

NEW LISTING

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Panguitch Irrigated Farm

523 Acres in Garfield County, Utah



EXECUTIVE SUMMARY:

List Price: \$1,300,000

Dan Nelson | Mike Nelson

801-482-7564 | daniel@hciutah.com

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- 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



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

www.highlandranches.com



Irrigation Canal

Richfield

Hay Shed

89

Livestock Shed,
Shop Building

Mainlines

Private Pond

Panguitch

