



Utah State Tax Commission
**Application for Assessment and
 Taxation of Agricultural Land**

Farmland Assessment Act, UCA §59-2-501 to 515 Form TC-582 Rev 8/2003

Morgan County

Application Acres	Total Acres	Date
2,266.06	2,266.06	15 JUL 2022 9:59:56AM

County Recorder Use

Ent **161682** Bk **394** Pg **588**
 Date: 12-AUG-2022 9:07:48AM
 Fee: \$40.00 Credit Card Filed By: SM
 BRENDA NELSON, Recorder
 MORGAN COUNTY
 For: WOHALI LAND ESTATES LLC

WOHALI LAND ESTATES LLC
 ATTN: JIM BOYDEN
 PO BOX 438
 COALVILLE UT 84017-0000

Certification: Read certificate below and sign.

I certify: (1) The facts set forth in this application are true. (2) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of homesite and other non-agricultural acreage (See Utah Code §59-2-503 for waiver). (3) The land is currently devoted to agricultural use and has been so devoted for two successive years immediately preceding the tax year for which valuation under this act is requested. (4) The land produces in excess of 50% of the average agricultural production per acre for the given type of land and the given county or area. (5) I am fully aware of the five-year rollback tax provision which becomes effective upon a change in the use or other withdrawal of all or part of the eligible land. I understand that the rollback tax is a lien on the property until paid and that the application constitutes consent to audit and review. I understand that I must notify the county assessor of a change in land use to any non-qualifying use and that a penalty of the greater of \$10 or 2% of the rollback tax due for the last year will be imposed on failure to notify the assessor within 120 days after change in use.

Land Type	Acres
Irrigated crop land	
Dry land tillable	
Wet meadow	
Grazing land	2,266.06
Orchard	
Irrigated pasture	
Other (specify)	
Total	2,266.06

County Assessor Use

Approved (Subject to Review) Denied

County Assessor's or Authorized Agent Signature

Date

x *Gene D Reel*

8-11-22

Parcel Number(s):

00-0000-2731, 00-0000-2749, 00-0000-2764, 00-0000-2780, 00-0005-0375, 00-0084-9030

Complete Legal Description(s) of Agricultural Land

00-0000-2731 / 01-002-134 - PARCEL 2: ALL OF LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, & 16 IN SEC 20, T2N, R4E, SLB&M. CONT 470.54 AC, M. OR L.

00-0000-2749 / 01-002-136 - ALL OF SEC 21, T2N, R4E, SLB&M. CONT 640.00 AC. EXCEPT THEREFROM THE FOL DESCRIBED 2 TRACTS OF LAND (SEE DEED -SD EXCEPT TRACTS LIES WITHIN SUMMIT COUNTY). ALSO: EXCEPT THAT PORT LYING WITHIN SUMMIT CO (3.69 AC) & (140.46 AC) LEAV 377.32 AC, M. OR L. NOTE: THIS DESC IS FOR TAXING & MAPPING PURPOSES ONLY. IT IS THE REMAINING PARCEL DESC AFTER LESSING ALL PARCELS LYING WITHIN SUMMIT COUNTY -PER DEEDS HAVE NOT DESCRIBED ALL PORTIONS LYING WITHIN SUMMIT COUNTY.

00-0000-2764 / 01-002-137 - PARCEL 4: ALL OF SEC 28, T2N, R4E, SLB&M. EXCEPT THEREFROM THE FOL DESC TRACT OF LAND: PT OF THE NE1/4 OF SEC 28, T2N, R4E, SLB&M. BEG AT THE NE COR STONE OF THE SD SEC 28 & RUN TH S 0°02' W 1666 FT ALG THE SEC LN; TH ALG A RIDGE 3 COUR AS FOLS: N 26°51' W 796.6 FT; TH N 24° W 854 FT; TH N 41° W 155.5 FT TO SEC LN; TH ALG SD LN N 85°55' E 812.3 FT TO THE POB. CONT 624.80 AC, M. OR L.

00-0000-2780 / 01-002-138 - ALL OF SEC 29, T2N, R4E, SLB&M. CONT 628.16 AC, M. OR L.

00-0005-0375 / 01-002-125-03 - PARCEL 1: LOTS 9, 10, 11, 12, 13, 14, 15, & 16 OF SEC 16, T2N, R4E, SLB&M. RE: LESS THE FOL AMT: THAT PORT LYING WITHIN SUMMIT COUNTY. LEAV 50.87 AC, M. OR L.

00-0084-9030 / 01-002-135-01 - ALL OF SEC 27, T2N, R4E, SLB&M. CONT 401.10 AC. LESS THE FOL AMT SOLD (2.00 AC LYING WITHIN 01-002-135); LESS THAT PORT LYING WITHIN SUMMIT COUNTY. LEAV 114.37 AC, M. OR L.



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Ent 161682 Bk 394 Pg 589

WOHALI LAND ESTATES LLC
 ATTN: JIM BOYDEN
 PO BOX 438
 COALVILLE UT 84017-0000

State of Utah }
 County of }ss

Wohali Land Estates Llc
 Appeared before me and executed this document.

X  WOHALI LAND ESTATES
 Wohali Land Estates Llc
 Phone # (801-200-4586)

X 
 Notary Public Signature

8.8.2022
 Date

Sign above, date to the right & place seal on any blank space.



FARMLAND ASSESSMENT ACT QUESTIONNAIRE

Ownership: Wohali Land Estates, LLC

Parcel Numbers (s): 00-0000-2731, 2749, 2764, 2780, 00-0005-0375, 00-~~0004~~⁰⁰⁰⁴-9130

Total Acres: 2,266.06

Irrigated Crop Land _____ acres Irrigated Pasture Land _____ acres

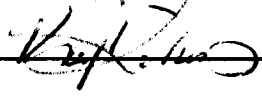
Dry Crop Land-Tillable _____ acres Dry Graze Land 2,266.06 acres

Has land been devoted to agricultural use for at least two successive years immediately preceding the tax year in which application is requested: Yes No _____

Is property being leased: Yes No _____ (Ag. Use by Owner)

*Formal written lease does not need to be in place, however if the property owner is not using the land agriculturally, then we need to know who is, and what they are doing.

If yes, Lessee name: Kory Richins Ph. # 435-640-7420

Lessee signature 

This portion must be completed by lessee if leased, or by Property Owner (if Ag. Use is by owner)

Type of livestock: Cattle - cows Number of animals: 1010

Length of time grazed annually: 4 months Dates of use (ex: May-July): June - September

Is Dry Graze or Irrigated Pasture fully fenced: Yes _____ No

Is gate locked? Yes No _____

Type of crop grown: _____ Yield per acre: _____

Is irrigation water available for all crops? _____

Owner affirms and declares the above information is true and correct.


Signature of Property Owner

JAMES S BOYDEN
Property Owner Name (Please print)

Aug 8 2022
Date

801-200-4586
Phone #