

# Deep Creek Farm

±8,688 acres (±5,626 irrigated) in Box Elder County, Utah and Oneida County, Idaho

Offered all together or in two parts



## EXECUTIVE SUMMARY:

**Well Water Farm: \$32,400,000**

**Surface Water Farm: \$7,600,000**

**Combined List Price: \$38,000,000**

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- ±8,688-acre hay farm located west of Snowville, Utah
- ±5,626 acres irrigated—offered in two parts (see map):
  - Well Water Farm: 39 pivots irrigating 4,593 acres from deep wells (shaded green, above)
  - Surface Water Farm: 10 pivots irrigating 1,033 acres from Deep Creek surface water (shaded blue, above) (Potential to irrigate an additional 375 acres with development of future water recapture system)
- Growing alfalfa (5.13 tons/acre avg.), 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)
- Contact us for crop map and due diligence information.



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