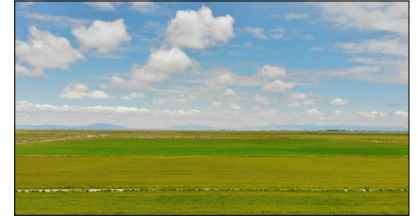


NEW LISTING

Hinckley Farm Land

±1,010 Acres in Millard County, Utah



EXECUTIVE SUMMARY:

List Price: \$1,500,000 (\$1,485/acre)

Dan Nelson | Mike Nelson

801-482-7564 | daniel@hciutah.com

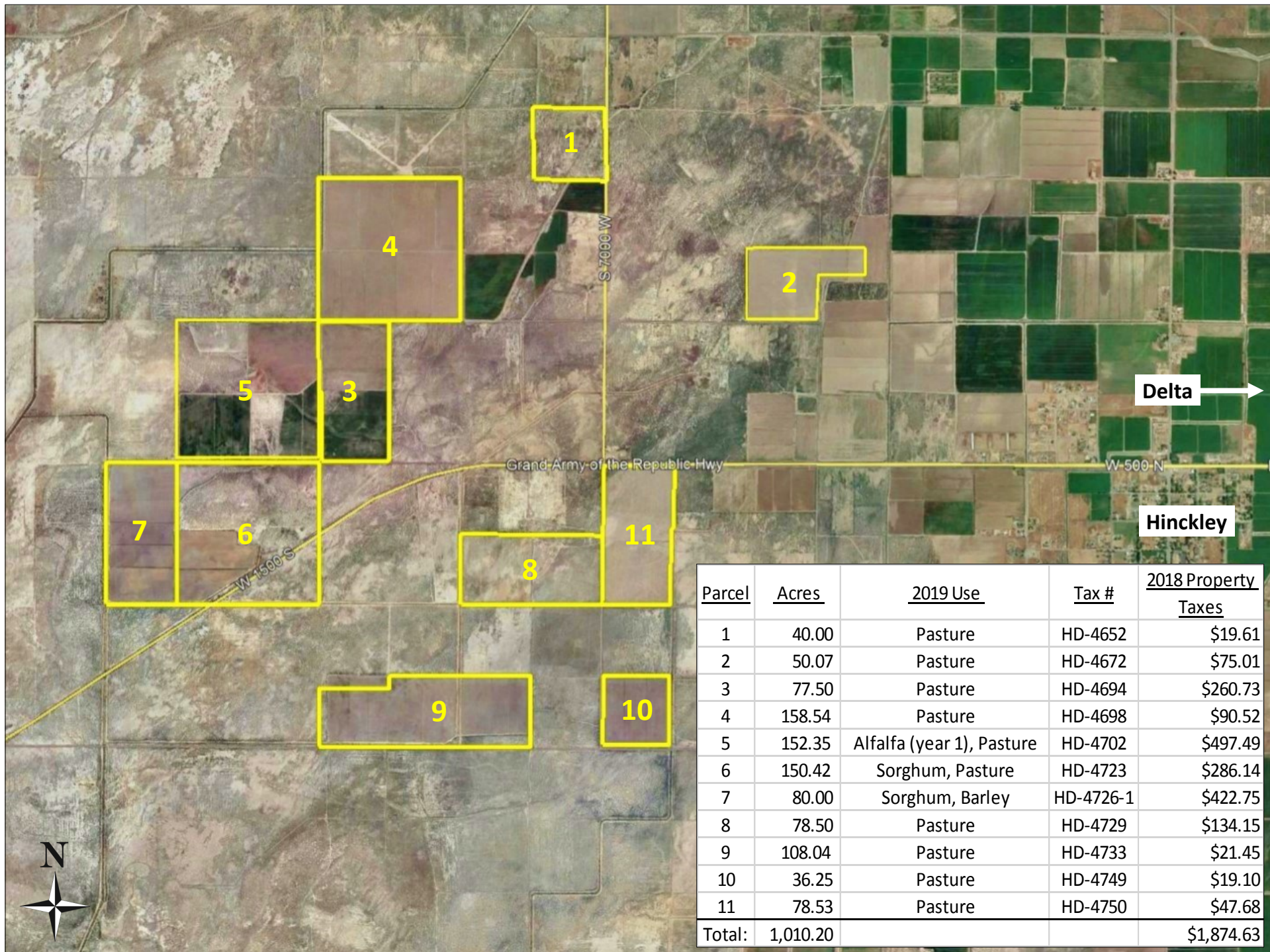
Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to price change and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. Any sale contract will be subject to court approval. 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, Inc.

- Approximately 1,010 acres located just west of Hinckley in Millard County, Utah
- 150 flood-irrigated acres (additional acres may be irrigated depending on water availability)
- Includes 290 shares of water in the Deseret Irrigation Company, enough to irrigated 150 acres each year
- Irrigated land growing alfalfa hay (five ton average yield) and grains; Non-irrigated land fenced and used for livestock grazing
- 2018 property taxes: \$1,874.63 (greenbelt)
- Six different blocks of land



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Parcel	Acres	2019 Use	Tax #	2018 Property Taxes
1	40.00	Pasture	HD-4652	\$19.61
2	50.07	Pasture	HD-4672	\$75.01
3	77.50	Pasture	HD-4694	\$260.73
4	158.54	Pasture	HD-4698	\$90.52
5	152.35	Alfalfa (year 1), Pasture	HD-4702	\$497.49
6	150.42	Sorghum, Pasture	HD-4723	\$286.14
7	80.00	Sorghum, Barley	HD-4726-1	\$422.75
8	78.50	Pasture	HD-4729	\$134.15
9	108.04	Pasture	HD-4733	\$21.45
10	36.25	Pasture	HD-4749	\$19.10
11	78.53	Pasture	HD-4750	\$47.68
Total:	1,010.20			\$1,874.63