

NEW LISTING:

Deep Creek Farm

±8,688 acres (±5,625 Irrigated)

Box Elder County, Utah and Oneida County, Idaho



SALE PACKAGE CONTACTS

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www.highlandranches.com

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EXECUTIVE SUMMARY

- 8,688-acre hay farm located west of Snowville, Utah (Box Elder County, Utah and Oneida County, Idaho)
- ±5,625 acres irrigated with 49 center pivots:
 - 1,033 acres irrigated from Deep Creek surface water
 - 4,592 acres irrigated from deep wells
- Enormous irrigation water rights with 82% groundwater and 18% surface water
- Potential to irrigate an additional 375 acres with development of future water recapture system
- Currently growing alfalfa, barley, and timothy
- Improvements include homes, arena, hay barns, storage buildings, shops, grain silos, etc.
- Currently leased through 2024 (lease terms subject to confidentiality agreement)
- Please contact us for due diligence information.

TERMS OF SALE

List Price: \$38,000,000



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FARM LOCATION

- The Deep Creek Farm is located in the Curlew Valley, approximately two miles west of Snowville, Utah (Box Elder County), on the Utah/Idaho border.
- Interstate 84 runs along the northeast edge of the farm.
- Utah Highway 30 runs through the center of the farm.
- Driving distances:
 - Snowville, Utah: 2 miles
 - Tremonton, Utah: 42 miles
 - Burley, Idaho: 78 miles
 - Salt Lake City, Utah: 114 miles
 - Twin Falls, Idaho: 112 miles
 - Idaho Falls, Idaho: 141 miles



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WATER RIGHTS

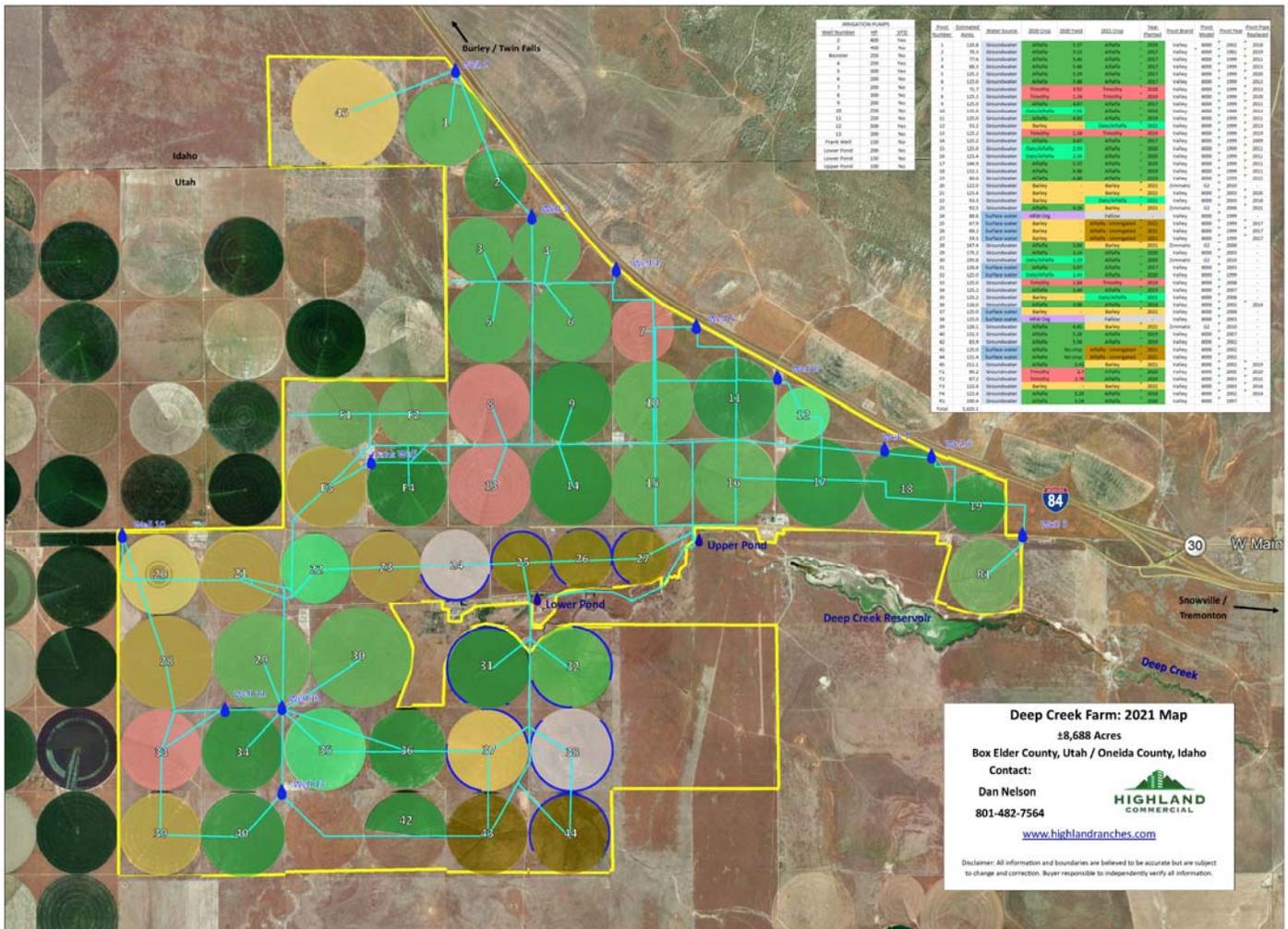
- The farm's water rights irrigate $\pm 5,625.1$ acres with 2.5 acre-feet per acre, as follows:
 - 4,592 acres irrigated from deep wells
 - 1,033 acres irrigated from Deep Creek surface water
- The surface water comes from Deep Creek, which is fed by springs and runoff. Historically, Deep Creek has flowed year-round into Deep Creek Reservoir (private), where the water is stored for exclusive use by the Deep Creek Farm. The reservoir, however, is subject to significant water loss through evaporation and absorption into a shallow aquifer. A surface water recapture project has been approved by the State Engineer's office and is currently in progress. This project would allow the Deep Creek Farm to drill shallow wells to recapture the off-season water being lost to leakage into the shallow aquifer. Upon completion, the project will provide more reliable water through the farming season for existing surface-water irrigated acres, and will allow for irrigation of up to an additional 375 acres at a duty of 2.5 acre-feet per acre.
- Water rights for stockwater and domestic use are also included.
- Please contact us for a list of water rights and additional water information.
- Additional information can be obtained from the Utah Division of Water Rights: 801-538-7240.



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See following page for pivot list. A larger version of this map is attached.



FARMING / FARM LEASE

- There are 49 center pivots on the Deep Creek Farm. (See map, above. A larger version is also attached.)
- The farm is currently growing alfalfa, timothy, organic wheat, and barley.
- Most wells are around 350' deep, pumping from around 275'.
- Electricity provided by Raft River Rural Electric Co-op on part of the farm, and Rocky Mountain Power on the other part.
- Please contact us for pivot ages and crop yields.
- The farm is currently leased through 2024 to an affiliate of Standlee Hay Company, Inc., a large hay producer and distributor based in Kimberly, Idaho.
- Disclosure of lease terms is subject to financial qualification and a confidentiality agreement.



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2021 Farm Map Pivot List

<u>Pivot Number</u>	<u>Estimated Acres</u>	<u>Water Source</u>	<u>2020 Crop</u>	<u>2020 Yield</u>	<u>2021 Crop</u>	<u>Year Planted</u>	<u>Pivot Brand</u>	<u>Pivot Model</u>	<u>Pivot Year</u>	<u>Pivot Pipe Replaced</u>
1	120.8	Groundwater	Alfalfa	5.37	Alfalfa	2019	Valley	8000	2002	2018
2	70.3	Groundwater	Alfalfa	5.15	Alfalfa	2017	Valley	6000	1981	2019
3	77.6	Groundwater	Alfalfa	5.45	Alfalfa	2017	Valley	8000	1999	2011
4	88.3	Groundwater	Alfalfa	5.66	Alfalfa	2017	Valley	8000	1999	2013
5	125.2	Groundwater	Alfalfa	5.29	Alfalfa	2017	Valley	8000	1999	2020
6	125.0	Groundwater	Alfalfa	5.66	Alfalfa	2017	Valley	8000	1999	2012
7	71.7	Groundwater	Timothy	3.92	Timothy	2018	Valley	8000	1999	2013
8	125.2	Groundwater	Timothy	1.34	Timothy	2019	Valley	8000	1999	2020
9	125.0	Groundwater	Alfalfa	4.87	Alfalfa	2017	Valley	8000	1999	2011
10	125.0	Groundwater	Oats/Alfalfa	2.58	Alfalfa	2020	Valley	8000	1999	2012
11	125.0	Groundwater	Alfalfa	4.63	Alfalfa	2019	Valley	8000	1999	2011
12	53.2	Groundwater	Barley	-	Oats/Alfalfa	2021	Valley	8000	1999	2013
13	125.2	Groundwater	Timothy	1.34	Timothy	2019	Valley	8000	1999	2019
14	125.2	Groundwater	Alfalfa	4.87	Alfalfa	2017	Valley	8000	1999	2009
15	125.0	Groundwater	Oats/Alfalfa	2.59	Alfalfa	2020	Valley	8000	1999	2011
16	123.4	Groundwater	Oats/Alfalfa	2.34	Alfalfa	2020	Valley	8000	1999	2011
17	144.9	Groundwater	Alfalfa	5.37	Alfalfa	2019	Valley	8000	1999	2011
18	132.1	Groundwater	Alfalfa	4.86	Alfalfa	2019	Valley	8000	1999	2011
19	66.6	Groundwater	Alfalfa	4.88	Alfalfa	2019	Valley	8000	1999	2015
20	122.0	Groundwater	Barley	-	Barley	2021	Zimmatic	G2	2010	-
21	123.4	Groundwater	Barley	-	Barley	2021	Valley	8000	2003	2020
22	93.3	Groundwater	Barley	-	Oats/Alfalfa	2021	Valley	8000	2003	2018
23	92.5	Groundwater	Alfalfa	4.26	Barley	2021	Zimmatic	G2	2006	2021
24	88.6	Surface water	HRW Org	-	Fallow	-	Valley	8000	1999	-
25	67.9	Surface water	Barley	-	Alfalfa - Unirrigated	2021	Valley	8000	1999	2017
26	69.2	Surface water	Barley	-	Alfalfa - Unirrigated	2021	Valley	8000	1999	2017
27	59.5	Surface water	Barley	-	Alfalfa - Unirrigated	2021	Valley	8000	1999	2017
28	167.4	Groundwater	Alfalfa	3.89	Barley	2021	Zimmatic	G2	2006	-
29	175.2	Groundwater	Alfalfa	3.14	Alfalfa	2020	Valley	8000	2003	-
30	195.8	Groundwater	Oats/Alfalfa	2.29	Alfalfa	2020	Zimmatic	G2	2010	-
31	126.8	Surface water	Alfalfa	5.07	Alfalfa	2017	Valley	8000	2003	-
32	125.0	Surface water	Oats/Alfalfa	1.43	Alfalfa	2020	Valley	8000	1999	-
33	125.0	Groundwater	Timothy	1.84	Timothy	2019	Valley	8000	2008	-
34	125.2	Groundwater	Alfalfa	5.44	Alfalfa	2019	Valley	8000	2007	-
35	125.2	Groundwater	Barley	-	Oats/Alfalfa	2021	Valley	8000	2008	-
36	116.0	Groundwater	Alfalfa	3.08	Alfalfa	2018	Valley	8000	2002	2014
37	125.0	Surface water	Barley	-	Barley	2021	Valley	8000	2008	-
38	125.0	Surface water	HRW Org	-	Fallow	-	Valley	8000	2003	-
39	126.1	Groundwater	Alfalfa	4.45	Barley	2021	Zimmatic	G2	2010	-
40	132.3	Groundwater	Alfalfa	5.28	Alfalfa	2019	Valley	8000	2007	-
42	63.9	Groundwater	Alfalfa	5.56	Alfalfa	2019	Valley	8000	2002	-
43	125.0	Surface water	Alfalfa	No crop	Alfalfa - Unirrigated	2021	Valley	8000	2002	-
44	121.4	Surface water	Alfalfa	No crop	Alfalfa - Unirrigated	2021	Valley	8000	2002	-
45	211.1	Groundwater	Alfalfa	5.43	Barley	2021	Valley	8000	2002	2019
F1	90.2	Groundwater	Timothy	2.7	Alfalfa	2020	Valley	8000	2005	2019
F2	87.2	Groundwater	Timothy	2.78	Alfalfa	2020	Valley	8000	2003	2015
F3	122.4	Groundwater	Barley	-	Barley	2021	Valley	8000	2003	2016
F4	122.4	Groundwater	Alfalfa	5.25	Alfalfa	2018	Valley	8000	2002	2014
R1	100.4	Groundwater	Alfalfa	3.24	Alfalfa	2020	Valley	8000	1997	-
Total	5,625.1									



**HIGHLAND
COMMERCIAL**

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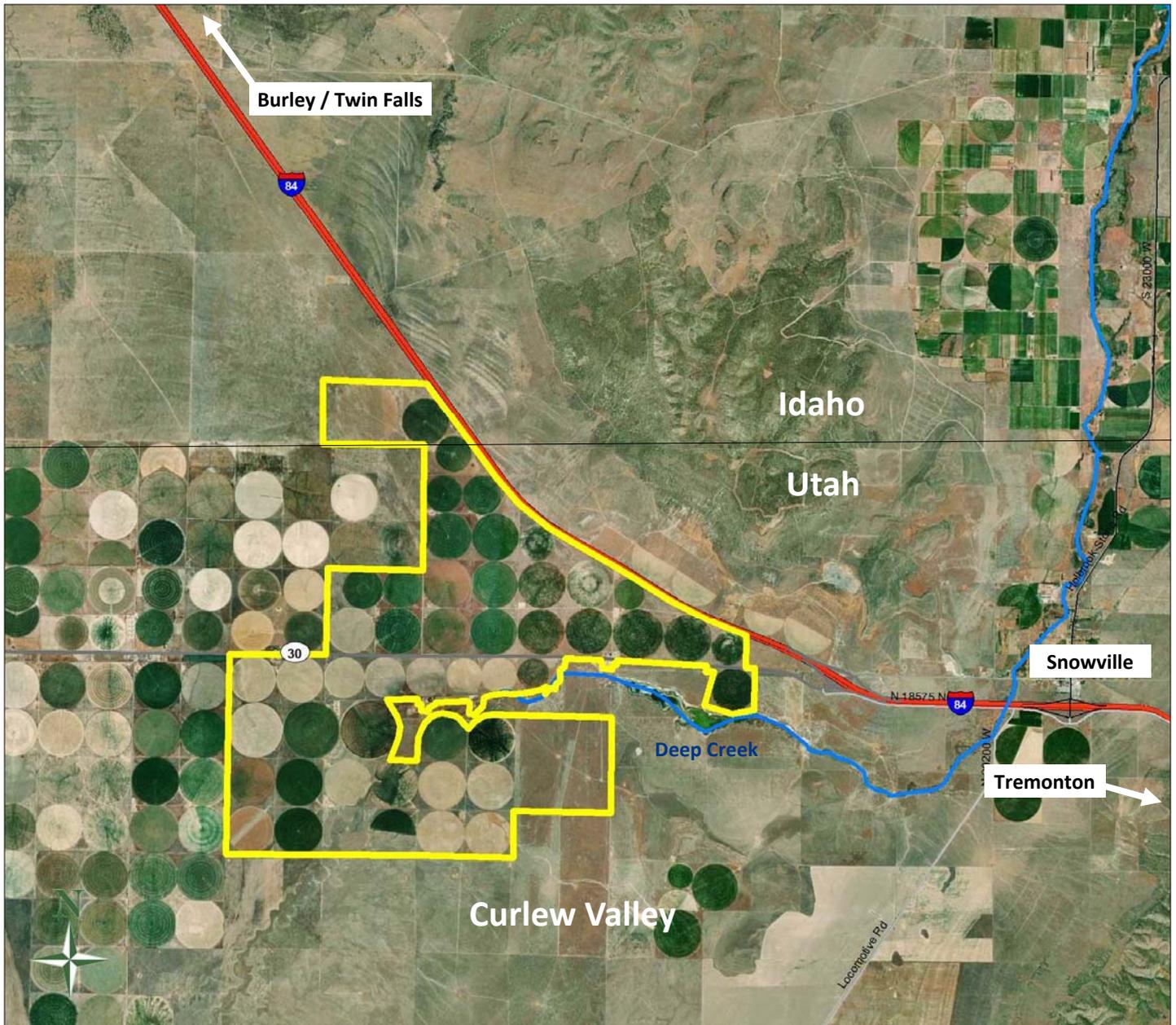
BUILDINGS / IMPROVEMENTS

- Farm improvements include several homes, a riding arena, hay barns, storage buildings, shops, grain silos, etc.



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CLIMATE / AREA INFORMATION

- Elevation on the property ranges from approximately 4,360 to 4,540 feet.
- Annual rainfall averages 10-15 inches.
- Annual frost-free period averages 90 days.
- Box Elder County, Utah, has a population of approximately 56,046. Oneida County, Idaho, has a population of approximately 4,385.



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INFORMATION

For more information and due diligence materials, please contact us:

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**8,688-ACRE
HAY FARM
LOCATED WEST
OF SNOWVILLE,
UTAH**



**±5,625 ACRES
IRRIGATED
FROM 49
CENTER PIVOTS**



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**INCLUDES
SEVERAL
HOUSES,
SHOPS, BARNs,
ETC.**



**CURRENTLY
GROWING
ALFALFA,
BARLEY,
TIMOTHY**



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**LEASED
THROUGH
2024 TO
REGIONAL
TENANT**



**WATER RIGHTS
ARE 82%
GROUNDWATER,
18% SURFACE
WATER.
POTENTIAL FOR
DEVELOPMENT
OF ADDITIONAL
IRRIGATED
ACREAGE.**



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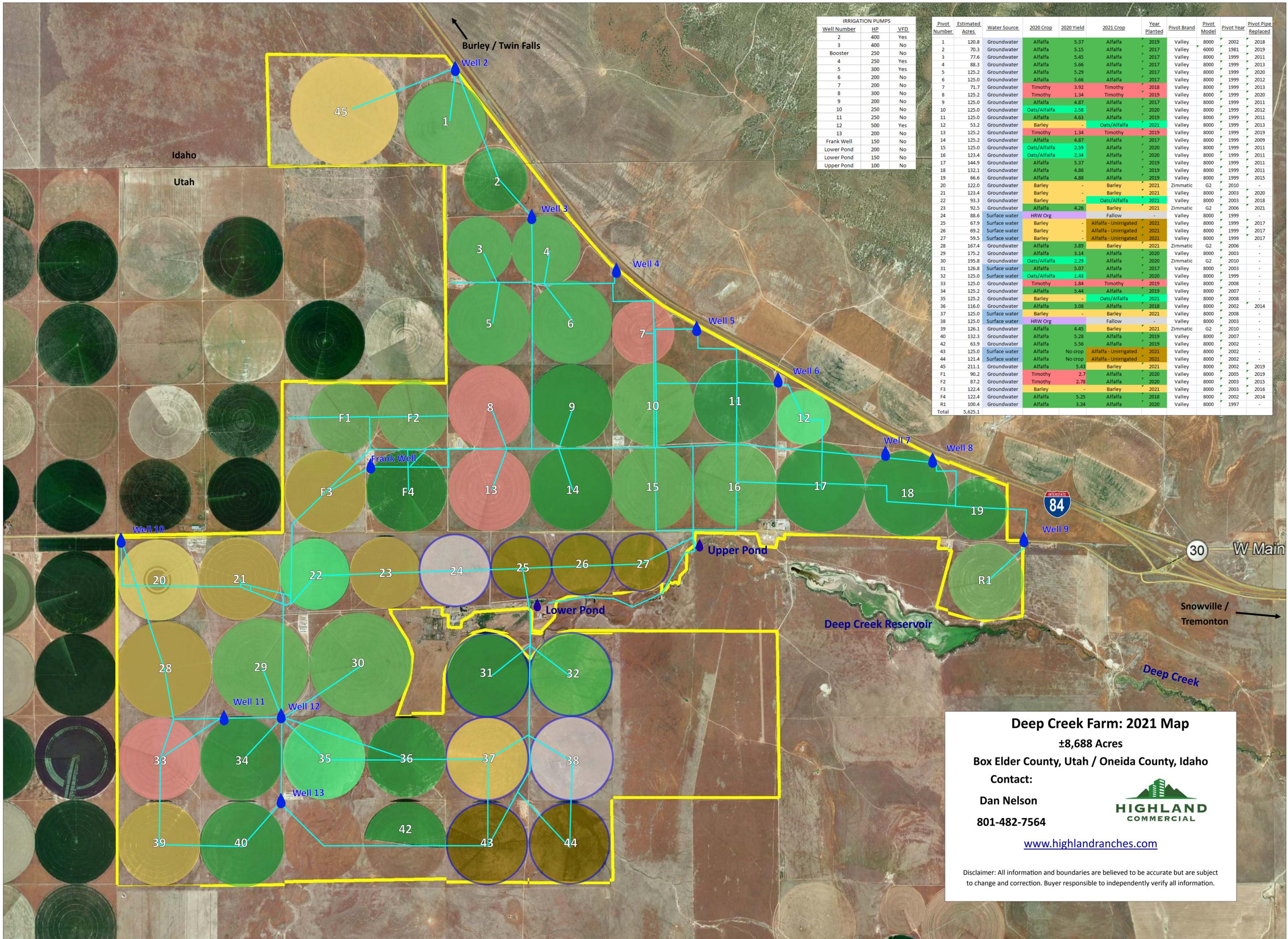
ELEVATION ON THE PROPERTY RANGES FROM AROUND 4,360 TO 4,540 FEET.



PLEASE CONTACT US FOR DUE DILIGENCE INFORMATION AND CONFIDENTIALITY AGREEMENT



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IRRIGATION PUMPS		
Well Number	HP	VFD
2	400	Yes
3	400	No
Booster	250	No
4	250	Yes
5	300	Yes
6	200	No
7	200	No
8	300	No
9	200	No
10	250	No
11	250	No
12	500	Yes
13	200	No
Frank Well	150	No
Lower Pond	200	No
Lower Pond	150	No
Upper Pond	100	No

Pivot Number	Estimated Acres	Water Source	2020 Crop	2020 Yield	2021 Crop	Year Planted	Pivot Brand	Pivot Model	Pivot Year	Pivot Pipe Replaced
1	120.8	Groundwater	Alfalfa	5.37	Alfalfa	2019	Valley	8000	2002	2018
2	70.3	Groundwater	Alfalfa	5.15	Alfalfa	2017	Valley	6000	1981	2019
3	77.6	Groundwater	Alfalfa	5.45	Alfalfa	2017	Valley	8000	1999	2011
4	88.3	Groundwater	Alfalfa	5.66	Alfalfa	2017	Valley	8000	1999	2013
5	125.2	Groundwater	Alfalfa	5.29	Alfalfa	2017	Valley	8000	1999	2020
6	125.0	Groundwater	Alfalfa	5.66	Alfalfa	2017	Valley	8000	1999	2012
7	71.7	Groundwater	Timothy	3.92	Timothy	2018	Valley	8000	1999	2013
8	125.2	Groundwater	Timothy	1.34	Timothy	2019	Valley	8000	1999	2020
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27	59.5	Surface water	Barley	-	Alfalfa - Unirrigated	2021	Valley	8000	1999	2017
28	167.4	Groundwater	Alfalfa	3.89	Barley	2021	Zimmatic	G2	2006	-
29	175.2	Groundwater	Alfalfa	3.14	Alfalfa	2020	Valley	8000	2003	-
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F2	87.2	Groundwater	Timothy	2.78	Alfalfa	2020	Valley	8000	2003	2015
F3	122.4	Groundwater	Barley	-	Barley	2021	Valley	8000	2003	2016
F4	122.4	Groundwater	Alfalfa	5.25	Alfalfa	2018	Valley	8000	2002	2014
R1	100.4	Groundwater	Alfalfa	3.24	Alfalfa	2020	Valley	8000	1997	-
Total	5,625.1									

Deep Creek Farm: 2021 Map

±8,688 Acres

Box Elder County, Utah / Oneida County, Idaho

Contact:

Dan Nelson

801-482-7564

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Disclaimer: All information and boundaries are believed to be accurate but are subject to change and correction. Buyer responsible to independently verify all information.

Agency Disclosure Brochure

A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions

Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the "Idaho Real Estate Brokerage Representation Act." Idaho Code 54-2082 through 54-2097.



This informational brochure is published by the Idaho Real Estate Commission.



Effective July 1, 2020

"Agency" is a term used in Idaho law that describes the relationships between a licensee and some parties to a real estate transaction.

Right Now You Are a Customer

Idaho law says a real estate brokerage and its licensees owe the following "Customer" duties to all consumers in real estate transactions:

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose "adverse material facts" which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

- Be available to receive and present written offers and counter-offers to you or from you.

You May Become a Client

If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account for money or property you place in the care and responsibility of the brokerage;
- Find a property for you or a buyer for your property, and assist you in negotiating an acceptable price and other terms and conditions for the transaction;
- Disclose all "adverse material facts" which the licensee knows or reasonably should have known, as defined above; and
- Be available to receive and present written offers and counter-offers to you or from you.

The above Customer or Client duties are required by law, and a licensee cannot agree with you to modify or eliminate any of them.

If you have any questions about the information in this brochure, contact:
Idaho Real Estate Commission
(208) 334-3285
irec.idaho.gov

Agency Representation (Single Agency)

Under "Agency Representation" (sometimes referred to as "Single Agency"), you are a Client and the licensee is your

Agent who represents you, and only you, in your real estate transaction. The entire brokerage is obligated to promote your best interests. No licensee in the brokerage is allowed to represent the other party to the transaction.

If you are a seller, your Agent will seek a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assist with your negotiations. If you request it in writing, your Agent will seek reasonable proof of a prospective purchaser's financial ability to complete your transaction.

If you are a buyer, your Agent will seek a property for you to purchase at an acceptable price and terms, and assist with your negotiations. Your Agent will also advise you to consult with appropriate professionals, such as inspectors, attorneys, and tax advisors. If disclosed to all parties in writing, a brokerage may also represent other buyers who wish to make offers on the same property you are interested in purchasing.

Limited Dual Agency

"Limited Dual Agency" means the brokerage and its licensees represent both the buyer and the seller as Clients in the same transaction. The brokerage must have both the buyer's and seller's consent to represent both parties under Limited Dual Agency. You might choose Limited Dual Agency because you want to purchase a property listed by the same brokerage, or because the same brokerage knows of a buyer for your property. There are two kinds of Limited Dual Agency:

Without Assigned Agents The brokerage and its licensees are Agents for both Clients equally and cannot advocate on behalf of one client over the other. None of the licensees at the brokerage can disclose confidential client information about either Client. The brokerage must otherwise promote the non-conflicting interests of both Clients, perform the terms of the Buyer and Seller Representation Agreements with skill and care, and other duties required by law.

With Assigned Agents The Designated Broker may assign individual licensees within the brokerage ("Assigned Agents") to act solely on behalf of each Client. An assigned Agent has a duty to promote the Client's best interests, even if your interests conflict with the interests of the other Client, including negotiating a price. An Assigned Agent must maintain the Client's confidential information. The Designated Broker is always a Limited Dual Agent for both Clients and ensures the Assigned Agents fulfill their duties to their respective clients.

What to Look For in Any Written Agreement with a Brokerage

A Buyer or Seller Representation Agreement or Compensation Agreement should answer these questions:

- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I work with other brokerages during the time of my agreement?
- Can I cancel this agreement, and if so, how?
- How will the brokerage get paid?
- What happens if I buy or sell on my own?
- Under an Agency Representation Agreement am I willing to allow the brokerage to represent both the other party and me in a real estate transaction?

Real Estate Licensees Are Not Inspectors

Unless you and a licensee agree in writing, a brokerage and its licensees are not required to conduct an independent inspection of a property or verify the accuracy or completeness of any statements or representations made regarding a property. To learn about the condition of a property, you should obtain the advice of an appropriate professional, such as a home inspector, engineer or surveyor.

Audio/Video Surveillance

Use caution when discussing *anything* while viewing a property; audio or video surveillance equipment could be in use on listed properties.

If you sign a Representation Agreement or Compensation Agreement with a licensee, the contract is actually between you and the licensee's brokerage. The Designated Broker is the only person authorized to modify or cancel a brokerage contract.

The licensee who gave you this brochure is licensed with:

Name of Brokerage: _____ Phone: _____

RECEIPT ACKNOWLEDGED

Rev 07/01/20

By signing below, you acknowledge only that a licensee gave you a copy of this Agency Disclosure Brochure.
This document is not a contract, and signing it does not obligate you to anything.

Signature _____ Date _____

Signature _____ Date _____