

NEW LISTING:

Cedar Mountain Farm

5,288 acres (\pm 4,085 Irrigated) in Box Elder County, Utah



SALE PACKAGE CONTACTS

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EXECUTIVE SUMMARY

- 5,288-acre hay farm located west of Snowville, Utah (Box Elder County)
- $\pm 4,085$ acres under 36 Zimmatic pivots and wheel lines irrigated at a duty of three acre-feet/acre
- 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.

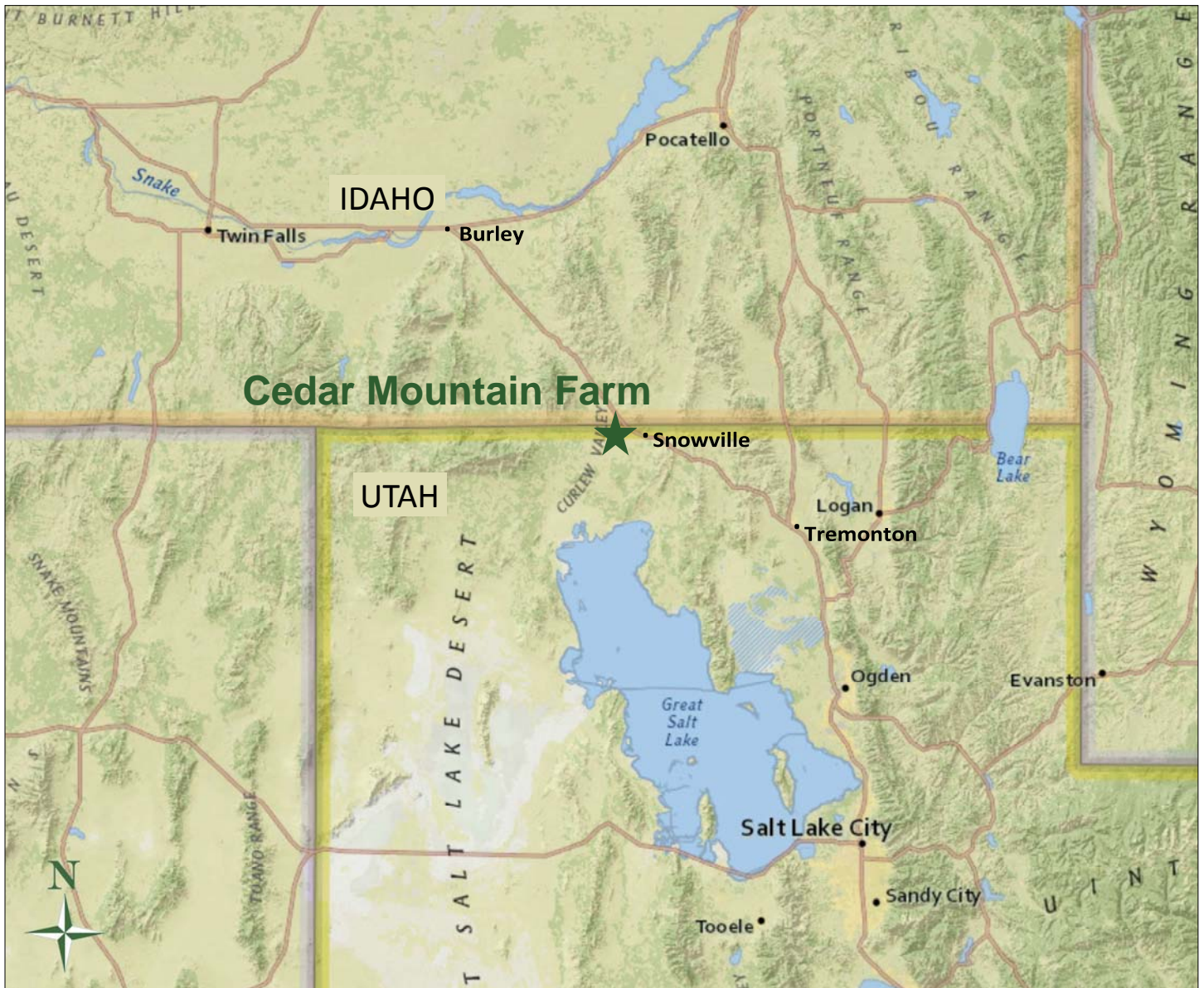
TERMS OF SALE

List Price: \$19,000,000



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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.

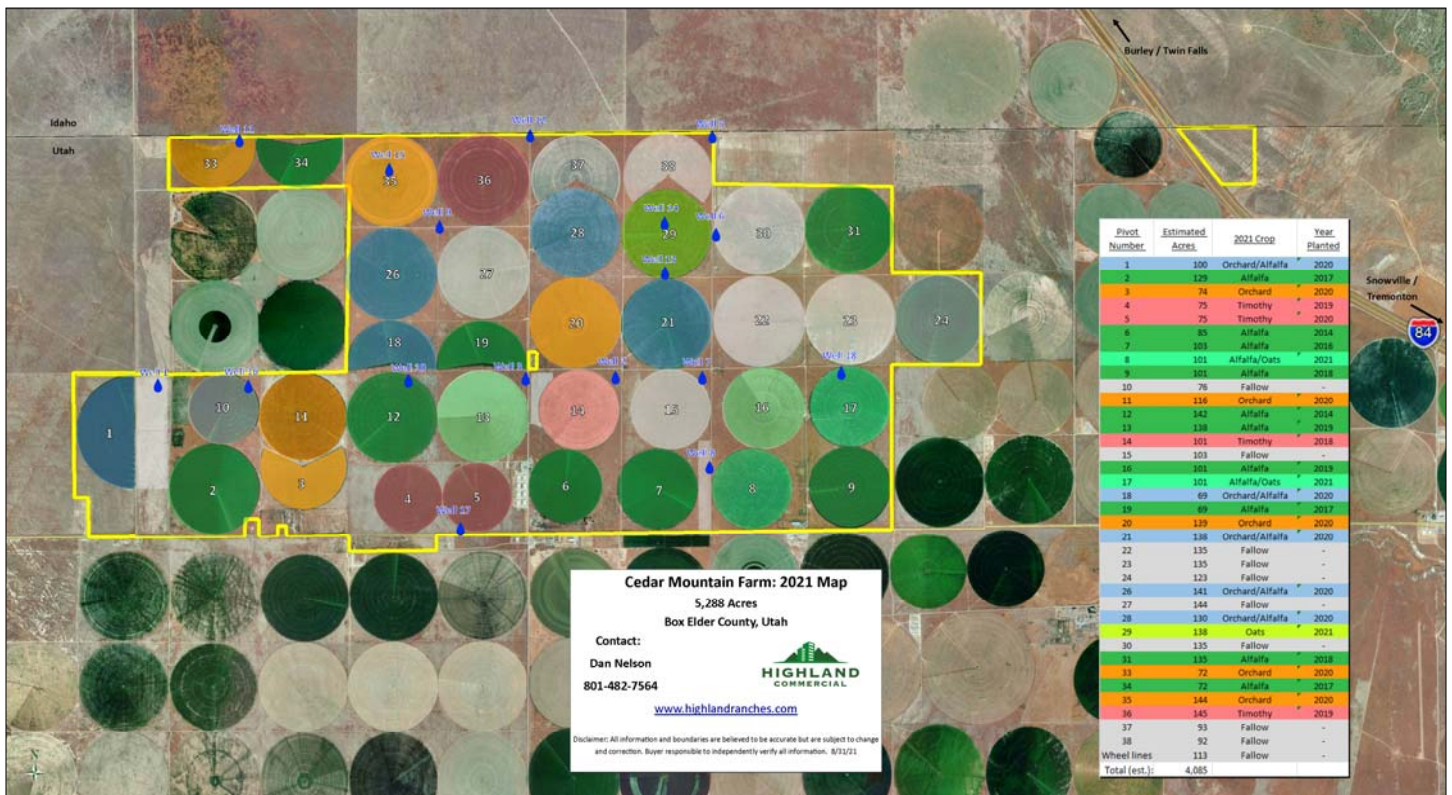
(Approximately 250 irrigated acres were sold off from the farm since the change application was approved in 2010.)



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A larger version of this map is attached.



FARMING / IRRIGATION SYSTEM

- There are 36 Zimmatic pivots and several wheel lines on the Cedar Mountain farm. (See map, above.)
- The farm is currently growing alfalfa, orchard grass, timothy hay, and oats. 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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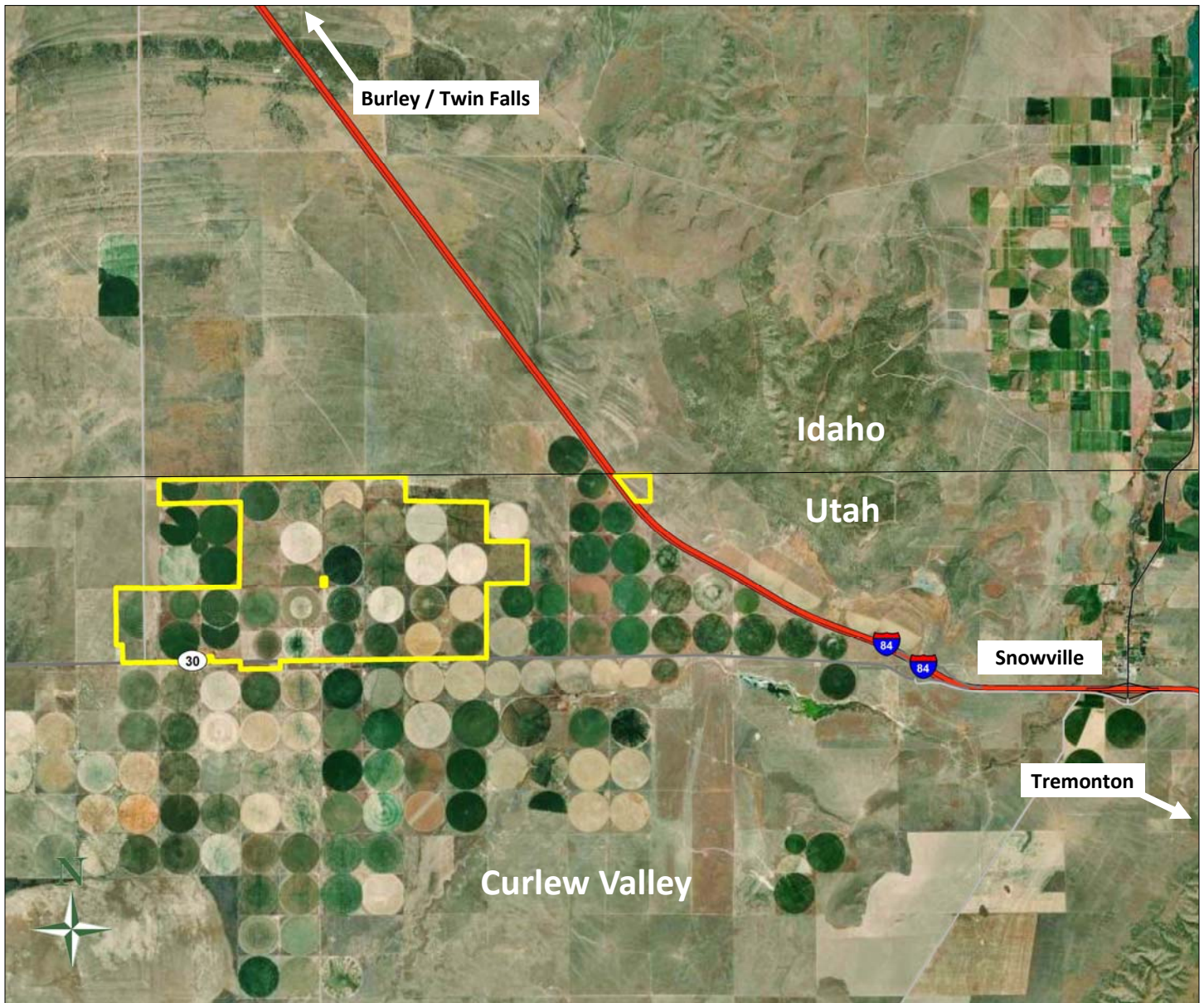
BUILDINGS / IMPROVEMENTS

- 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>2020 Taxes</u>
80080001	162.41	\$655.58
80080002	164.52	\$655.87
80080003	242.84	\$6,200.14
80080005	1.80	\$49.73
80080006	564.09	\$2,517.29
80080060	563.49	\$2,873.30
80080062	28.00	\$3.88
80080067	5.00	\$916.99
80090090	274.50	\$54.32
80260001	188.30	\$877.58
80260002	650.70	\$3,064.58
80260003	206.76	\$963.61
80260007	414.16	\$1,930.21
80260009	640.00	\$2,599.22
80260015	80.00	\$15.83
80260016	80.00	\$55.41
80260019	60.00	\$11.87
80260026	203.76	\$949.63
80270013	94.88	\$18.78
80270014	93.77	\$18.55
81050001	567.83	\$2,866.53
81050003	1.00	\$1,437.70
Total:	5,287.81	\$28,736.60

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 AND WHEEL LINES IRRIGATED AT A DUTY OF THREE ACRE-FEET/ ACRE



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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.



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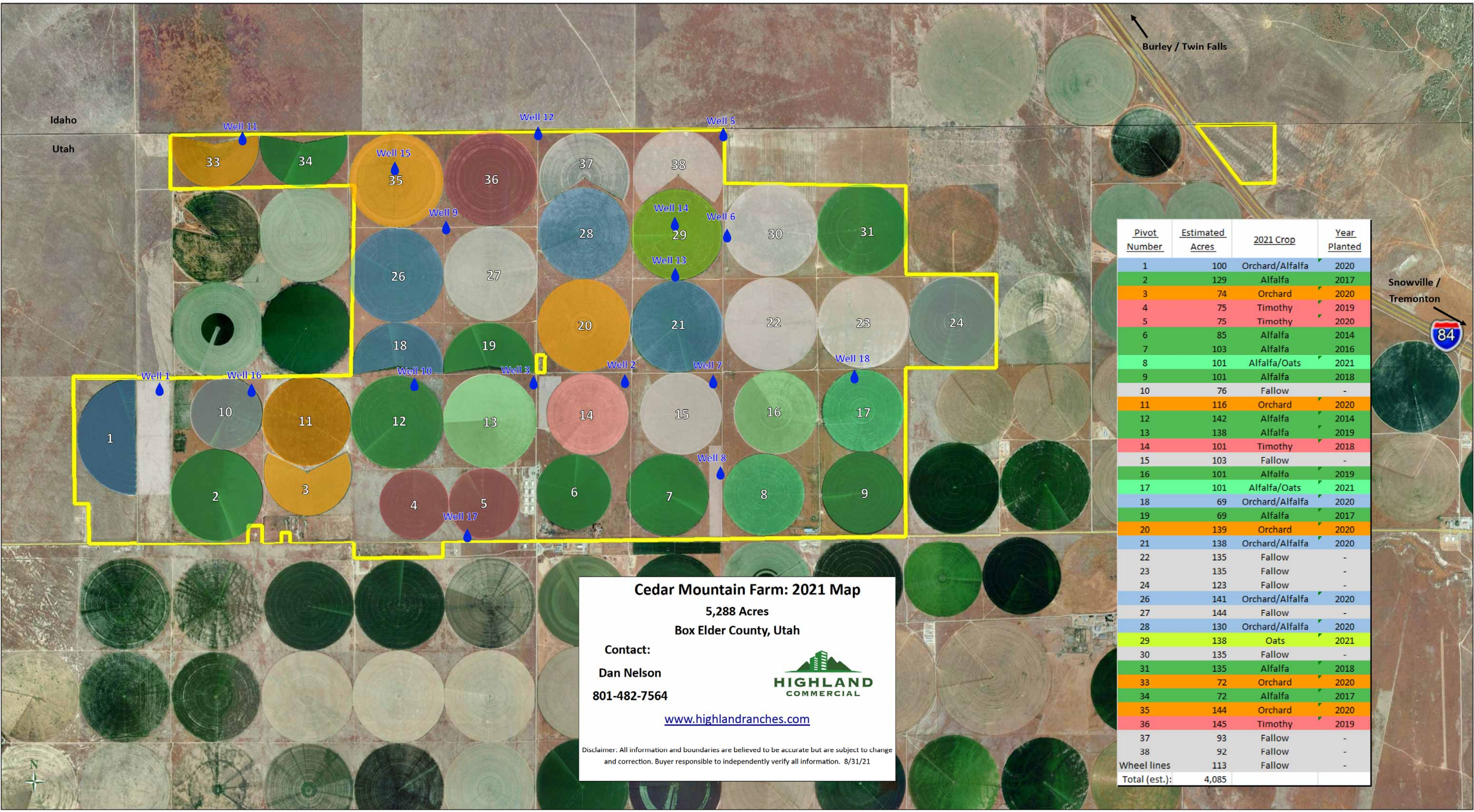


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Cedar Mountain Farm Improvements

<u>Description</u>	<u>Size</u>	<u>Comment & Usage</u>
Owner or Manager Home	2,200 SF	Brick, double garage, metal roof
Employee Home	1,800 SF	Older prefabricated
Metal Shop Building	48' x 80'	Power and heat
Metal Storage Building with Cement Floor	40' x 75'	Equipment and supply storage
Metal Storage Building	40' x 72'	Equipment and supply storage
Metal Storage Building	50' x 90'	Equipment and supply storage
Hay and Equipment Shelter	94' x 220'	Metal enclosed three sides
Hay and Equipment Shelter	30' x 180'	Metal enclosed three sides
Hay Storage Shelter	30' x 120'	Wood pole with metal roof
Hay Storage Shelter	30' x 100'	Metal pole with metal roof
Six Grain Silos	6,500 bushels each	39,000 bushe total (approx.)
Shed	47' x 50'	Older wood frame
Shed	40' x 48'	Older wood frame
Corrals and Holding Pens	Two sets	Chutes built with railroad tie posts and plank or pole railing
Eight Hay Barns	10,000 SF each	New hay barns
Weigh Scale and Scale House	110' scale	Scale and scale house
38 Pivots	-	
Wheel lines, hand lines, irrigation parts	-	
Modular Home		Built 2020
Modular Home		Built 2021

Note: All measurements are approximations; buyer to verify.



Pivot Number	Estimated Acres	2021 Crop	Year Planted
1	100	Orchard/Alfalfa	2020
2	129	Alfalfa	2017
3	74	Orchard	2020
4	75	Timothy	2019
5	75	Timothy	2020
6	85	Alfalfa	2014
7	103	Alfalfa	2016
8	101	Alfalfa/Oats	2021
9	101	Alfalfa	2018
10	76	Fallow	-
11	116	Orchard	2020
12	142	Alfalfa	2014
13	138	Alfalfa	2019
14	101	Timothy	2018
15	103	Fallow	-
16	101	Alfalfa	2019
17	101	Alfalfa/Oats	2021
18	69	Orchard/Alfalfa	2020
19	69	Alfalfa	2017
20	139	Orchard	2020
21	138	Orchard/Alfalfa	2020
22	135	Fallow	-
23	135	Fallow	-
24	123	Fallow	-
26	141	Orchard/Alfalfa	2020
27	144	Fallow	-
28	130	Orchard/Alfalfa	2020
29	138	Oats	2021
30	135	Fallow	-
31	135	Alfalfa	2018
33	72	Orchard	2020
34	72	Alfalfa	2017
35	144	Orchard	2020
36	145	Timothy	2019
37	93	Fallow	-
38	92	Fallow	-
Wheel lines	113	Fallow	-
Total (est.):	4,085		

Cedar Mountain Farm: 2021 Map
 5,288 Acres
 Box Elder County, Utah

Contact:
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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