

PRICE REDUCED:

Cedar Mountain Farm

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

Offered all together or in two parts



EXECUTIVE SUMMARY:

Cedar Mountain West List Price: \$12,250,000

Cedar Mountain East List Price: \$4,950,000

Combined Bulk List Price: \$16,950,000

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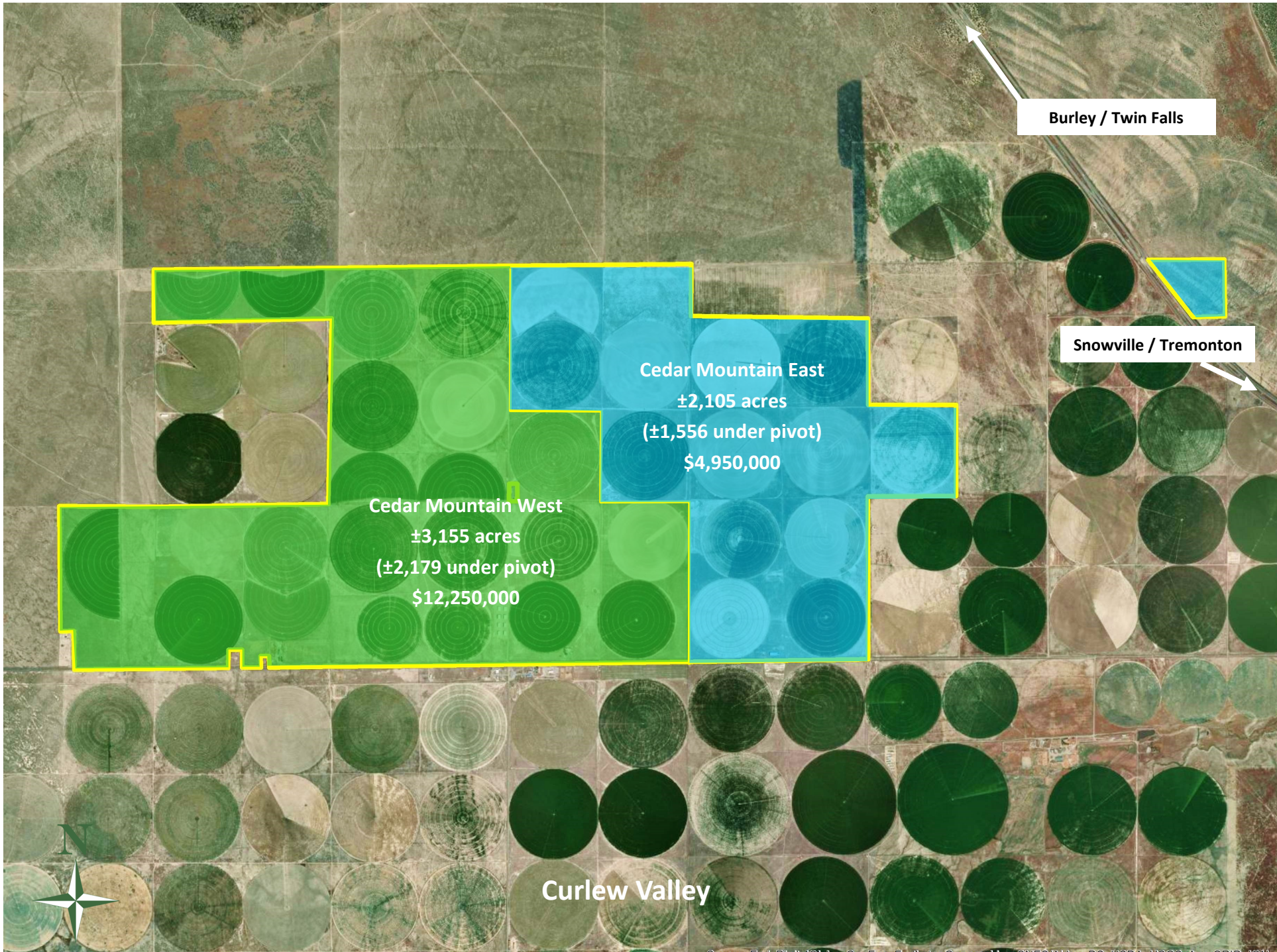
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- 5,260-acre hay farm located west of Snowville, Utah (Box Elder County)
- $\pm 3,765$ acres under 36 Zimmatic pivots—offered in parts
 - Cedar Mountain West: 22 pivots irrigating $\pm 2,179$ acres from seven deep wells
 - Cedar Mountain East: 14 pivots irrigating $\pm 1,556$ acres from three deep wells
- Enormous water rights for up to $\pm 13,055$ acre-feet/year
- Water rights and water systems are all connected, allowing flexibility to use water from any well on any field.
- Growing alfalfa, orchard grass, timothy hay, and oats
- Improvements include three homes, large hay barns, storage buildings, shops, grain silos, etc.



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Source: Esri, DigitalGlobe, GeoEye, Earthstar/GeoEye, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN