

# Newton Reservoir Overlook Land

Agricultural Land

10200 North 5800 West  
Cache County, (Trenton), UT 84338

139 Acres for Sale at Newton Reservoir





139

Acres

53

Water Shares of Newton Water User's Association

3,087

Square Foot Building

A10

Zoning - 10 Acre lots

\$1.7M

Sale Price

20

Minutes to Logan

# Land Opportunity

## Developable to 10 acre lots

CBRE is pleased to present an opportunity to purchase land located at Newton Reservoir. This property is fronted on two sides by major roads, State Highway 142 on the North and 5800 West on the East and Newton Dam on the South and West. It has a nice general slope with spectacular views overlooking Newton Dam Reservoir and the Clarkston Valley. The property can be subdivided into 10 acre lots each, many with frontage on one of the two main roads. The property comes with irrigation rights out of Newton Dam with an irrigation main line that runs through the property. The property is being rented by a local farmer who has raised wheat, safflower and hay over the years. Additionally, there is a shop building with a front overhead door, with wood frame construction inside, and metal siding outside. This property has great recreational development potential or would make a nice 1031 exchange parcel.



# Newton Reservoir Overlook Land

10200 North 5800 West | Cache County, (Trenton), UT 84338

# For Sale

- + 139 Acres
- + 3,087 SF Building
  - Overhead door
  - No utilities
  - Wood frame with metal siding
- + A10 Zoning
  - Agricultural
  - 10 Acre lots
- + Located in the Northwest quadrant of Cache Valley
- + 53 Water Shares
  - Newton Water User's Association
  - Share number 25-6870
- + Parcels
  - 14-045-0004
  - 14-045-0014
  - 14-045-0005
  - 14-045-0003



## Contact Us

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