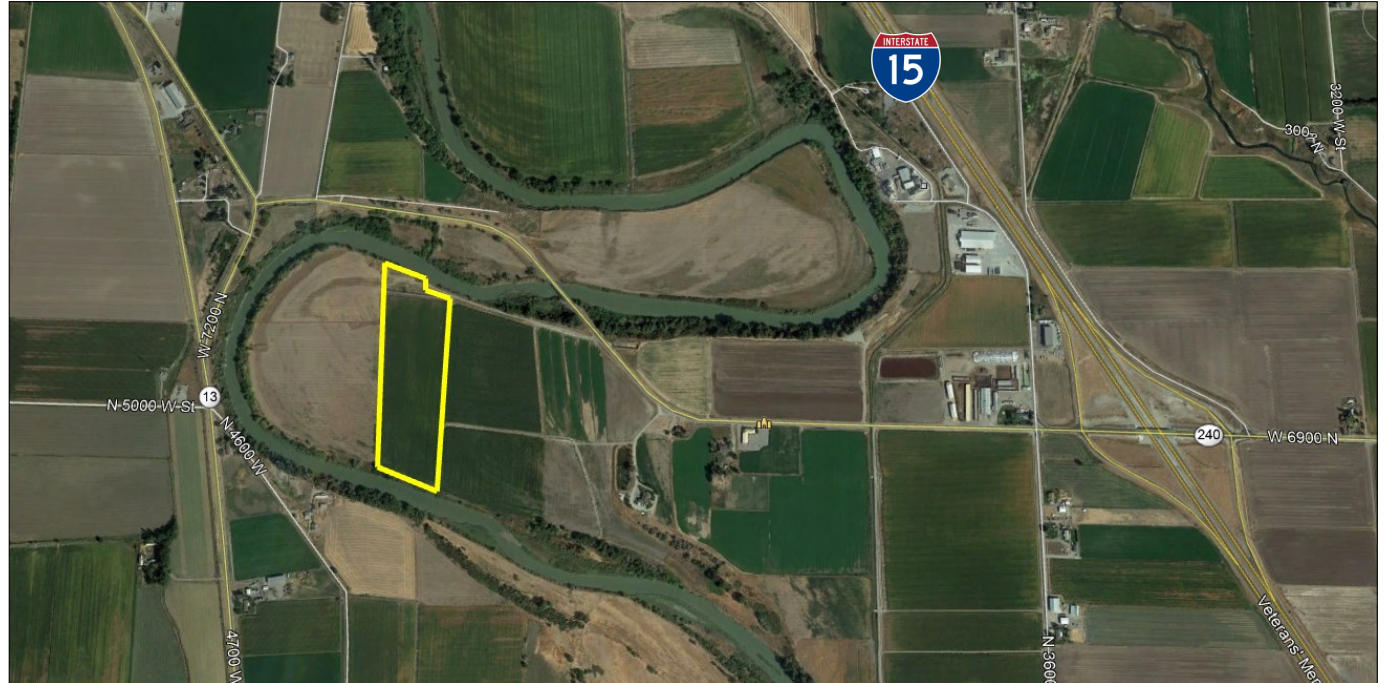


Price Reduced

Maps and additional information at highlandranches.com

Irrigated Box Elder County Farm

19.25 acres in Box Elder County, Utah



EXECUTIVE SUMMARY:

List Price: \$230,100, \$11,953/Acre

Mike Nelson • mike@hciutah.com

801-482-7565 • 801-487-6100

Dan Nelson | Gary Nelson

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial.

- 19.25 acres located two miles west of Honeyville, Utah
- Flood-irrigated with 17 Bear River Canal irrigation shares from irrigation ditch on northern edge of property
- Water assessment cost of \$21/share/year
- 2018 Box Elder County taxes: \$92.05
- Yields: Corn - 200-220 bushels/acre; Alfalfa - 6 ton/acre
- Utilities in the area include West Corinne water, Questar gas, Rocky Mtn power, septic sewer
- One mile west of I-15
- Abuts Bear River on north and south edges



Highland Commercial, Inc.
2733 East Parley's Way, Suite 304
Salt Lake City, UT 84109
801-487-6100

www.highlandranches.com

