

FOR SALE:

Cedar Mountain Farm

5,260 acres (\pm 3,765 Irrigated) in Box Elder County, Utah



SALE PACKAGE CONTACTS

Gary 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 correction, 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.



EXECUTIVE SUMMARY

- 5,260-acre hay farm located west of Snowville, Utah (Box Elder County)
- $\pm 3,765$ acres under 36 Zimmatic pivots
- Enormous irrigation water rights for up to $\pm 13,055$ acre-feet per year from deep wells
- Water rights and water systems are all connected, allowing flexibility to use water from any well on any field.
- Currently growing alfalfa, orchard grass, timothy hay, and oats
- Improvements include four homes, large hay barns, storage buildings, shops, grain silos, etc.
- Please contact us for due diligence information, including water and soil tests.



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TERMS OF SALE

List Price: \$19,000,000



FARM LOCATION

- The Cedar Mountain Farm is located in the Curlew Valley, approximately six miles west of Snowville, Utah (Box Elder County), on the Utah/Idaho border.
- Interstate 84 runs through the northeast corner of the farm.
- Utah Highway 30 runs along the south edge of the farm.
- Driving distances:
 - Snowville, Utah: 6 miles
 - Tremonton, Utah: 44 miles
 - Burley, Idaho: 80 miles
 - Salt Lake City, Utah: 116 miles
 - Twin Falls, Idaho: 114 miles
 - Idaho Falls, Idaho: 143 miles



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WATER RIGHTS

- The farm includes water rights to irrigate $\pm 4,352$ acres with three acre-feet per acre.
- Water rights for stockwater and domestic use are also included.
- The water rights and water systems are all connected on the farm, which allows for flexibility in managing pump capacity and water quality.
- More information can be obtained from the Utah Division of Water Rights: 801-538-7240.
- Utah Water User Claim Numbers**:
 - 13-138*
 - 13-140*
 - 13-141* (a37637)
 - 13-148* (a5632) (a8408) (a10178)
 - 13-149*
 - 13-150*
 - 13-152*
 - 13-154* (a5401)
 - 13-175
 - 13-720*
 - 13-2145*
 - 13-3402*
 - 13-3412*
 - 13-3522*
 - 13-3591
 - 13-3654*

*Included in Change Application a34953.

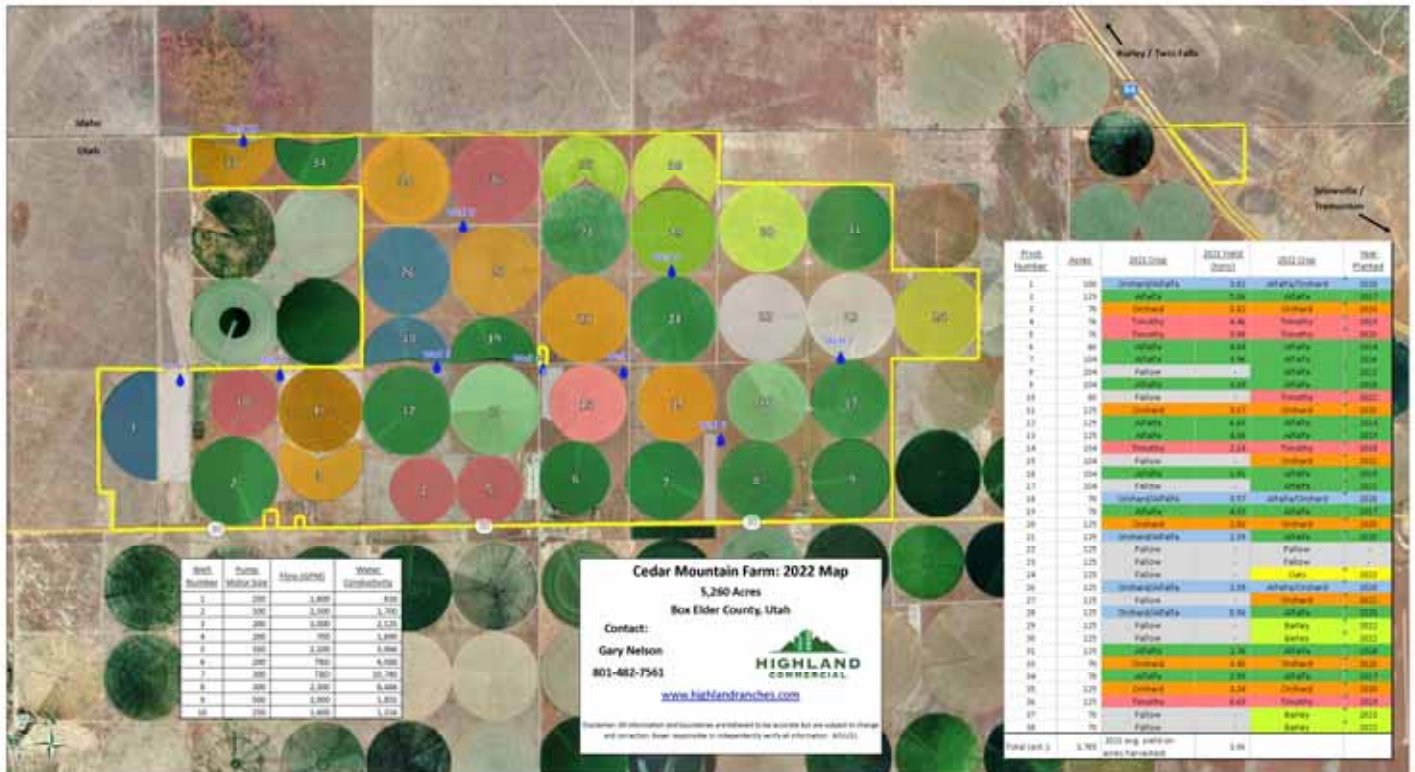
(Approximately 250 irrigated acres were sold off from the farm since the change application was approved in 2010.)



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A larger version of this map is attached.



FARMING / IRRIGATION SYSTEM

- There are 36 Zimmatic pivots on the Cedar Mountain farm. (See map, above.)
- The farm is currently growing alfalfa, orchard grass, timothy hay, and grain. Most fields have been re-planted recently.
- All irrigation systems are connect with mostly PVC lines.
- Most wells are around 350’ deep, pumping from around 275 feet.
- Electricity provided by Raft River Rural Electric Co-op.
- (See attached larger version of the above map.)



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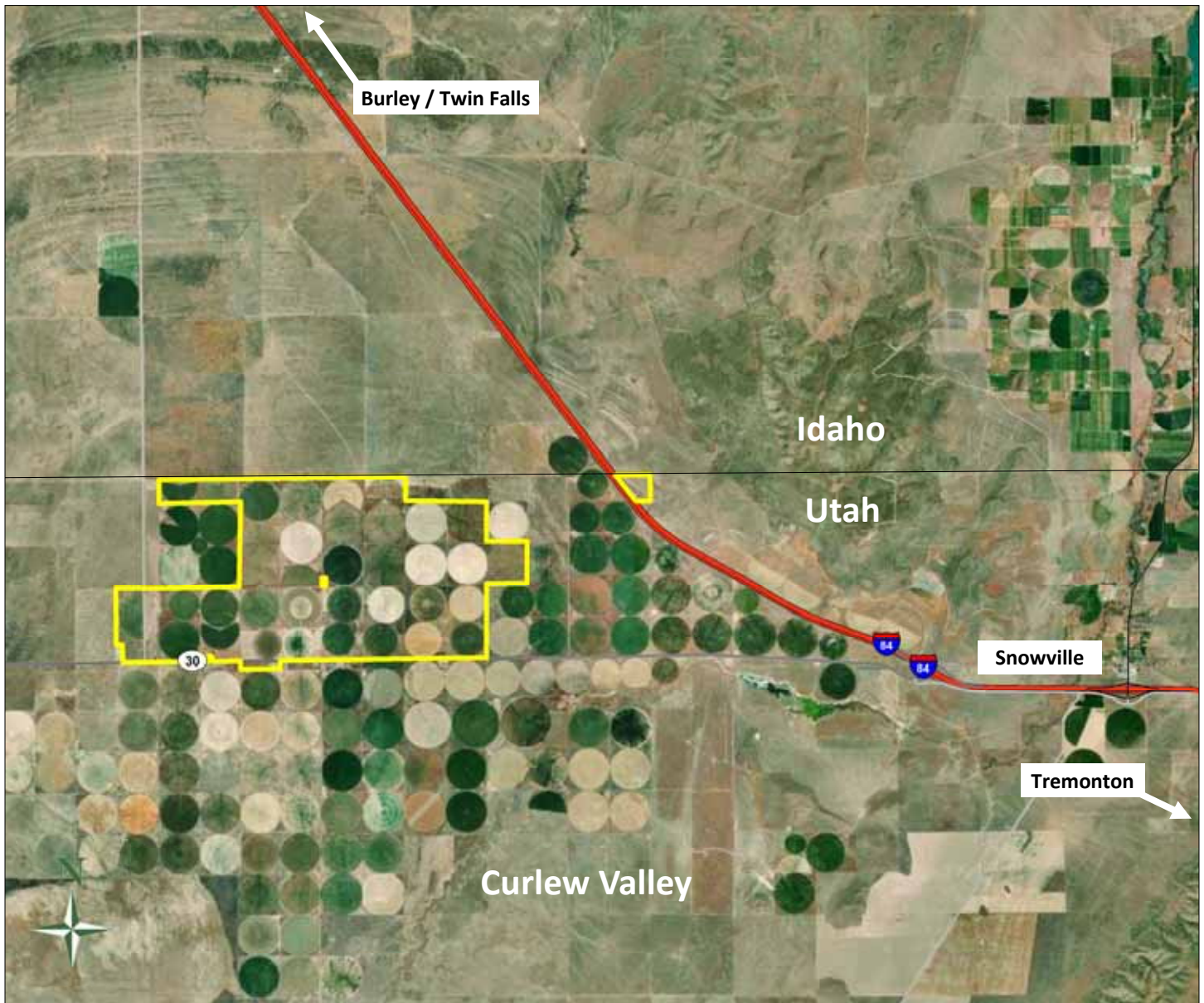
BUILDINGS / IMPROVEMENTS

- Improvements include four homes, large hay barns, storage buildings, shops, grain silos, etc.
- (See attached summary of property improvements.)



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CLIMATE / AREA INFORMATION

- Elevation on the property ranges from approximately 4,400 to 4,480 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.



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PARCELS/PROPERTY TAXES

<u>Tax Parcel</u>	<u>Acres</u>	<u>2021 Taxes</u>
80080001	162.41	\$635.92
80080002	164.52	\$636.20
80080003	242.84	\$6,001.51
80080005	1.80	\$48.14
80080006	564.09	\$2,439.34
80080060	563.49	\$3,424.21
80080067	5.00	\$887.61
80090090	274.50	\$52.58
80260001	188.30	\$851.27
80260002	650.70	\$2,972.63
80260003	206.76	\$934.73
80260007	414.16	\$1,872.35
80260009	640.00	\$2,521.17
80260015	80.00	\$15.32
80260016	80.00	\$53.64
80260019	60.00	\$11.49
80260026	203.76	\$921.16
80270013	94.88	\$18.18
80270014	93.77	\$17.96
81050001	567.83	\$2,780.00
81050003	1.00	\$1,391.65
Total:	5,259.81	\$28,487.06

INFORMATION

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

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LARGE HAY FARM LOCATED WEST OF SNOWVILLE, UTAH (BOX ELDER COUNTY)



36 ZIMMATIC PIVOTS



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**ENORMOUS
IRRIGATION
WATER RIGHTS
FROM DEEP
WELLS**



**WATER RIGHTS
AND WATER
SYSTEMS ARE
ALL
CONNECTED,
ALLOWING
FLEXIBILITY TO
USE WATER
FROM ANY
WELL ON ANY
FIELD**



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**CURRENTLY
GROWING
ALFALFA,
ORCHARD
GRASS,
TIMOTHY HAY,
AND OATS**



**IMPROVEMENTS
INCLUDE FOUR
HOMES, LARGE
HAY BARN,
STORAGE
BUILDINGS,
SHOPS, GRAIN
SILOS, ETC.**



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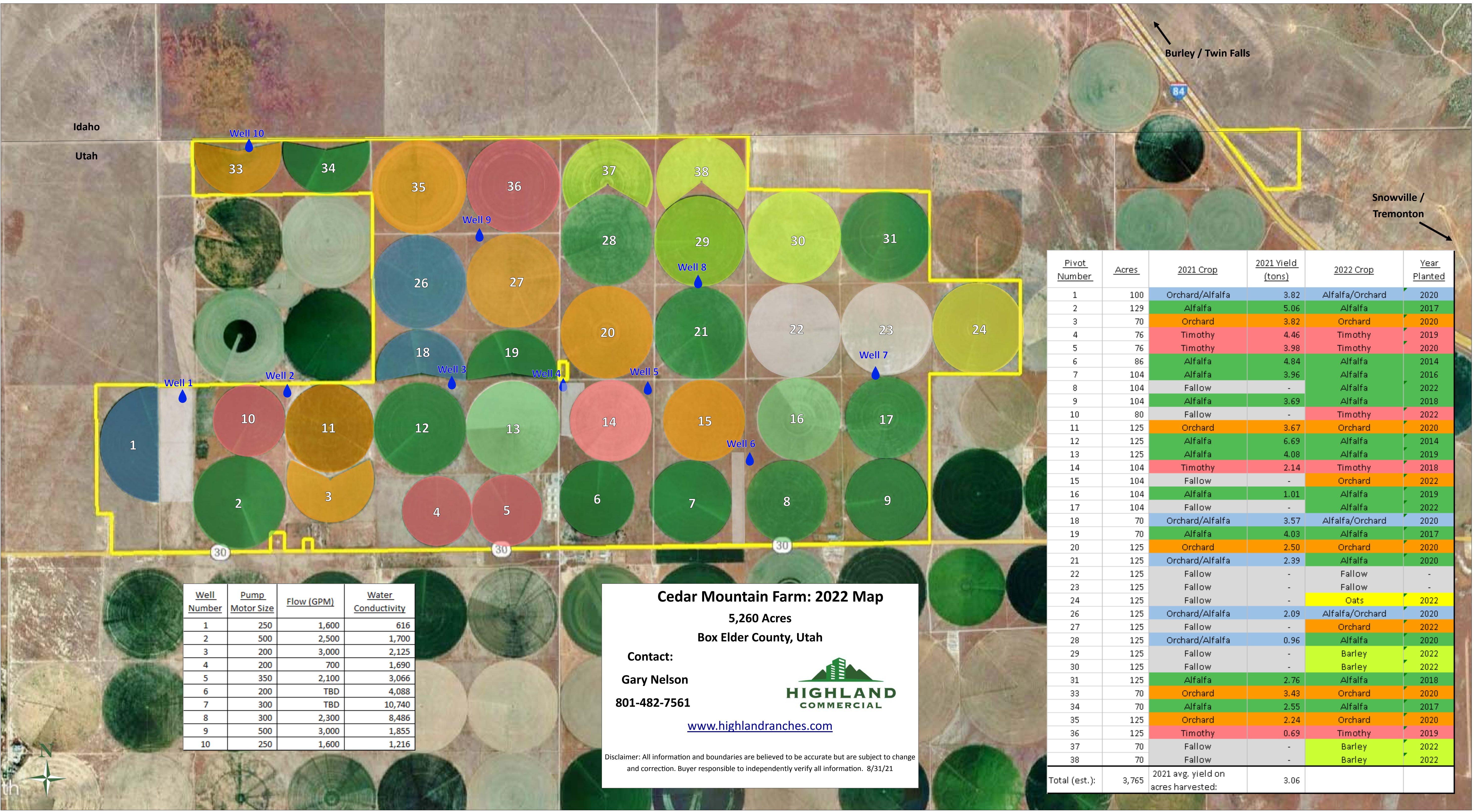
ELEVATION ON THE PROPERTY RANGES FROM AROUND 4,400 TO 4,480 FEET.



PLEASE CONTACT US FOR DUE DILIGENCE INFORMATION, INCLUDING WATER AND SOIL TESTS.



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Well Number	Pump Motor Size	Flow (GPM)	Water Conductivity
1	250	1,600	616
2	500	2,500	1,700
3	200	3,000	2,125
4	200	700	1,690
5	350	2,100	3,066
6	200	TBD	4,088
7	300	TBD	10,740
8	300	2,300	8,486
9	500	3,000	1,855
10	250	1,600	1,216

Cedar Mountain Farm: 2022 Map
 5,260 Acres
 Box Elder County, Utah

Contact:
 Gary Nelson
 801-482-7561
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HIGHLAND COMMERCIAL

Disclaimer: All information and boundaries are believed to be accurate but are subject to change and correction. Buyer responsible to independently verify all information. 8/31/21

Pivot Number	Acres	2021 Crop	2021 Yield (tons)	2022 Crop	Year Planted
1	100	Orchard/Alfalfa	3.82	Alfalfa/Orchard	2020
2	129	Alfalfa	5.06	Alfalfa	2017
3	70	Orchard	3.82	Orchard	2020
4	76	Timothy	4.46	Timothy	2019
5	76	Timothy	3.98	Timothy	2020
6	86	Alfalfa	4.84	Alfalfa	2014
7	104	Alfalfa	3.96	Alfalfa	2016
8	104	Fallow	-	Alfalfa	2022
9	104	Alfalfa	3.69	Alfalfa	2018
10	80	Fallow	-	Timothy	2022
11	125	Orchard	3.67	Orchard	2020
12	125	Alfalfa	6.69	Alfalfa	2014
13	125	Alfalfa	4.08	Alfalfa	2019
14	104	Timothy	2.14	Timothy	2018
15	104	Fallow	-	Orchard	2022
16	104	Alfalfa	1.01	Alfalfa	2019
17	104	Fallow	-	Alfalfa	2022
18	70	Orchard/Alfalfa	3.57	Alfalfa/Orchard	2020
19	70	Alfalfa	4.03	Alfalfa	2017
20	125	Orchard	2.50	Orchard	2020
21	125	Orchard/Alfalfa	2.39	Alfalfa	2020
22	125	Fallow	-	Fallow	-
23	125	Fallow	-	Fallow	-
24	125	Fallow	-	Oats	2022
26	125	Orchard/Alfalfa	2.09	Alfalfa/Orchard	2020
27	125	Fallow	-	Orchard	2022
28	125	Orchard/Alfalfa	0.96	Alfalfa	2020
29	125	Fallow	-	Barley	2022
30	125	Fallow	-	Barley	2022
31	125	Alfalfa	2.76	Alfalfa	2018
33	70	Orchard	3.43	Orchard	2020
34	70	Alfalfa	2.55	Alfalfa	2017
35	125	Orchard	2.24	Orchard	2020
36	125	Timothy	0.69	Timothy	2019
37	70	Fallow	-	Barley	2022
38	70	Fallow	-	Barley	2022
Total (est.):	3,765	2021 avg. yield on acres harvested:	3.06		