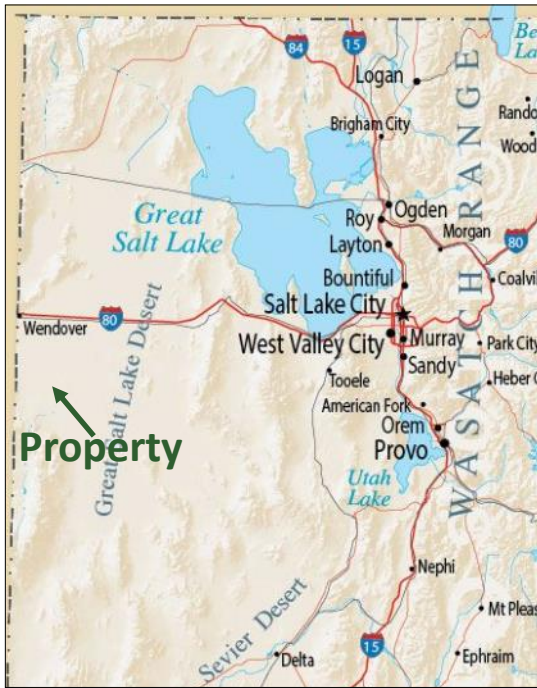


PRICE REDUCED

See more information at www.highlandranches.com

Last Chance Ranch

780 acres located 25 miles south of Wendover in Tooele County, Utah



EXECUTIVE SUMMARY:

List Price: \$545,000, \$699/Acre

Mike Nelson | Dan Nelson

801-482-7565 | mike@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 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.

- 780 deeded acres 25 miles south of Wendover, Utah
- ± 164 irrigated acres (yield of 2.2 ton/acre), farmstead on ± 7 acres, ± 277 previously irrigated, and ± 332 range acres
- Deep Creek Water Rights: 17-2, 17-149, 17-157, & 17-165
- Well Water Rights: 17-171 & 17-66
- 2,040 SF home (built 1970's), 3,000 SF shop (built 2014)
- Zoned Agricultural in Tooele County
- 2018 Taxes: \$1,750
- No utilities are available
- 105 miles southwest of Salt Lake City, Utah
- Sprinkler system and equipment owned by farm tenant



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