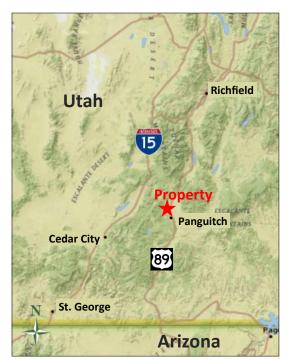
Panguitch Irrigated Farm

523 Acres in Garfield County, Utah











EXECUTIVE SUMMARY:

List Price: \$1,300,000

Dan Nelson | Mike Nelson

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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 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 commissionsharing policies. All images and materials are copyright protected and are the property of Highland Commercial, Inc.

- Approximately 522.95 fully fenced acres on Highway 89 north of Panguitch in Garfield County, Utah
- 180 acres irrigated by two Zimmatic center pivots (alfalfa and grass, ±3.4 tons/acre yield for 2019)
- Includes 284.33 shares of gravity-pressurized water in the West Panguitch Irrigation and Reservoir Company (\$12/ share/year)
- Metal shop (6,000 SF), livestock shed (1,800 SF), hay shed (4,800 SF)
- Hunting (2019): 30 depredation vouchers (15 cow elk, 15 doe antelope), \$1,050 from landowner assn. (bull elk)
- Property taxes (2019): \$1,320.28 (greenbelt)
- Garfield County parcels 14-0064-0070, 14-0064-0071



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