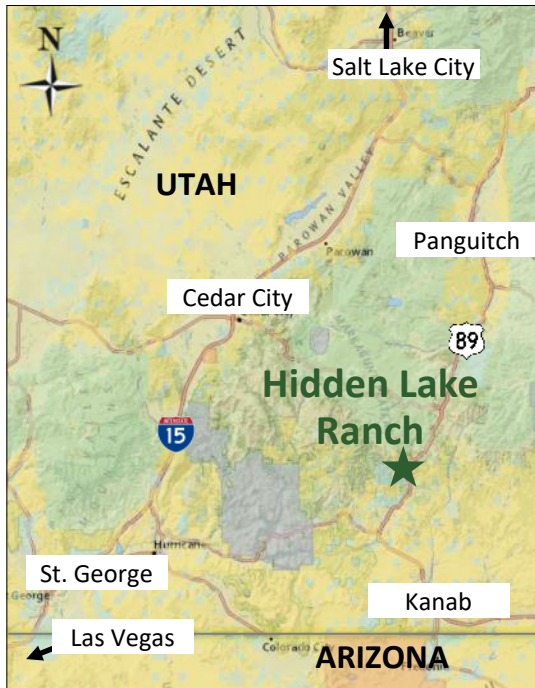


RECEIVER SALE: Hidden Lake Ranch

±140 acres with water in Glendale (Kane County) Utah



EXECUTIVE SUMMARY:

List Price: \$1,800,000

Dan Nelson | Mike Nelson
801-482-7564 | daniel@hciutah.com

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. Any sale contract may be subject to court approval. 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, Inc.

- Stunning recreational ranch in Glendale, Utah (Kane County)
- Private setting with year-round gated access from Highway 89
- Spring-fed clear-water lake/pond (50 feet deep)
- Three homes totaling 4,806 square feet (8 bedrooms / 6 bathrooms in total). Several barns and outbuildings.
- Water rights for irrigation, livestock, and domestic use, with 1890 priority date. (Potential to convert water to underground rights.)
- The property is being marketed by Highland Commercial pursuant to a court-appointed receivership. Any sale may be subject to court approval. Please contact us for details and to obtain copies of available due diligence documents, including a recent appraisal.
- Shown by appointment only, subject to financial qualification.



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