

Brad Rose  
Prudential Utah  
UTHorseproperties.com  
[Brad@UTHorseproperties.com](mailto:Brad@UTHorseproperties.com)  
801-867-7355

<b>TITLE:</b>	(For use on website listed properties)
<b>S.L. Box Info:</b>	(For use on website listed properties)
<b>Location:</b>	3770 west 5600 so Lake Shore, Utah (Spanish Fork)
<b>Price:</b>	\$399,900
<b>Year Built:</b>	1980
<b>Square Foot:</b>	1800
<b>Style:</b>	Ranch Rambler
<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	2
<b>Acreage/Lot:</b>	10.33
<b>Garage:</b>	2 car Extra Long 44'
<b>Basement:</b>	N/A
<b>Deck/Patio:</b>	
<b>Heating/AC:</b>	Electric A/C Window
<b>Interior</b>	Master Bed, Den/Office,
<b>Included:</b>	Basketball Standard, ceiling fan, Dog Run, Range
<b>Ext. Feat:</b>	Horse Barn, Large covered hay Barn, Arena, Loafing sheds
<b>Landscaping:</b>	Fenced yard, Mature Tree's, level flat usable ground
<b>Avail Water:</b>	Water Shares
<b>No. Shares:</b>	10
<b>Irrig. Co.:</b>	
<b>Barns / Sheds:</b>	36x48 7 Stall Horse Barn with large Tack Room, 60x60 with 14' side walls Hay Barn Loafing sheds in pasture area.
<b>Pasture/Crops:</b>	5 Acres in Hay/ 5 in pasture
<b>Stock Equip:</b>	Property has water faucets out do back pastures.
<b>Fencing type:</b>	
<b>Machinery:</b>	
<b>Comments:</b>	This is a very nice home with outdoor riding arena, could easily be set up as a roping arena, Put roping or cuttings on at your own arena. Would work for the horse trainer as well, great horse set up with the stalls and pastures. Home has a Big Kitchen with bar. Take Second Springville exit coming from the North go west about 7 miles to Home. That will put you very close to Wall-Mart and Provo Area and only 1 hr to SLCity. Country without being too far away from it all.

























