



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	
392.80	392.80	02 APR 2025	2:53:44PM

County Recorder Use

Ent 168610 Bk 0420 Pg 1074
 Date: 08-MAY-2025 3:39:10PM
 Fee: \$40.00 Credit Card Filed By: JM
 SHAUN ROSE, Recorder
 MORGAN COUNTY
 For: WASATCH PEAKS RANCH LLC
 REC *168610*

WASATCH PEAKS RANCH LLC
 36 S STATE ST STE 500
 SALT LAKE CITY UT 84111-1180

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	
Orchard	
Irrigated pasture	
Other (specify)	
Total	

County Assessor Use

☒ Approved (Subject to Review) ☐ Denied

County Assessor's or Authorized Agent Signature

Date

x

05/08/25

Parcel Number(s):

00-0093-1280

Complete Legal Description(s) of Agricultural Land

00-0093-1280 / 12-004-008-01-1-1 - ALL OF SEC 2, T4N, R1E, SLB&M. CONT 641.60 AC, M. OR L. LESS AND EXCEPTING: 391/382-401, (149.0212 AC, M. OR L, GOING TO: WASATCH PEAKS RANCH PLAT 1); (399/1278-1287) (1.4601 AC, M. OR L, GOING TO: WASATCH PEAKS RANCH PLAT 2A); (409/1359-1370) (98.315 AC, M. OR L, GOING TO: WASATCH PEAKS RANCH PLAT 5) LEAVING A NET BALANCE OF 392.8037 AC / 392.80 AC M, OR L.

State of Utah }
 County of Morgan } ss

Wasatch Peaks Ranch Llc
 Appeared before me and executed this document.

x

Wasatch Peaks Ranch Llc

Phone # (720) 495-3889

x

Notary Public Signature

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

5/8/25

Date

