledges that it is Buyer's responsibility to make such legal, factual and other inquiries and investigations, as Buyer deems necessary with respect to the Property. Buyer acknowledges that Buyer has executed this Contract based solely on its own independent due diligence investigations and findings, and not in reliance on any information provided by SELLER OR AUCTIONEER or their affiliates, agents, officers, employees or representative. Buyer acknowledges that Buyer has not relied, and is not relying upon information, document, sales brochures or other literature, maps or sketches, projection, pro forma, statement, representation, guarantee or warranty (whether expressed or implied, oral or written, material or immaterial) that may have been given or made by or on behalf of the Seller or Auctioneer.
- (d) Buyer shall look only to Seller, and not to Auctioneer, as to all matters regarding this Contract and the Property. The Auctioneer shall not be responsible or liable in any way if the Seller fails or refuses to or cannot close this transaction.
- (e) Without in any way limiting the generality of the preceding subparagraphs (a) through (d), Buyer specifically acknowledges and agrees that Buyer hereby waives, releases and discharges any claim it has, might have had, or may have against Seller and Auctioneer with respect to the condition of the Property, either patent or latent.

**9. PROPERTY INSPECTION.** It is the Buyer's sole responsibility to perform all inspections (physical, legal, economic, environmental, archeological or otherwise) on the Property and to be satisfied as to its condition prior to making an offer on the Property; review all property information and due diligence materials; independently verify any information Buyer deems important including information available in public records; and inquire of public officials as to the applicability of and compliance with land use and environmental laws building ordinances, zoning, health & safety codes, and any other local, state or federal laws and regulations.

Buyer is responsible for the costs of all inspections, surveys, engineering reports, environmental studies, including, but not limited to, lead-based paint tests, or for any other work performed at Buyer's request and Buyer shall pay for any damage which occurs to the Property or to any person as a result of such activities. Buyer shall not permit any claims or liens of any kind against the Property for inspections, surveys, engineering reports, or for any other work performed on the Property at Buyer's request. Buyer agrees to indemnify, protect and hold Seller and Auctioneer harmless against any liability, damage, cost or expense incurred, directly or indirectly, by Seller, as result of Buyer's inspection, examination, or survey of the Property, either prior to, on or after the date hereof. This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to enforce this section, including Seller's reasonable attorney's fees. Buyer agrees to repair any damage caused by such inspections and to restore the Property to its condition prior to the inspection. This Paragraph 9 shall expressly survive the Closing and any termination of this Contract.

10. **TITLE.** Buyer hereby acknowledges receipt of a title commitment (the “Title Commitment”) issued by the Closing Agent as agent for First American Title (“Closing Agent”). Buyer hereby agrees to accept title to the Property subject to (i) all standard exclusions and printed exceptions set forth in the Title Commitment, including all matters that would be disclosed by a current and accurate survey of the Property; (ii) liens for taxes not yet due and payable; (iii) easements for public utilities affecting the Property; (iv) all other easements or claims to easements, covenants, restrictions and rights-of-way affecting the Property; (v) rights and claims of parties in possession; and (vi) all title exceptions referenced in Schedule B of the Title Commitment (the foregoing title matters are herein referred to as the “Permitted Title Exceptions”). Any applicable zoning ordinances, other land use laws and regulations, together with taxes for the current year and those matters, if any, which are waived by Buyer pursuant to this Paragraph 10, shall also be deemed Permitted Title Exceptions. At or prior to Closing, Seller shall satisfy all requirements on Schedule C which are the responsibility of Seller and Buyer shall satisfy all requirements on Schedule C which are the responsibility of Buyer. At Closing, Buyer, at its cost, shall cause the Title Insurer to issue and deliver to Buyer an owner’s policy of title insurance (the “Title Policy”) insuring Buyer’s fee simple estate in the Property in the amount of the Total Purchase Price, subject to the Permitted Title Exceptions.

Buyer also acknowledges and agrees that:

- a. Maps and depictions included in the marketing material for the auction are for illustration purposes only and neither Seller, nor Auctioneer warrants or guarantees any of these materials or other information to be accurate or complete.
- b. Any fencing situated on the Property is not necessarily an indication of the Property boundary.
- c. Buyer shall be responsible for its own due diligence regarding the availability and/or accessibility of any utilities or the suitability for building on the Property. In addition, the Buyer shall be responsible for obtaining any and all permits for installation of utilities, wells, septic systems, and/or any costs related to such installation. Permits, tanks, meters, lines, and any other applicable fees shall be at the Buyer’s expense.
- d. Only the fixtures, machinery and equipment currently attached to or located upon the Property will be conveyed to Buyer.
- e. The Property is selling subject to restrictive covenants and easements as shown in the Title Commitment and the Survey.

11. **FIXTURES AND PERSONAL PROPERTY.** Only the fixtures, machinery and equipment currently attached to or located upon the Property will be conveyed to Buyer and no other personal property will be conveyed with the Property.

12. **TITLE DEFECTS.** If the Title Commitment reveals a defect in title which is not one of the Permitted Title Exceptions, or if prior to the Closing a new defect in title is disclosed by an updated endorsement to the Title Commitment, which defect is not one of the Permitted Title Exceptions, prior to Closing Date, Buyer may either waive such defect or give written notice to Seller and Closing Agent no later than five (5) days from the date of discovery of such defect in title, whereupon Seller may, at its option, attempt to cure such defect prior to Closing or decline to cure such defect. If Seller is unable or unwilling to cure, on or before the Closing Date, any defect as to which Buyer has notified Seller as herein provided and if Buyer does not waive such defect on or prior to the Closing Date by written notice to Seller, this Contract shall be terminated without liability to either party and the Down Payment/Earnest Money Deposit shall be returned to the Buyer. Seller shall have the right, at its sole election, to extend the Closing Date by not more than Sixty (60) Days to attempt to cure any such defect in title.

**13. COMMISSIONS.**

- (a) **Brokerage.** Buyer warrants and represents that Buyer [ ] is [ ] is not represented by a Buyer's Broker in this transaction. If Buyer is represented by a Buyer's Broker, the Buyer's Broker's name is: \_\_\_\_\_. The Buyer's Broker must have performed all requirements of the Buyer Broker Registration as provided by the Auctioneer. Failure to properly register or comply with the provisions of the Guidelines will disqualify the Buyer's Broker from receiving commission.
- (b) **Agency Disclosure.** Auctioneer has acted as agent for Seller in this transaction and is to be paid a commission by Seller pursuant to a separate written agreement between Seller and Auctioneer.

**14. BREACH OF CONTRACT BY SELLER.** If Seller defaults in the performance of any of its obligations pursuant to this Contract, and Closing fails to occur by reason thereof, Buyer, as its sole remedy, may terminate this Contract and receive the Down Payment/Deposit, or waive the default and proceed to Closing. In no event shall Seller or Auctioneer be liable for any damages including special, incidental or consequential damages, or economic loss and/or attorney fees.

**15. BREACH OF CONTRACT BY BUYER.** In the event the purchase and sale contemplated in this Contract is not consummated as a result of Buyer's default, Buyer's Down Payment/Earnest Money Deposit shall be forfeited to Seller, and Seller shall have all rights as allowed by law to file for damages, specific performance or cancellation of this transaction, with Buyer to be responsible for all costs of suit, including attorney's fees and court costs.

In addition, in the event that Seller is unable to collect on any check delivered by Buyer to Seller or Closing Agent, then, at Seller's option, without notice, this Contract may be terminated immediately and any Down Payment/Earnest Money Deposit held by Seller or Closing Agent shall be paid to Seller, and Seller may pursue any rights and remedies available at law or in equity.

**16. CASUALTY.** Except as herein provided, all risk of loss with respect to damage to the Property shall be borne by Seller until the Closing; thereafter all risk of loss shall be borne by Buyer. In the event that the Property is, in the opinion of Seller, significantly damaged or is destroyed by fire or other casualty or hazard prior to Closing, Seller shall have the option to restore the Property to its pre-casualty condition or to cancel this Contract and Buyer's Down Payment/ Deposit shall be returned as a complete and final settlement to Buyer of all Seller's obligations hereunder. Should Seller desire to restore the Property to its pre-casualty condition, Seller shall so notify Buyer and thereafter have 120 days to complete such restoration, with the Closing Date to be postponed accordingly.

**17. NOTICES.** All notices under this Contract shall be deemed delivered when personally delivered or mailed postage prepaid, certified or registered mail, return receipt requested, or when delivery by a courier service to the addresses of the parties set forth in the preamble of this Contract.. Either party may change its address for notice purposes by giving written notice thereof to the other party in accordance with the terms hereof. A copy of all notices given hereunder shall be delivered to Auctioneer and Closing Agent.

**18. WAIVER.** No failure or delay on the part of Seller in exercising any right of Seller nor any action on the part of Seller or any course of dealing or partial performance shall be deemed a waiver of any right of Seller set forth herein or a modification of any terms set forth herein.

**19. ENTIRE AGREEMENT; AMENDMENT.** This written Contract and any Exhibits, Schedules and

Seller: \_\_\_\_\_/\_\_\_\_\_

5

Buyer: \_\_\_\_\_/\_\_\_\_\_





Addenda attached hereto and made a part of this Contract signed by Buyer constitute the entire and complete agreement between the parties hereto and supersede any prior oral or written agreements between the parties with respect to the Property. This Contract may not be amended, altered, modified or discharged except by an instrument in writing signed by the Buyer and Seller.

- 20. **SEVERABILITY.** The invalidity of any provision of this Contract shall not affect the validity or enforceability of any other provision set forth herein.
- 21. **ASSIGNMENT.** Buyer may not assign this Contract or Buyer’s rights hereunder without the prior written consent of Seller, which consent may be given or withheld in Seller’s sole discretion.
- 22. **BINDING EFFECT.** This Contract shall be binding upon and inure to the benefit of the parties hereto, and their respective successors, personal representatives, legal representatives, heirs and permitted assigns.
- 23. **COUNTERPARTS.** The Contract may be executed in one or more counterparts, each of which shall have the force and effect of an original, and all of which shall constitute but one document.
- 24. **ACKNOWLEDGEMENT.** The Buyer certifies that if Buyer is a natural person, he or she is of legal age and has full legal capacity and authority to understand, execute and deliver this Contract on behalf of himself or herself. If Buyer is a domestic or foreign entity Buyer represents to Seller that the party executing this Contract on behalf of such entity has the authority to execute this Contract on behalf of such entity, and that such entity shall be bound by the terms and conditions contained herein.
- 25. **APPLICABLE LAW, JURISDICTION, AND VENUE.** Applicable Law, Jurisdiction and Venue. This AGREEMENT shall be construed and interpreted in accordance with the laws of the State of Utah.
- 26. **ATTACHMENTS.** The Exhibits, Schedules and Addenda, if any, attached hereto are fully incorporated herein by reference for all purposes.

IN WITNESS WHEREOF, the parties hereto have duly executed this Contract.

**SELLER:** \_\_\_\_\_

Printed: \_\_\_\_\_

Date: \_\_\_\_\_

**BUYER:** \_\_\_\_\_

Printed: \_\_\_\_\_

Date: \_\_\_\_\_

**SELLER:** \_\_\_\_\_

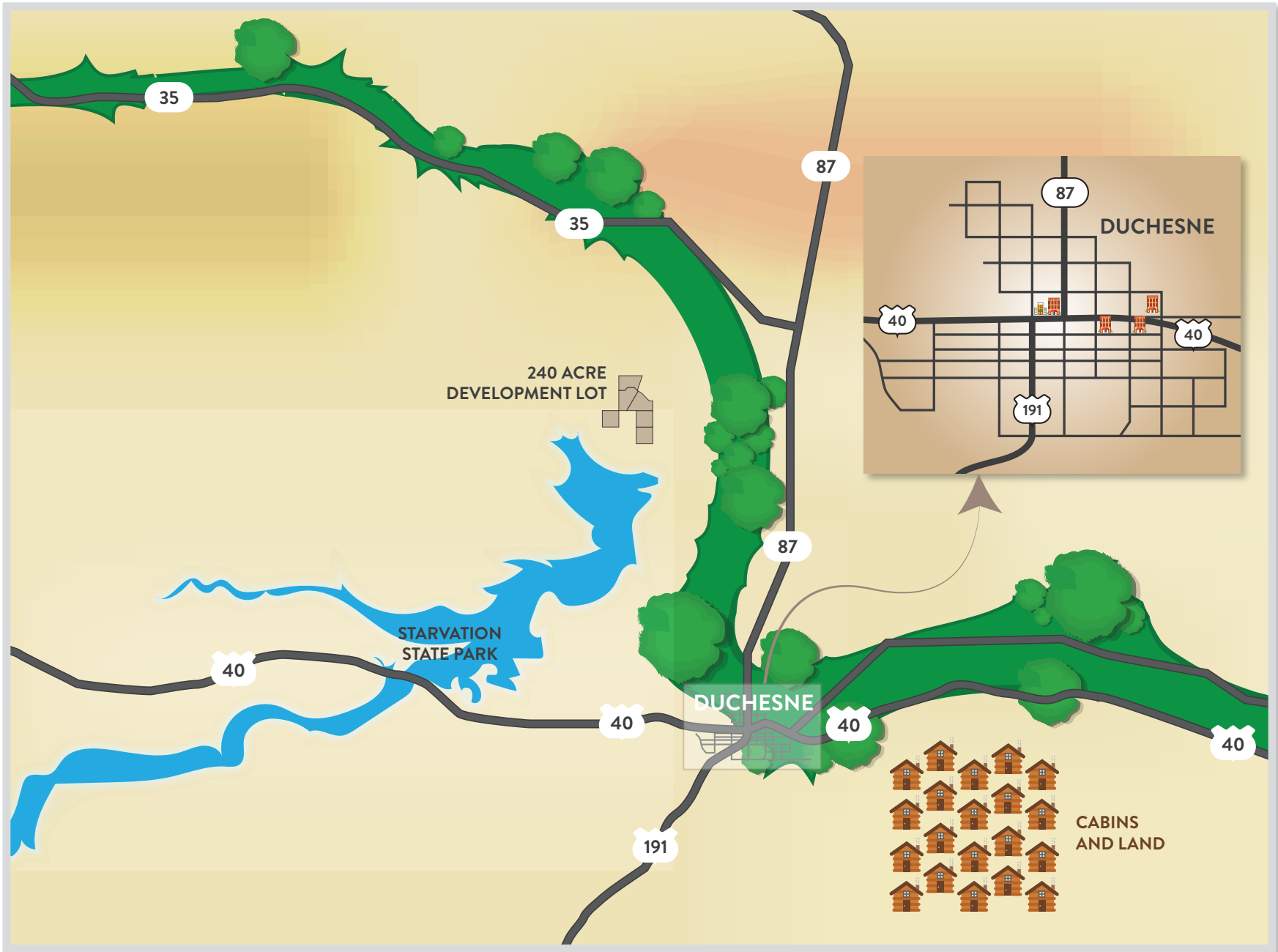
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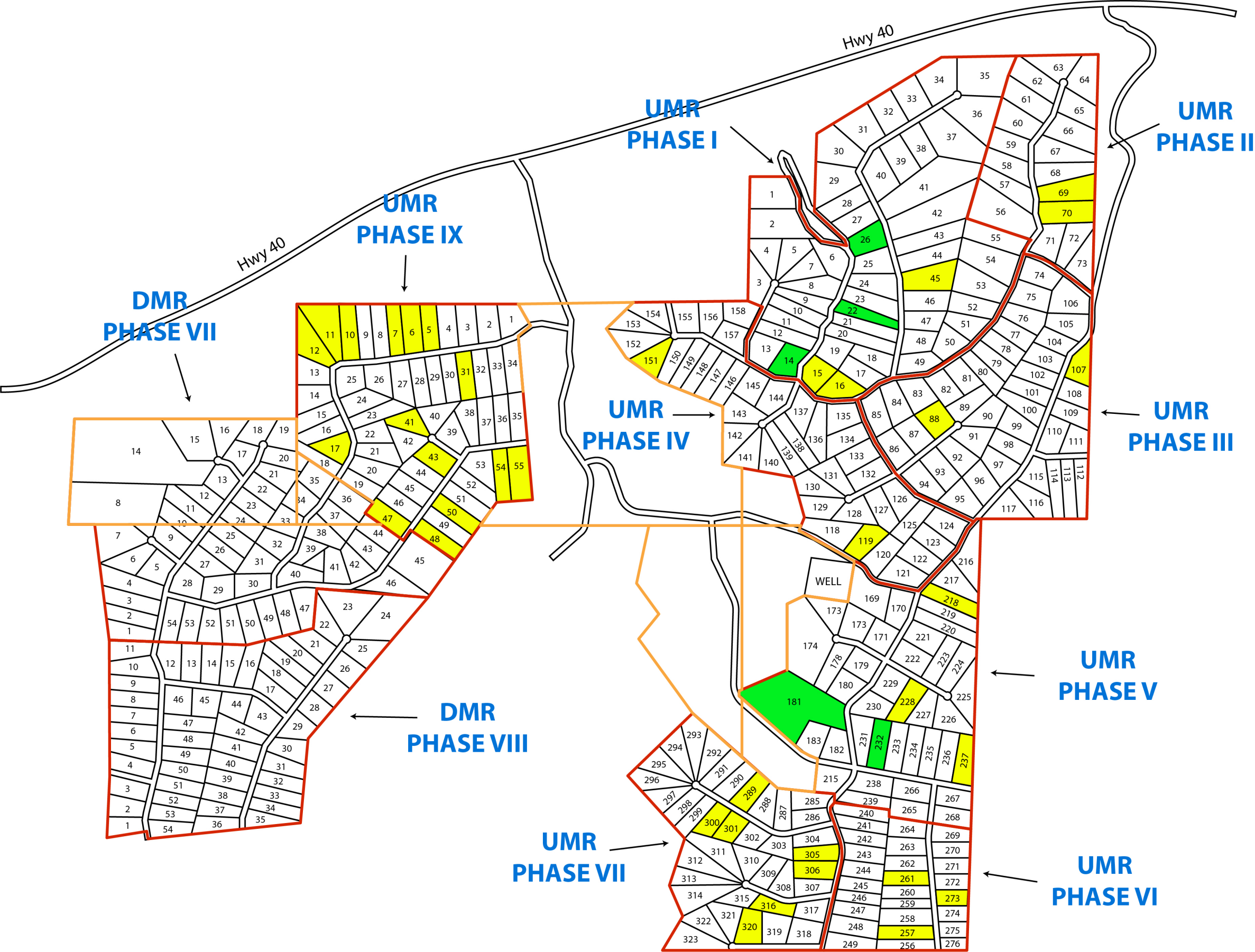
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**BUYER:** \_\_\_\_\_

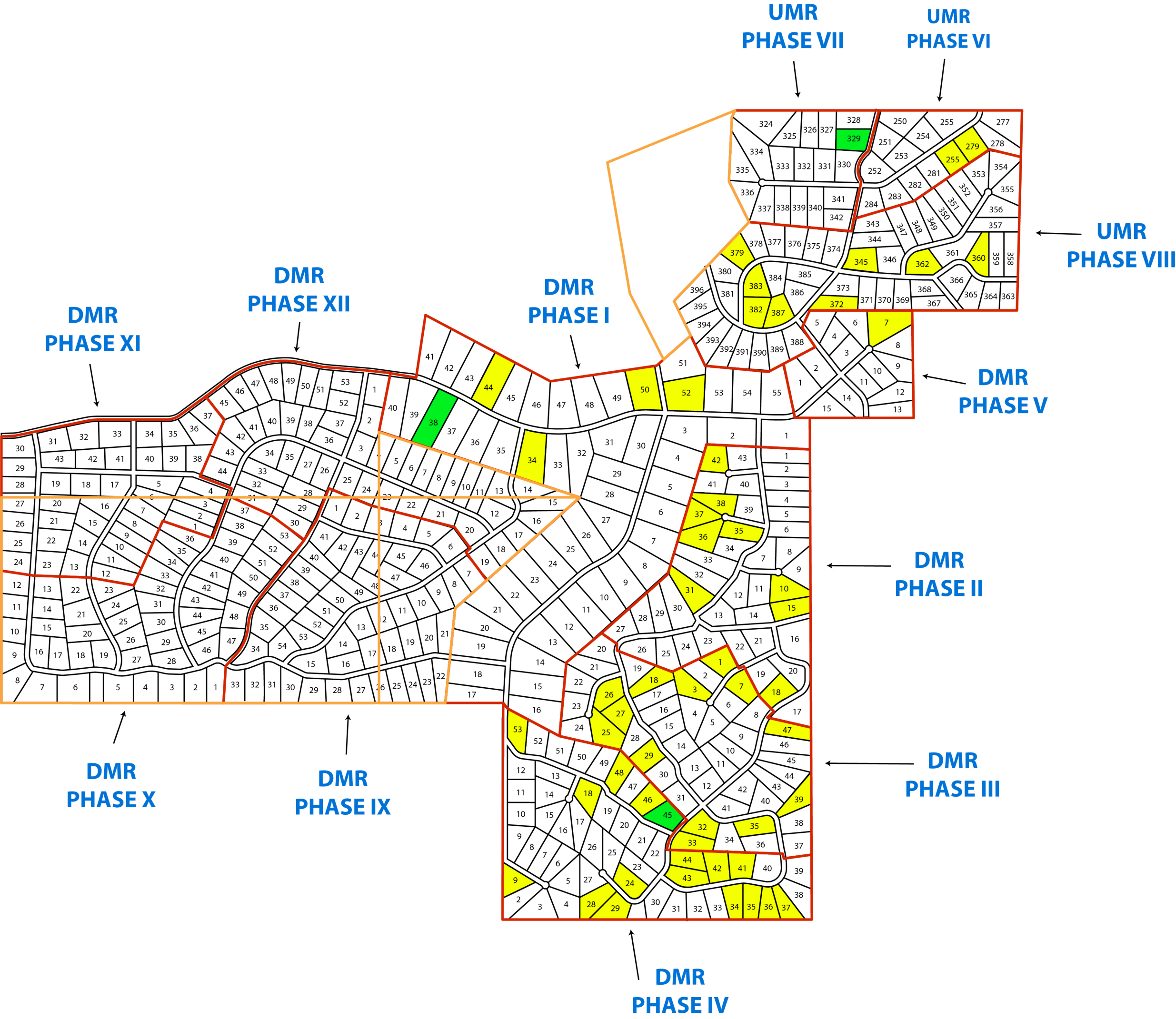
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Date: \_\_\_\_\_











Group	Parcel #	Serial #	Phase	Lot	Address	City	Yearly Taxes (\$)	Acres	Previously Listed At	List Price	Premium	Year Built	Square Footage	Improved	Contiguous	Map Link	Property Description
1-Commercial	00-0000-2364	D-0068	Accounting Office		59 W. Main	Duchesne	\$1,133	0.17	\$275,000	\$150,000		2005	3750	Y	Y	<a href="https://www.google.com/maps/place/40.16328110401">https://www.google.com/maps/place/40.16328110401</a>	Large office building with 10 offices, reception area and large conference room. Located in high traffic area of main street. Kitchenette and 2 half baths
1-Commercial	00-0000-3222	D-0153-0154	Corner Store		E Main St	Duchesne	\$1,122	0.172	n/a	\$150,000		1930	3618	Y		<a href="https://www.google.com/maps/place/40.16328110401">https://www.google.com/maps/place/40.16328110401</a>	Corner retail store located at the corner of US Hwy 40 and Utah Highway 84, the two main highways in Duchesne. Currently the real estate sales store and museum. Multiple offices, open floorplan. Best location in town!
1-Commercial	00-0000-2406	D-0072	Motel Complex I		15 W Main & 54 W 100 N	Duchesne	\$6,006	1.33	\$1,425,000	\$550,000		1940	7799	Y	Y	<a href="https://www.google.com/maps/place/40.16373">https://www.google.com/maps/place/40.16373</a>	The former Duchesne River Inn is a hotel located on the northwest intersection of US 40 and Utah Highway 87, the two main highways in Duchesne. Includes 8 rooms with a full lobby and additional apartment quarters as well as a 12-man barrack. Includes a two-door garage with ample storage space. Sale of this property includes a tri-plex (1 bed/1 bath each), a mobile home (2 bed/1 bath), another mobile home (3 bed/1 bath), a house (3 bed/1 bath) and an 8 unit RV parking area
1-Commercial	00-0000-3107	D-0142	Motel Complex II		PO Box 358	Duchesne	\$3,991	0.52	\$875,000	\$300,000		1971	8076	Y		<a href="https://www.google.com/maps">https://www.google.com/maps</a>	20 unit motel/apartment located in prime location on the main highway through town. All double bed rooms with tv, microwave, and shower. Includes laundry room, 2 bedroom apartment with 2 storage rooms. All units have AC/heater.
1-Commercial	00-0000-3032	D-0135	Motel Complex III		236 E Main	Duchesne	\$3,254	0.37	\$975,000	\$300,000		1959	8151	Y		<a href="https://www.google.com/maps">https://www.google.com/maps</a>	20 unit motel with full laundry room. Includes a 2 bedroom apartment. 4 of the rooms have a kitchenette. Each room includes 1 bed, fridge/microwave. Apartment includes full kitchen, living room, fireplace and 1 bath. A/C and heating in all rooms.
1-Commercial	00-0000-2711	D-0105	Motel Complex IV		23 W Main	Duchesne	\$2,211	0.46	\$725,000	\$180,000		1974	3552	Y		<a href="https://www.google.com/maps">https://www.google.com/maps</a>	10 unit motel with laundry room located on main street in town. All rooms are double beds with fridge, TV, sink, full shower w/tub. A/C and heating in all rooms.
1-Commercial	00-0031-9910	D-0135-0001	White House (3 Additional lots)		E Main St	Duchesne	1972.15 - ('09)	0.34	\$120,000	\$35,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	Land on main street adjacent to the White House
1-Commercial	00-0000-3024	D-0134-0001	White House (3 Additional lots)		E Main St	Duchesne	\$233	0.34	\$120,000	\$35,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	Land on main street adjacent to the White House
1-Commercial	00-0000-3016	D-0134	White House		236 E MAIN	Duchesne	\$741	0.17	\$210,000	\$160,000		1927	1459	Y	Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	The "White House" includes 2 additional lots for a total of over 0.8 acres. Property can be used as retail or commercial and is in an ideal location right off Highway 40.
2-Mini Ranches	00-0033-7245	3260-0001	Mini Ranches	3	SOLD TOGETHER - 240 acre development near Starvation Park	Duchesne	\$328	40	\$492,000	\$150,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	Located near Starvation State Park, the 3,495-acre Starvation Reservoir, these 40 acre tracts have amazing views of the Uinta Mountain range and are perfect for the recreational type buyer who wants to build. Total of 240 acres available.
2-Mini Ranches	00-0033-9304	3260-0001	Mini Ranches	4		Duchesne	\$328	40							Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	
2-Mini Ranches	00-0008-2051	3260	Mini Ranches	5		Duchesne	\$462	80							Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	
2-Mini Ranches	00-0035-0145	3260-0003	Mini Ranches	1&2		Duchesne	\$465	80							Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	
3-Develop Phase	00-0009-8461	4199	Land	9	SOLD TOGETHER - 483 acre development. DMR Phases 9 & 10	Duchesne	\$526	93.94	\$650,000	\$250,000						<a href="https://www.google.com/maps">https://www.google.com/maps</a>	483 acre development with amazing views. Development parcels have been drawn and surveyed, so only needs to be recorded.
3-Develop Phase	00-0009-8487	4200	Land	10		Duchesne	\$65	318.6								<a href="https://www.google.com/maps">https://www.google.com/maps</a>	
3-Develop Phase	00-0009-8503	4202-4204	Land	11		Duchesne	\$17	70.87								<a href="https://www.google.com/maps">https://www.google.com/maps</a>	
4-Cabin	00-0034-1548	DMR-0038	DMR - Phase 1	38	19887 W COLTON ROAD	Duchesne	\$677	5	\$200,000	\$150,000		2003	2000			<a href="https://www.google.com/maps">https://www.google.com/maps</a>	Developer saved the best for last! Magnificent 360 degree views, 2000 sq. ft., 5-bedrooms, 3-baths, 44-ft. covered porch. Completely private 5 acre lot at the back of Coyote Canyon.
4-Cabin	00-0034-8955	DRM-0004-0045	DMR - Phase 4	45	12760 S GEORGE MARETT DRIVE S	Duchesne	\$711	2.52	\$175,000	\$135,000		2009	1056	Y	Y	<a href="https://www.google.com/maps/place/40.11543">https://www.google.com/maps/place/40.11543</a>	This 2-bedroom, move-in-ready cabin is situated on 2.5 private acres at the back of the development. You can see for miles including east-west view of the mountains. Additional acreage available on contiguous lots.

Group	Parcel #	Serial #	Phase	Lot	Address	City	Yearly Taxes (\$)	Acres	Previously Listed At	List Price	Premium	Year Built	Square Footage	Improved	Contiguous	Map Link	Property Description
4 - Cabin	00-0033-4145	UMR-0001-0014	UMR - Phase 1	14	9820 S ANTELOPE CROSSING	Duchesne	\$2,706	2.66	\$675,000	\$500,000		2005	6500	Y		<a href="https://www.google.com/maps/place/40.16042,-110.34998">https://www.google.com/maps/place/40.16042,-110.34998</a>	Previously listed at \$675,000! Perfect for Lodge, Club House, Company Retreat or Luxury Residence. 6500 square feet rustic mountain home on 2.66 acres with the million dollar views. Accommodates two families with mother-in-law wing. 6 large bedrooms, 6.5 bathrooms. 3 master bedrooms with sunken tubs and showers. 40-ft. Wrap around covered porch with gorgeous views of King's Peak and 5 mountain ranges. Perfect for entertaining with vaulted ceilings, three levels, steam room, exercise area, sunning deck and abundance of windows for the magnificent 360 degree views!
4 - Cabin	00-0033-4223	UMR-0001-0022	UMR - Phase 1	22	9568 S BIG BUCK RUN ROAD	Duchesne	\$664	2.5	\$175,000	\$100,000		2014	1344	Y		<a href="https://www.google.com/maps/">https://www.google.com/maps/</a>	Private 2.5 acre lot with move-in ready cabin! 1344 sq. ft., 2 bedrooms with loft and 1 bathroom. Gorgeous Views of King's Peak and the Uintahs. Easy access at the front of the development.
4 - Cabin	00-0033-4267	UMR-0001-0026	UMR - Phase 1	26	9360 S BIG BUCK RUN ROAD	Duchesne	\$622	2.5	\$175,000	\$115,000		2004	1104	Y		<a href="https://www.google.com/maps/">https://www.google.com/maps/</a>	Sweeping views off covered front or back porch of 5 Mountain ranges and King's Peak. High vaulted ceilings. Large comfortable living room with butcher block bar separating living room from kitchen. Move-in ready! 2 beds/1 bath with loft.
4 - Cabin	00-0033-6901	UMR-0005-0181	UMR - Phase 5	181	10414 S CR 29	Duchesne	\$1,731	12.55	\$425,000	\$350,000		2001	4100	Y		<a href="https://www.google.com/maps/place/40.14965,-110.14965">https://www.google.com/maps/place/40.14965,-110.14965</a>	One-of-a-kind property! 4,100 sq. ft. premium cabin with 5 bed and 3 baths located on 12.55 private acres. 2 Master suites, 2 separate lofts, high vaulted ceilings, open floorplan. Freshly painted in 2017. High elevation provides the best views in the development, overlooking Coyote Canyon. Full covered porch on front and back of house. The upstairs suite has a jacuzzi tub, make-up table and double vanity, his/hers closets and its own private deck
4 - Cabin	00-0033-7101	UMR-0005-0232	UMR - Phase 5	232	18708 W ARZY MITCHELL CIRCLE	Duchesne	\$1,441	2.5	\$210,000	\$135,000		2003	2112	Y		<a href="https://www.google.com/maps/">https://www.google.com/maps/</a>	Built on top of a hill on 2.5 acres with amazing 360-degree views. Open floor plan centered around the kitchen. Stone fireplace from floor to ceiling in living room. Includes 4 bedrooms-3 bathrooms, loft and walk-out basement. Great horse property!
4 - Cabin	00-0033-7156	UMR-0005-0237	UMR - Phase 5	237	18520 W ARZY MITCHELL CIRCLE	Duchesne	\$824	2.5	\$215,000	\$135,000		2004	2016	Y		<a href="https://www.google.com/maps/place/40.14965,-110.14965">https://www.google.com/maps/place/40.14965,-110.14965</a>	Sitting high on a hill, this private 2.5 acre property is an ideal horse property. Large covered front and back porches offer 360-degree views that are breathtaking. 2 master bedrooms, 2 full baths and large loft. High vaulted ceilings, metal roof, 2-car garage. Easy access at the end of the road. very private lot
4 - Cabin	00-0034-4015	UMR-0007-0329	UMR - Phase 7	329	11066 S CR 29	Duchesne	\$716	2.5	\$200,000	\$135,000		2004	1700	Y		<a href="https://www.google.com/maps/place/40.14965,-110.14965">https://www.google.com/maps/place/40.14965,-110.14965</a>	2-bed, 2-bath cabin with loft. 1700 sq. ft. open floor plan with vaulted ceilings. Beautiful stone fireplace in living room. Covered front and back porch provide great views! Loft upstairs that could be used as an office. Upstairs loft connects to master bedroom with bathroom and propane fireplace. 2-car garage.
5 - Lot	00-0033-4156	UMR-0001-0015	UMR - Phase 1	15	S Antelope Xing	Duchesne	\$77	2.51	\$48,500	\$16,000					Y	<a href="https://www.google.com/maps/">https://www.google.com/maps/</a>	This is a prime building lot! The views from this treed 2.5-acre lot are almost 360 degrees. Sited right across the street from a \$650,000 home, this corner lot is at the upper end of a proposed walking trail and overlooks a canyon with 800 feet of topographical relief.
5 - Lot	00-0033-4167	UMR-0001-0016	UMR - Phase 1	16	9738 S ANTELOPE CROSSING	Duchesne	\$77	2.53	\$48,500	\$16,000					Y	<a href="https://www.google.com/maps/">https://www.google.com/maps/</a>	2.5 acres right next to Lot 15, this lot has gorgeous 360-degree views and access to hiking and walking.
5 - Lot	00-0033-4423	UMR-0001-0045	UMR - Phase 1	45	9465 S Big Buck Run Road	Duchesne	\$84	3.53	\$45,000	\$16,000	Y					<a href="https://www.google.com/maps/">https://www.google.com/maps/</a>	3.29 acres located at the front of the development for easy access, this lot has incredible views of 5 mountain ranges.
5 - Lot	00-0033-4967	UMR-0002-0069	UMR - Phase 2	69	S Antelope Xing	Duchesne	\$84	3.59	\$45,000	\$15,000					Y	<a href="https://www.google.com/maps/">https://www.google.com/maps/</a>	Over 3.5 acres of 360 degree views of the mountains! The best was saved for last with this unique lot, flat with juniper trees! Contiguous acreage available!
5 - Lot	00-0033-4978	UMR-0002-0070	UMR - Phase 2	70	S Antelope Xing	Duchesne	\$82	3.41	\$39,900	\$15,000					Y	<a href="https://www.google.com/maps/">https://www.google.com/maps/</a>	3.41-acres of 360-degree views of the mountains! The best was saved for last with this unique lot, flat with juniper trees! Contiguous acreage available!
5 - Lot	00-0033-5156	UMR-0003-0088	UMR - Phase 3	88	S Big Buck E	Duchesne	\$76	2.5	\$34,950	\$15,000						<a href="https://www.google.com/maps/">https://www.google.com/maps/</a>	2.5-acre lot with great privacy. Buildanywhere on this lot and enjoy the views!
5 - Lot	00-0033-5345	UMR-0003-0107	UMR - Phase 3	107	S County Rd 29	Duchesne	\$81	3.17	\$45,000	\$16,000						<a href="https://www.google.com/maps/">https://www.google.com/maps/</a>	This 3.17-acre lot fronts County Road 29, an asphalt road, for easy access. High terrain to maximize views, you can see for miles from anywhere on this lot!
5 - Lot	00-0033-5723	UMR-0004-0119	UMR - Phase 4	119	W ARZY Mitchell Cir	Duchesne	\$77	2.53	\$34,950	\$14,000						<a href="https://www.google.com/maps/">https://www.google.com/maps/</a>	2.53-acre lot with 360-degree views, flat developable land and lots of privacy.

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5 - Lot	00-0033-6056	UMR-0004-0151	UMR - Phase 4	151	S ANTELOPE XING	Duchesne	\$77	2.58	n/a	\$17,000						<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	
5 - Lot	00-0033-6967	UMR-0005-0218	UMR - Phase 5	218	S County Rd 29	Duchesne	\$77	2.51	\$35,900	\$15,000	Y					<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	2.51-acre premium lot located in Coyote Canyon with flat buildable land, just off County Road with easy access.
5 - Lot	00-0033-7067	UMR-0005-0228	UMR - Phase 5	228	W Mountain VW E	Duchesne	\$76	2.5	\$44,900	\$15,000	Y					<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	2.5-acre lot has wide open spaces and outstanding views. The elevation is a little higher at the back of the lot and it gradually descends to the front of the lot. Multiple excellent building sites.
5 - Lot	00-0034-2371	UMR-0006-0257	UMR - Phase 6	257	S Escalante DR	Duchesne	\$77	2.53	\$34,900	\$14,000						<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	2.53-acre lot with beautiful views! Many sites to build on this flat lot.
5 - Lot	00-0034-2415	UMR-0006-0261	UMR - Phase 6	261	S Escalante DR	Duchesne	\$76	2.5	\$34,900	\$15,000						<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	2.5-acre lot with driveway previously paved. Great lot for building. Some trees for coverage and some beautiful views.
5 - Lot	00-0034-2559	UMR-0006-0279	UMR - Phase 6	279	S Escalante DR	Duchesne	\$76	2.5	\$45,000	\$15,000					Y	<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	2.5 beautiful acres with pinyon-juniper forest, which some of the trees are over 400 years old. Borders large parcel owned by a legacy Utah pioneer family, so no neighbors on the back side of this lot. Great views and contiguous acreage available on lot 280.
5 - Lot	00-0034-2560	UMR-0006-0280	UMR - Phase 6	280	S Escalante DR	Duchesne	\$76	2.5	\$39,950	\$15,000					Y	<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	2.5-acre lot adjoins Lot 279. Buy them both and keep the family together. Backs up to legacy ranching property, so no neighbors behind you. Build anywhere on this property. Fantastic views and ultimate privacy.
5 - Lot	00-0034-3615	UMR-0008-0289	UMR - Phase 7	289	W Fawn CV	Duchesne	\$76	2.5	\$44,950	\$15,000						<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	2.5-acre lot is a unique property. It sits high above a ravine overlooking a game trail used by deer, elk, pronghorn antelope, and jackrabbits. Incredible views—this is one of the best lots in the offering.
5 - Lot	00-0034-3726	UMR-0007-0300	UMR - Phase 7	300	W Fawn Cove	Duchesne	\$76	2.5	n/a	\$16,000					Y	<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	Own your dream now! 2.5-acres with contiguous acreage available. Private and in premium location near Coyote Canyon.
5 - Lot	00-0034-3737	UMR-0007-0301	UMR - Phase 7	301	W Fawn Cove	Duchesne	\$76	2.5	n/a	\$16,000					Y	<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	Own your dream now! 2.5-acres with contiguous acreage available. Private and in premium location with hilltop views.
6 -Coyote Canyon Lot	00-0034-3771	UMR-0007-0305	UMR - Phase 7	305	S County Rd 29	Duchesne	\$77	2.58	n/a	\$18,000	Y				Y	<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	2.58-acres with breathtaking views. A prime building lot.
6 -Coyote Canyon Lot	00-0034-3782	UMR-0007-0306	UMR - Phase 7	306	S County Rd 29	Duchesne	\$77	2.51	n/a	\$18,000	Y				Y	<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	2.51 acres with contiguous acreage available. Private and in premium location near Coyote Canyon.
6 -Coyote Canyon Lot	00-0034-3882	UMR-0007-0316	UMR - Phase 7	316	W Yearling CV	Duchesne	\$76	2.5	\$37,900	\$15,000	Y					<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	2.5-acre lot sits high and flat with gorgeous views. Great horse property. Build anywhere on the lot.
6 -Coyote Canyon Lot	00-0034-3926	UMR-0007-0320	UMR - Phase 7	320	Six Point CV	Duchesne	\$77	2.54	\$37,900	\$15,000	Y?					<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	2.5-acre lot sits high on the end of the cove with a great building site. Excellent views.
6 -Coyote Canyon Lot	00-0034-3959	UMR-0007-0323	UMR - Phase 7	323	Six Point CV	Duchesne	\$84	3.71	n/a	\$17,000	Y					<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	3.71-acre premium lot at the end of the cul-de-sac. Private with "Million dollar" views!
7 - Lot	00-0034-1504	DMR-0034	DMR - Phase 1	34	W COLTON RD	Duchesne	\$93	5.01	n/a	\$17,000						<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	
7 - Lot	00-0034-1604	DMR-0044	DMR - Phase 1	44	W COLTON RD	Duchesne	\$93	5.012	n/a	\$17,000						<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	
7 - Lot	00-0034-1660	DMR-0050	DMR - Phase 1	50	W COLTON RD	Duchesne	\$93	5.042	n/a	\$17,000						<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	
7 - Lot	00-0034-1682	DMR-0052	DMR - Phase 1	52	W COLTON RD	Duchesne	\$93	5.025	n/a	\$17,000						<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	
7 - Lot	00-0034-8747	DMR-0002-0010	DMR - Phase 2	10	19074 W HONESTY COVE	Duchesne	\$79	2.92	\$42,500	\$15,000						<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	2.91-acre lot rises in elevation from the front to the back to create a hilltop lot with a prime building site. Situated right across the road from a \$400,000 home and next to a \$350,000 log cabin, this is a premium lot.
7 - Lot	00-0034-8752	DMR-0002-0015	DMR - Phase 2	15	12241 S GOERGE MARETT DRIVE S	Duchesne	\$77	2.51	\$49,500	\$15,000						<a href="https://www.google.com/maps/place/41.1432777,-109.5277777">https://www.google.com/maps/place/41.1432777,-109.5277777</a>	2.5-acre treed lot has easy access and complete privacy, situated overlooking a large tract of land owned by one of Utah's legacy pioneer families. This lot is at one of the highest elevations in the whole subdivision—a "top of the world" lot. One of the most appealing lots in the offering.

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7 - Lot	00-0034-8755	DMR-0002-0018	DMR - Phase 2	18	12450 S GOERGE MARETT DRIVE S	Duchesne	\$77	2.51	\$45,500	\$15,000						<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5-acre lot is 1,200 feet in elevation above the entrance to the subdivision on US 40. This lot offers magnificent views and privacy. A premium lot.
7 - Lot	00-0034-8768	DMR-0002-0031	DMR - Phase 2	31	12240 S GEORGE MARETT DRIVE S	Duchesne	\$84	3.57	\$45,500	\$15,000						<a href="https://www.google.com/maps">https://www.google.com/maps</a>	3.57-acre corner lot backs up to a 5-acre lot, ensuring great privacy. Awesome 180-degree views.
7 - Lot	00-0034-8772	DMR-0002-0035	DMR - Phase 2	35	19149 W TRUSTWORTH COVE	Duchesne	\$76	2.57	\$45,000	\$15,000	Y				Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.57-acre corner cove lot. These 4 lots all have excellent privacy, views, trees, and a sweet setting. Prime building lots. Contiguous acreage available.
7 - Lot	00-0034-8773	DMR-0002-0036	DMR - Phase 2	36	19209 W TRUSTWORTH COVE	Duchesne	\$83	3.56	\$45,500	\$15,000	Y				Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	3.56-acre cove lot. These 4 lots all have excellent privacy, views, trees, and a sweet setting. Prime building lots. Contiguous acreage available.
7 - Lot	00-0034-8774	DMR-0002-0037	DMR - Phase 2	37	19211 W TRUSTWORTH COVE	Duchesne	\$77	2.57	\$45,500	\$15,000	Y				Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.57-acre lot in the middle of the cove. These 4 lots all have excellent privacy, views, trees, and a sweet setting. Prime building lots. Contiguous acreage available.
7 - Lot	00-0034-8775	DMR-0002-0038	DMR - Phase 2	38	19200 W TRUSTWORTH COVE	Duchesne	\$161.49 (2011)	2.57	\$45,500	\$15,000	Y				Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.57-acre lot in the middle of the cove. These 4 lots all have excellent privacy, views, trees, and a sweet setting. Prime building lots. Contiguous acreage available.
7 - Lot	00-0034-8779	DMR-0002-0042	DMR - Phase 2	42	19200 W FRIENDLY COVE	Duchesne	\$76	2.5	\$45,000	\$15,000						<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5-acre lot backs up to 5-acre building lots for increased privacy. Great views, trees, private setting. A prime lot.
7 - Lot	00-0034-8783	DMR-0003-0001	DMR - Phase 3	1	19194 W INTEGRITY COVE	Duchesne	\$77	2.51	\$49,500	\$18,000	Y					<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.51-acre cove lot, one of the best lots in the subdivision. 2 homes owned by retirees are built adjacent to this lot. Unbelievable views!
7 - Lot	00-0034-8785	DMR-0003-0003	DMR - Phase 3	3	19246 W INTEGRITY COVE	Duchesne	\$77	2.61	\$49,500	\$18,000	Y					<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.61-acre cove lot, almost at the top of the subdivision. Great views! Extremely quiet and peaceful, lots of privacy.
7 - Lot	00-0034-8789	DMR-0003-0007	DMR - Phase 3	7	19183 W INTEGRITY COVE	Duchesne	\$77	2.51	\$49,500	\$18,000	Y					<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.51-acre cove lot, almost at the top of the subdivision. Great views! Extremely quiet and peaceful, lots of privacy.
7 - Lot	00-0034-8800	DMR-0003-0018	DMR - Phase 3	18	12449 S EDYTHE MARETT DRIVE S	Duchesne	\$77	2.52	\$42,500	\$15,000						<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.52-acre lot, almost at the top of the subdivision. Lots of trees. Great views! Extremely quiet and peaceful, lots of privacy.
7 - Lot	00-0034-8807	DMR-0003-0025	DMR - Phase 3	25	19529 W BRAVERY COVE	Duchesne	\$83	3.42	\$42,500	\$15,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	3.42-acre cove lot, trees, great views! Private, quiet, and peaceful. High-elevation lot. Contiguous acreage available.
7 - Lot	00-0034-8808	DMR-0003-0026	DMR - Phase 3	26	19047 W BRAVERY COVE	Duchesne	\$77	2.51	\$42,500	\$15,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.51-acre cove lot, trees, great views! Private, quiet, and peaceful. High-elevation lot. Contiguous acreage available.
7 - Lot	00-0034-8809	DMR-0003-0027	DMR - Phase 3	27	12476 S EDYTHE MARETT DRIVE S	Duchesne	\$76	2.5	\$42,500	\$15,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5-acre cove lot, trees, great views! Private, quiet, and peaceful. High-elevation lot. 2 contiguous lots available.
7 - Lot	00-0034-8811	DMR-0003-0029	DMR - Phase 3	29	12580 S EDYTHE MARETT DRIVE S	Duchesne	\$76	2.5	\$42,500	\$15,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5-acre cove lot, trees, great views! Private, quiet, and peaceful. High-elevation lot. Contiguous acreage available.
7 - Lot	00-0034-8814	DMR-0003-0032	DMR - Phase 3	32	12745 S GEORGE MARETT DRIVE S	Duchesne	\$76	2.5	\$42,500	\$15,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5-acre corner lot, trees, great views, a beauty! Private, quiet, and peaceful. High-elevation lot. Contiguous acreage available.
7 - Lot	00-0034-8815	DMR-0003-0033	DMR - Phase 3	33	12797 S GEORGE MARETT DRIVE S	Duchesne	\$76	2.5	\$42,500	\$15,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5-acre lot, trees, next to Lot 32. Put them both together and build in the middle! Private, quiet, and peaceful. High-elevation lot.
7 - Lot	00-0034-8817	DMR-0003-0035	DMR - Phase 3	35	12738 S EDYTHE MARETT DRIVE S	Duchesne	\$77	2.54	\$42,500	\$15,000						<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5-acre corner lot, trees, great views! Private, quiet, and peaceful. High-elevation lot.

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7 - Lot	00-0034-8821	DMR-0003-0039	DMR - Phase 3	39	12731 S EDYTHE MARETT DRIVE S	Duchesne	\$77	2.51	\$42,500	\$15,000						<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.51-acre lot, trees, 360-degree views! The lay of the land is special. Very nice lot.
7 - Lot	00-0034-8829	DMR-0003-0047	DMR - Phase 3	47	12511 S George Marett Drive	Duchesne	\$77	2.53	\$42,500	\$15,000						<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.53-acre lot on the northeast corner of Phase 3. This high-elevation lot overlooks a large private ranch owned by one of Utah's pioneer families. Trees, great views! Private, quiet, and peaceful.
7 - Lot	00-0034-8911	DMR-0004-0001	DMR - Phase 4	1	12888 S Coyote Canyon Cove	Duchesne	\$76	2.5	\$39,900	\$12,000						<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5-acre lot backs up to hundreds of acres of wide open spaces. Trees, privacy, great views! Excellent horse property.
7 - Lot	00-0034-8928	DMR-0004-0018	DMR - Phase 4	18	W East Coyote Canyon Drive	Duchesne	\$77	2.62	\$39,900	\$12,000						<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.62-acre corner cove lot is at the highest elevation in the subdivision. Beautiful view in the back area of the development.
7 - Lot	00-0034-8934	DMR-0004-0024	DMR - Phase 4	24	12930 S George Marett Drive S	Duchesne	\$77	2.59	\$49,500	\$18,000						<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.59-acre lot is at the highest elevation in the subdivision. Beautiful view in the back area of the development.
7 - Lot	00-0034-8938	DMR-0004-0028	DMR - Phase 4	28	12923 S George Marett Drive S	Duchesne	\$77	2.51	\$45,500	\$16,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.51- acres on premium lot with beautiful views, partially wooded. Additional acreage available on contiguous lots.
7 - Lot	00-0034-8939	DMR-0004-0029	DMR - Phase 4	29	12951 S George Marett Drive S	Duchesne	\$76	2.5	\$45,900	\$16,000					Yes	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5 acre lot with beautiful views in a private and peaceful location. Additional acreage available on contiguous lots.
7 - Lot	00-0034-8944	DMR-0004-0034	DMR - Phase 4	34	12911 S Edythe Marett Drive S	Duchesne	\$76	2.5	\$45,500	\$16,000					Yes	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5-acre flat lot with several building sites to build your country home. Complete with beautiful 360-degree views. Contiguous lots available.
7 - Lot	00-0034-8945	DMR-0004-0035	DMR - Phase 4	35	12907 S Edythe Marett Drive S	Duchesne	\$77	2.51	\$45,500	\$15,000					Yes	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.51-acre lot with multiple building sites. Beautiful 360-degree views in a private location. Additional, contiguous acreage available.
7 - Lot	00-0034-8946	DMR-0004-0036	DMR - Phase 4	36	12905 S Edythe Marett Drive S	Duchesne	\$76	2.5	\$45,500	\$15,000					Yes	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5-acre lot with multiple building sites. Beautiful 360-degree views in a private location. Additional, contiguous acreage available.
7 - Lot	00-0034-8947	DMR-0004-0037	DMR - Phase 4	37	S Edythe Marett Drive S	Duchesne	\$78	2.72	\$45,500	\$15,000					Yes	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.72-acre premium lot with increased acreage. Beautiful 360-degree views in a private location. Additional, contiguous acreage available.
7 - Lot	00-0034-8951	DMR-0004-0041	DMR - Phase 4	41	S Edythe Marett Drive S	Duchesne	\$76	2.5	\$45,000	\$15,000					Yes	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5-acre lot at higher elevation. Beautiful 360-degree views in a private location. Additional, contiguous acreage available.
7 - Lot	00-0034-8952	DMR-0004-0042	DMR - Phase 4	42	S Edythe Marett Drive S	Duchesne	\$77	2.54	\$45,000	\$15,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.54-acre lot is at the highest elevation in the subdivision. Beautiful view lot in the back area of the development. Additional, contiguous acreage available.
7 - Lot	00-0034-8953	DMR-0004-0043	DMR - Phase 4	43	S Edythe Marett Drive S	Duchesne	\$77	2.52	\$45,000	\$15,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.52-acre corner lot is at the highest elevation in the subdivision. Incredible views and additional, contiguous acreage available.
7 - Lot	00-0034-8954	DMR-0004-0044	DMR - Phase 4	44	12843 S George Marett Drive S	Duchesne	\$76	2.5	\$45,000	\$15,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5-acre lot is at the highest elevation in the subdivision. Beautiful views from the top of the development. Additional, contiguous acreage available.
7 - Lot	00-0034-8956	DMR-0004-0046	DMR - Phase 4	46	19424 W East Coyote Canyon Drive	Duchesne	\$76	2.5	\$45,000	\$15,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5 acre corner lot with trees, build anywhere and enjoy incredible views off your front or back porch! Additional acreage available on contiguous lots.
7 - Lot	00-0034-8958	DMR-0004-0048	DMR - Phase 4	48	19488 W East Coyote Canyon Drive	Duchesne	\$76	2.5	\$45,000	\$15,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5 acre lot with trees and beautiful views from almost any location! Additional acreage available on contiguous lots.
7 - Lot	00-0034-9177	DMR-0006-0005	DMR - Phase 6	5	19700 W Tasha's Trail	Duchesne	\$76	2.5	\$39,950	\$12,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.5-acre lot convenient to Highway 40 entrance. Very Private with incredible views and unique lots. Additional, contiguous acreage available.
7 - Lot	00-0034-9178	DMR-0006-0006	DMR - Phase 6	6	19736 W Tasha's Trail	Duchesne	\$77	2.51	\$39,950	\$12,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	2.51-acre lot with easy access without compromising the privacy. HILLTOP VIEWS are breathtaking.. Additional, contiguous acreage available.
7 - Lot	00-0034-9182	DMR-0006-0010	DMR - Phase 6	10	19880 W Tasha's Trail	Duchesne	\$78	2.75	\$42,000	\$12,000					Y	<a href="https://www.google.com/maps">https://www.google.com/maps</a>	Large 2.75-acre lot with great building locations. Unbelievable views and ultimate privacy. Additional, contiguous acreage available.

Group	Parcel #	Serial #	Phase	Lot	Address	City	Yearly Taxes (\$)	Acres	Previously Listed At	List Price	Premi um	Year Built	Square Footage	Improve d	Contigu ous	Map Link	Property Description
7 - Lot	00-0034-9183	DMR-0006-0011	DMR - Phase 6	11	19908 W Tasha's Trail	Duchesne	\$88	4.2	\$42,000	\$14,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	One-of-kind 4.2-acre corner lot with additional acreage available on either side. Combine 3 lots and have over 10 PRIME acres of private land.
7 - Lot	00-0034-9184	DMR-0006-0012	DMR - Phase 6	12	19922 W Tasha's Trail	Duchesne	\$82	3.29	\$42,000	\$14,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	3.29-acre lot, prime for building. Incredible views, easy access and very private. Additional, contiguous acreage available.
7 - Lot	00-0034-9189	DMR-0006-0017	DMR - Phase 6	17	19960 W Tasha's Trail	Duchesne	\$77	2.56	\$47,500	\$15,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	2.56-acre lot in great location with easy entrance and exit. Unique, private lot with great hilltop views.
7 - Lot	00-0034-9203	DMR-0006-0031	DMR - Phase 6	31	19629 W Tasha's Trail	Duchesne	\$77	2.54	\$35,000	\$12,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	Country setting, rolling hills on this 2.5 acre lot. Great location with easy access.
7 - Lot	00-0034-9213	DMR-0006-0041	DMR - Phase 6	41	9800 S Connie's Cove	Duchesne	\$77	2.51	\$45,000	\$14,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	WOW! 180 degree views on 2.51 acres! These views will last forever! Build your country home today!
7 - Lot	00-0034-9215	DMR-0006-0043	DMR - Phase 6	43	W Connie S TRL	Duchesne	\$76	2.5	\$45,000	\$15,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	2.5-acres with mountain views! Premier lot in Phase 6! Fantastic building site with easy access.
7 - Lot	00-0034-9219	DMR-0006-0047	DMR - Phase 6	47	19752 W Connie's Trail	Duchesne	\$77	2.53	\$45,000	\$15,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	2.53-acre lot at back of the development. Contiguous acreage available to maximize privacy! Easy access and incredible views.
7 - Lot	00-0034-9220	DMR-0006-0048	DMR - Phase 6	48	19725 W CONNIE'S TRAIL	Duchesne	\$77	2.53	\$49,000	\$15,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	2.53-acre lot where you can see for miles! Rolling hills and a peaceful country feel. Phase 6 is ideal for easy access to main roads.
7 - Lot	00-0034-9222	DMR-0006-0050	DMR - Phase 6	50	19685 W Connie's Trail	Duchesne	\$76	2.5	\$45,000	\$14,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	2.52-acre lot with clear views for miles. Ideal location with easy access to main roads.
7 - Lot	00-0034-9226	DMR-0006-0054	DMR - Phase 6	54	19543 W Connie's Trail	Duchesne	\$76	2.5	\$45,000	\$14,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	2.5-acre lot with contiguous lots available. Ideal for privacy and great rolling hills with amazing views.
7 - Lot	00-0034-9227	DMR-0006-0055	DMR - Phase 6	55	19507 W Connie's Trail	Duchesne	\$83	3.46	\$45,000	\$15,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	3.46-acre lot, one of the largest in this phase. Additional, contiguous lots available to maximize privacy. You could own the whole block! Over 10 acres available!
7 - Lot	00-0034-5706	UMR-0008-0345	UMR - Phase 8	345	S County Rd 29	Duchesne	\$76	2.5	\$48,500	\$15,000	Y					<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	2.5-acre treed lot right off of County Road 29, a paved road, with a straight shot to US40 from this lot. The land rises in elevation to the back of the lot. This lot is adjacent to a large custom home. Great views.
7 - Lot	00-0034-5851	UMR-0008-0360	UMR - Phase 8	360	W Pioneer Xing E	Duchesne	\$77	2.61	\$49,500	\$15,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	2.61 acres at the top of the world! This high-elevation lot has incredible views.
7 - Lot	00-0034-5873	UMR-0008-0362	UMR - Phase 8	362	S Pioneer Xing N	Duchesne	\$77	2.56	\$49,500	\$15,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	2.56-acre high-elevation lot has gorgeous 360-degree views and easy access to town via County Road 29.
7 - Lot	00-0034-5973	UMR-0008-0372	UMR - Phase 8	372	W Coyote Canyon RD	Duchesne	\$76	2.5	\$49,500	\$15,000						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	2.5-acre treed lot right off of paved County Road 29. High Elevation and outstanding views.
7 - Lot	00-0034-6040	UMR-0008-0379	UMR - Phase 8	379	W Coyote Canyon RD	Duchesne	\$76	2.5	\$65,000	\$18,000	Y					<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	Premium 2.5-acre lot with easy access and prime building spot. Breathtaking views make this the perfect place to build your dream home
7 - Lot	00-0034-6073	UMR-0008-0382	UMR - Phase 8	382	W Coyote Canyon RD	Duchesne	\$78	2.67	\$65,000	\$18,000	Y					<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	Sitting at higher elevation, this 2.67-acre lot offers breathtaking views. Additional, contiguous acreage available.
7 - Lot	00-0034-6084	UMR-0008-0383	UMR - Phase 8	383	W Coyote Canyon RD	Duchesne	\$78	2.69	\$65,000	\$18,000	Y					<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	2.69-acre premium lot with additional contiguous acreage available. Build on this elevated hilltop and enjoy the spectacular views.
7 - Lot	00-0034-6128	UMR-0008-0387	UMR - Phase 8	387	W Coyote Canyon RD	Duchesne	\$78	2.69	\$65,000	\$18,000	Y					<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	Situated at a higher elevation this 2.69-acre premium lot is ripe for building that dream home. Maximize privacy and beautiful mountain views with additional, contiguous acreage available.
8 - No Group	00-0009-8198	4181-4182	Land	1	W ARZY Mitchell Cir	Duchesne	\$17	18.61	n/a	TBD						<a href="https://www.google.com/maps/@41.89577,-109.577,-15t">https://www.google.com/maps/@41.89577,-109.577,-15t</a>	



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8 - No Group	00-0033-2070	4164-0015	Land	2	TBD	Duchesne	\$38	1	n/a	TBD						<a href="https://www.google.com/maps/place/4164+0015+Duchesne+UT">https://www.google.com/maps/place/4164+0015+Duchesne+UT</a>	
8 - No Group	00-0009-8164	4177-4179	Land	3	W ARZY Mitchell Cir	Duchesne	\$18	46	n/a	TBD						<a href="https://www.google.com/maps/place/4177+4179+Duchesne+UT">https://www.google.com/maps/place/4177+4179+Duchesne+UT</a>	
8 - No Group	00-0009-7810	4160-4161	Land	4	W Connie S TRL	Duchesne	\$20	138.7	\$200,000	\$100,000						<a href="https://www.google.com/maps/place/4160+4161+Duchesne+UT">https://www.google.com/maps/place/4160+4161+Duchesne+UT</a>	
8 - No Group	00-0009-8008	4167	Land	5	Common Space	Duchesne	\$17	80	\$280,000	\$144,000						<a href="https://www.google.com/maps/place/4167+Duchesne+UT">https://www.google.com/maps/place/4167+Duchesne+UT</a>	80-acre tract, West of Phase 6. Perfect for a Homestead. The most gorgeous views in the development.
8 - No Group	00-0006-9504	2370	Land	7	TBD	Duchesne	\$432	40	\$65,000	\$15,000						<a href="https://www.google.com/maps/place/2370+Duchesne+UT">https://www.google.com/maps/place/2370+Duchesne+UT</a>	
8 - No Group	00-0010-7668	4688-0002	Land	8	TBD	Duchesne	\$144	20	\$41,000	\$10,000						<a href="https://www.google.com/maps/place/4688+0002+Duchesne+UT">https://www.google.com/maps/place/4688+0002+Duchesne+UT</a>	