## Please contact us for a full sale package and farm map.

## **Lund Hay Farm**

## 854 acres (681 irrigated) in White Pine County, Nevada











List Price: \$4,500,000

## Dan Nelson - Gary Nelson 801-482-7564 | daniel@hciutah.com

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.

- High-producing hay farm in Lund, Nevada
- 854 deeded acres (681 irrigated)
- Irrigation and stock water rights from four wells (\$65,000 annual pumping costs)
- Hay yields average five to six tons per acre (up to 290 Relative Feed Value, average 184 to 215)
- New feedlots, chutes, and corrals for up to 1,000 head of cattle
- Irrigated pasture supports approximately 110 head from April to December
- Shop/equipment barn, fuel storage, mobile home
- Livestock and equipment may be available for separate sale



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