

New Listing

Maps and additional information at highlandranches.com

Box Elder County 150 Acres

150 acres in Box Elder County, Utah



EXECUTIVE SUMMARY:

List Price: \$1,275,000, (\$8,500/Acre)

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Dan Nelson | Gary Nelson

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 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.

- 150 acres located two miles northwest of Corinne, Utah
- Overflow water right (#29-2521) from the Bear River Canal
- Owner leases 100 shares from the Bear River Canal Company
- 2018 Box Elder County taxes: \$389.77 (Greenbelt)
- Yields: Corn - 160 bushels/acre; Alfalfa - 6 ton/acre
- Utilities in the area include West Corinne water, Questar gas, Rocky Mtn power, septic sewer
- 0.75 miles north of Walmart Distribution Center and 1.1 miles southeast of Proctor and Gamble plant
- Union Pacific Railroad line bisects NE corner of property
- Zoned A-20; Located in Proctor & Gamble RDA project area



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