

NEW LISTING:

Diamond H Farm

410 acres near Minersville, Beaver County, Utah



SALE PACKAGE CONTACTS

Mike Nelson
801-482-7565
mike@hciutah.com

Dan Nelson
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Gary Nelson
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2733 Parleys Way, Ste. 208
Salt Lake City, UT 84109
801-487-6100

www.highlandranches.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 correction, 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.



EXECUTIVE SUMMARY

- Irrigated farm located near Minersville, Utah (Beaver County)
- 410 deeded acres, **368 irrigated acres** with two wells, three pivots, and wheel lines
- 1,037 AF of well water, 230 shares of Rocky Ford Canal water (varies by runoff year), and one-acre irrigation pond for water storage
- Farm yields: alfalfa: 5.5 tons/acre; corn: 150/bushels/acre
- Improvements include 90 x 75 foot hay barn, a 45 x 60 foot outdoor covered shop/hay storage, and a 75 x 60 foot inside shop, fencing, and corrals
- Located in agricultural area 17 miles SW of Beaver, UT
- Estimated annual pumping cost: \$73/irrigated acre
- Currently leased, crops sold to nearby dairies and hog farms

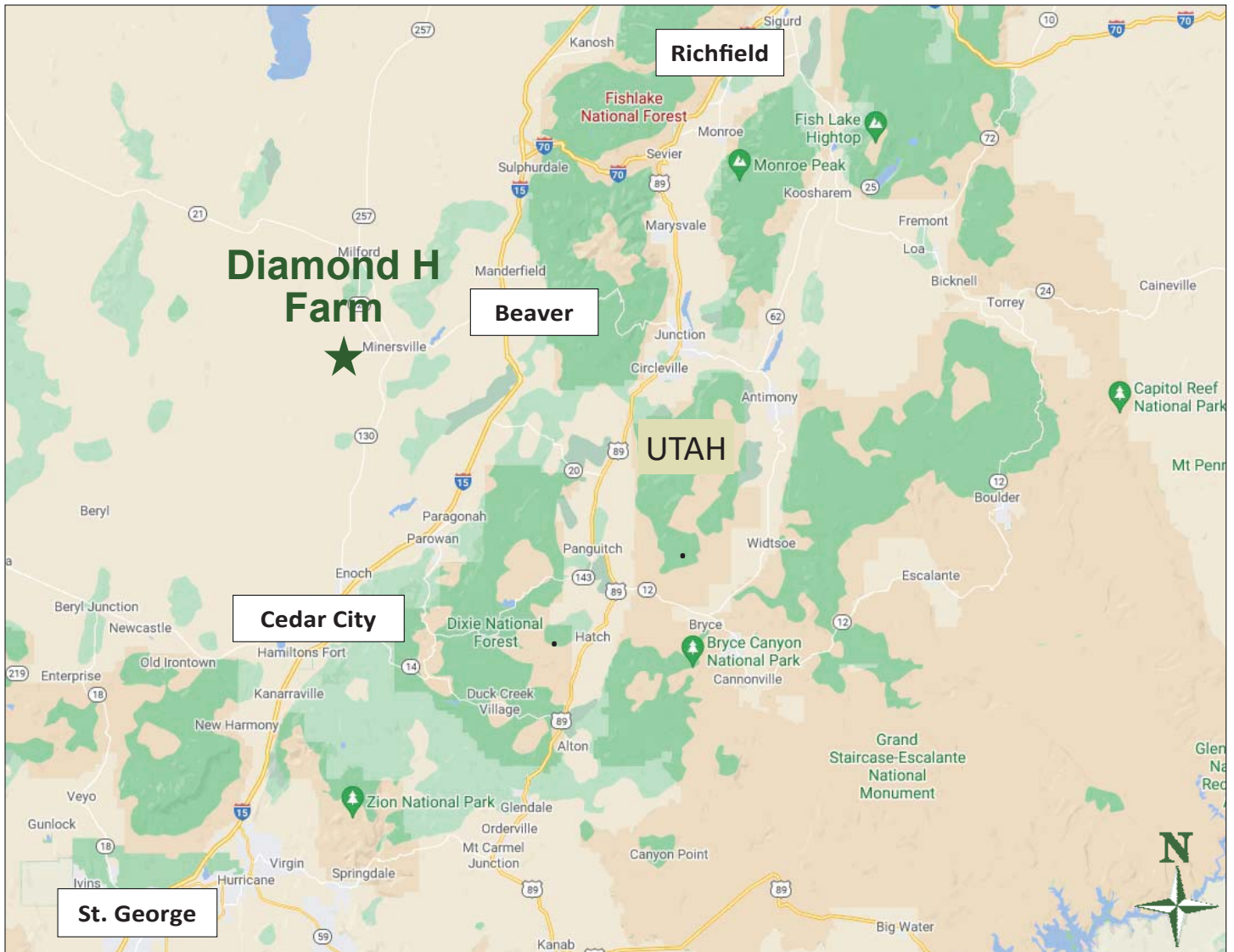


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TERMS OF SALE

List Price: \$2,850,000



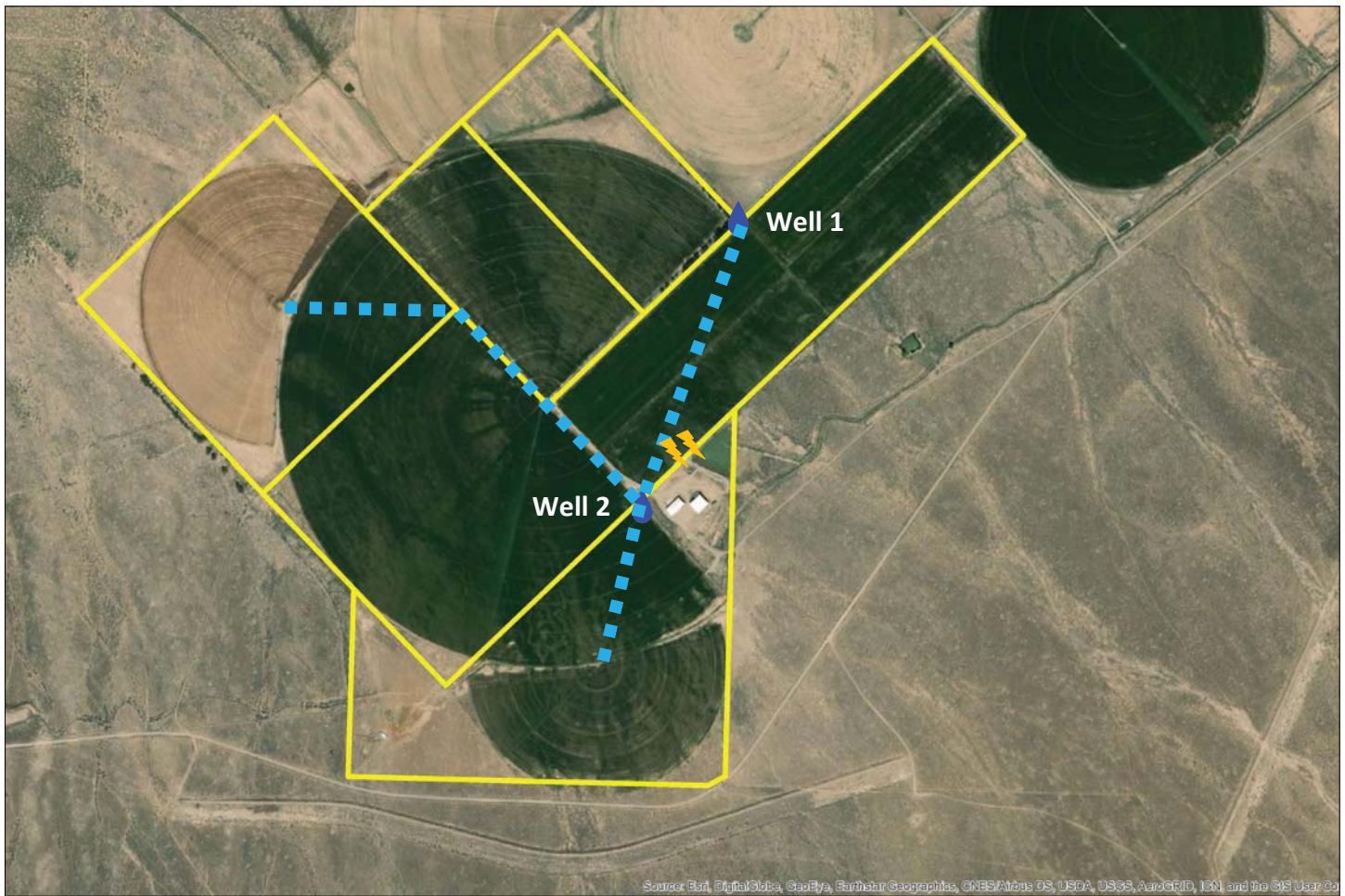
FARM LOCATION






- The Minersville Irrigated Farm is located in central Utah just southwest of Minersville. (Beaver County)
- Driving distances:
 - Beaver, Utah: 17 miles
 - Cedar City, Utah: 40 miles
 - Richfield, Utah: 90 miles
 - St George, Utah: 91 miles
 - Salt Lake City, Utah: 217 miles
 - Las Vegas, Nevada: 210 miles



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Symbol	Irrigation Equipment	Estimated Horsepower / Size
	Well 1	150
	Well 2	150
	Pond Booster Pump	50
	Pond Booster Pump	75
	Main Line	8 to 10 inch

WATER RIGHTS & IRRIGATION EQUIPMENT

- 1,037 AF of well water with water rights: 71-1867, 71-1870, 71-94, 71-4102, 71-1668, 71-5148, and 71-3383
- 230 shares of Rocky Ford Canal water (varies by runoff year)
- See attached water right printouts
- Annual pumping costs are estimated at \$73/irrigated acre. (Rocky Mountain Power)
- More information can be obtained from the Utah Division of Water Resources: 801-538-7230



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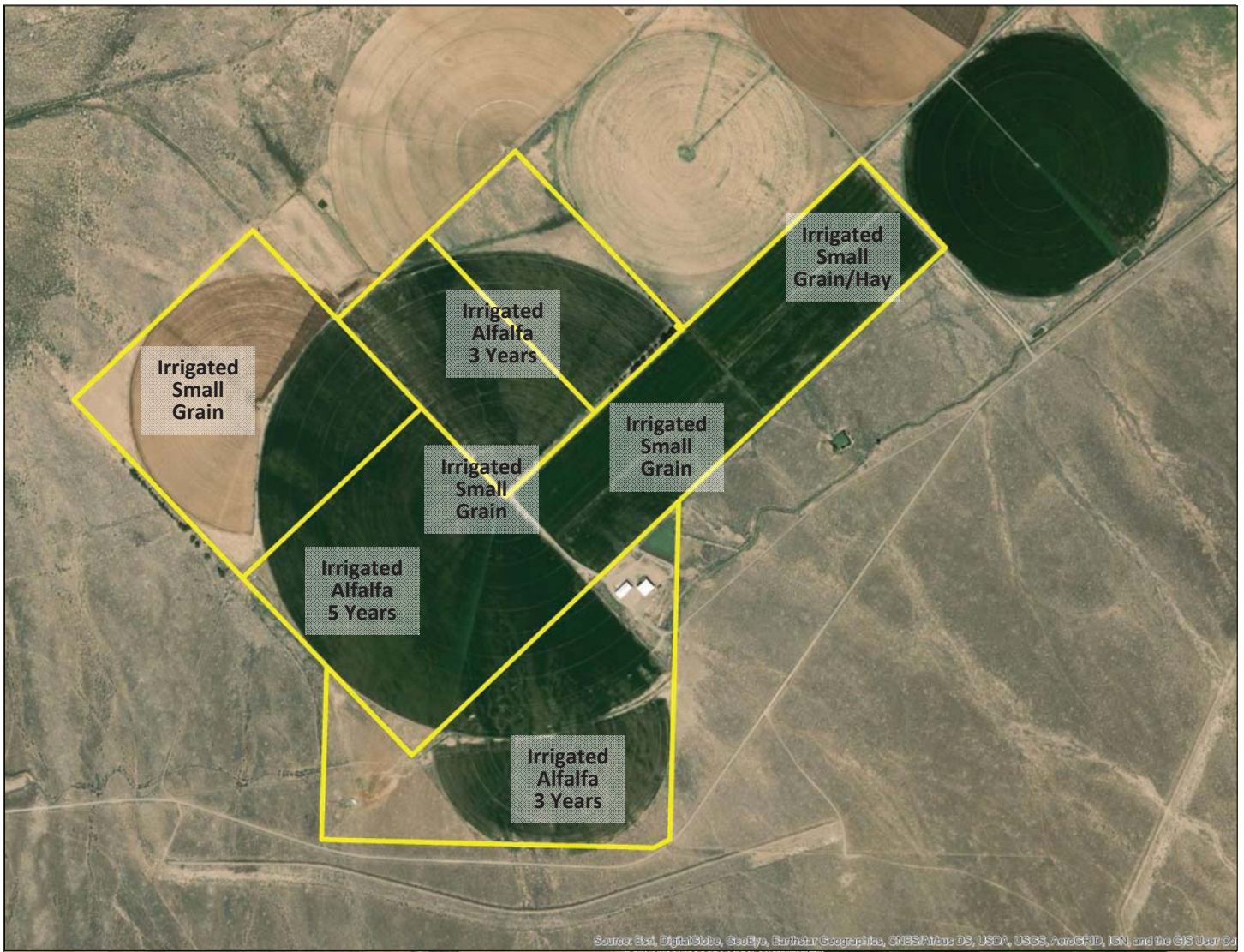
FARMING/SOIL

- The farm has 368 irrigated acres
- Farm yields: alfalfa: 5.5 tons/acre; corn: 150/bushels/acre



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2021 CROP MAP

The farm tenant has entered into a year to year lease for the 2021 and upcoming 2022 season. The above map represents the anticipated crop map but is subject to change or adjustment.



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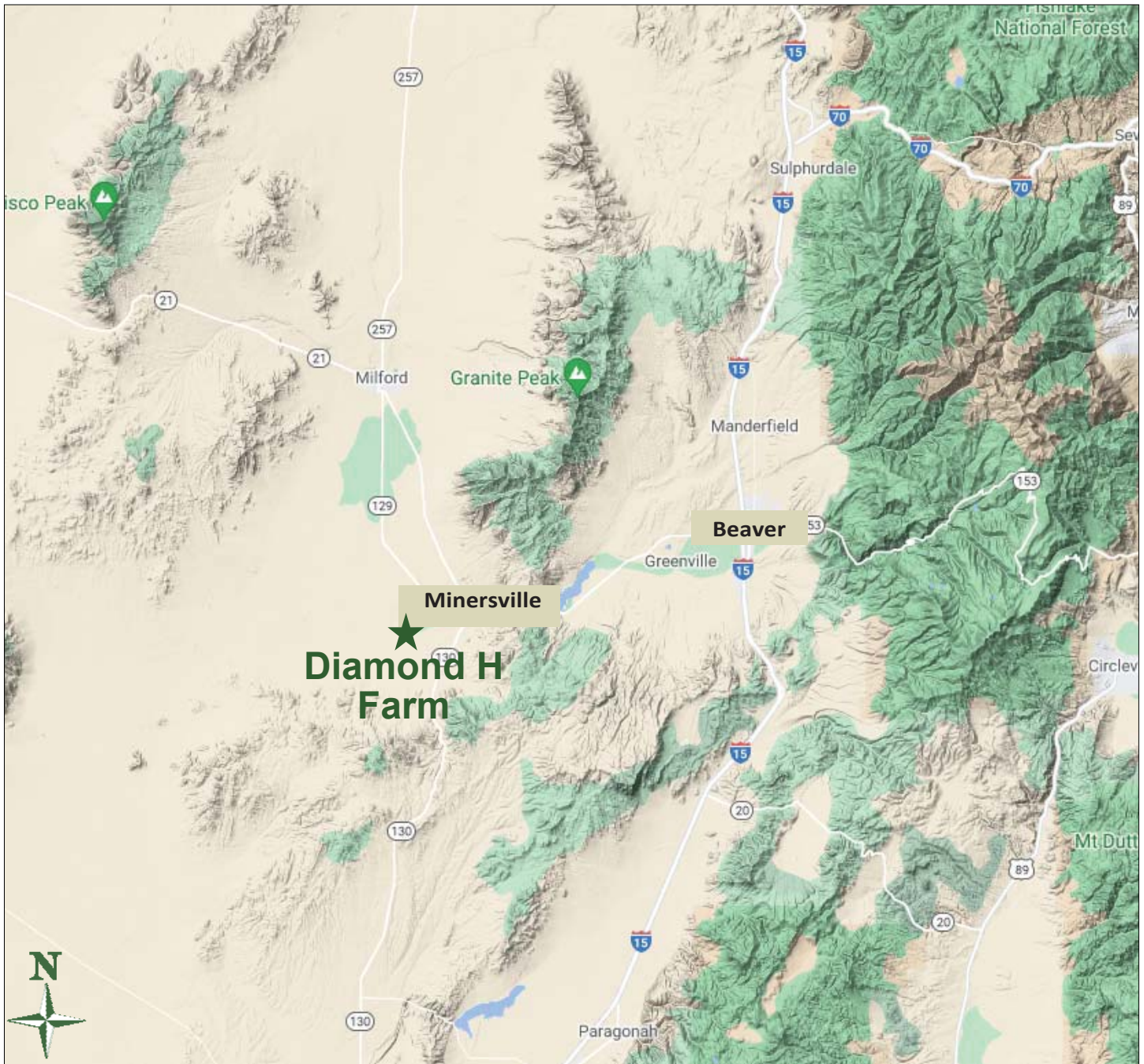
IMPROVEMENTS

- Improvements include 90 x 75 foot hay barn, a 45 x 60 foot outdoor covered shop/hay storage, and a 75 x 60 foot inside shop, fencing, irrigation pond, and corrals.



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CLIMATE / AREA INFORMATION

- Elevation on the property is 5,843 feet.
- Annual rainfall averages around 11 inches.
- Beaver County, Utah, has a population of approximately 6,517.



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PARCELS/PROPERTY TAXES

<u>Parcel</u>	<u>Acres</u>	<u>Property Taxes</u> <u>(2020)</u>
02-0074-0006	90	\$ 338.65
02-0074-0001	80	\$ 385.31
02-0074-0002	40	\$ 192.66
02-0074-0003	40	\$ 192.66
02-0074-0005	160	\$ 770.62
Total:	410	\$ 1,879.90

INFORMATION

For more information, please contact us:

Mike Nelson
801-482-7565
mike@hciutah.com

Dan Nelson
801-482-7564
daniel@hciutah.com

Gary Nelson
801-487-6100
gary@hciutah.com

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Water Right Details for 71-1668

Utah Division of Water Rights

10/7/2021 1:27 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 71-1668

Application/Claim: A20283

Certificate:

Changes:

a2952	(Filed:	Lapsed
a3681	(Filed:	Water User's Claim
t21143	(Filed: 05/20/1997)	Lapsed
t22397	(Filed: 05/28/1998)	Lapsed
t23363	(Filed: 05/04/1999)	Lapsed
a34907	(Filed: 10/07/2008)	Certificated

Owners:

Name: Diamond H Farm 1 LCC
Address: PO Box 1001
New Harmony UT 84757

Interest:

Remarks: Security agreement in favor of Cache Valley Bank was executed on 2/24/2020

General:

Type of Right: Application To Appropriate	Source of Info.: Certificate	Status: Certificated
Quantity of Water: 328.8 ACFT		
Source: Underground Water Wells (2)		
County: Beaver		
Common Description: SW of Minersville		
Proposed Det. Book: 71-	Map: 37a	Pub. Date:
Land Owned by Appl.:	County Tax Id#: 0200740005	
Distribution Account: 101252 DIAMOND H FARM, 1 LLC		

Dates:

Filing:

Filed:

Priority: 10/20/1948

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested: Not Protested

Hearing Held:

Approval:

State Eng. Action:

Action Date:

Recon. Req. Date:

Recon. Req Action:

Certification:

Proof Due Date:

Extension Filed Date:

Election or Proof:

Election/Proof Date:

Certificate Date:

Lapsed, Etc. Date:

Lapsed Letter

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

Points of Diversion:**Points of Diversion - Underground:**

(1) N 4041 ft. E 1366 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 293 to ft.

Year Drilled: 1960

Well Log: Yes Well Id#:

Elevation:

UTM: 323474.368, 4228688.448 (NAD83)

Source/Cmnt:

(2) N 2076 ft. E 747 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 300 to ft.

Year Drilled: 1991

Well Log: Yes Well Id#:

Elevation:

UTM: 323285.697, 4228089.516 (NAD83)

Source/Cmnt:

Proposed Water Uses:

Proposed Water Uses - Group Number: 603321

Water Rights Appurtenant to the following use(s):

71-94(CERT), 71-1668(CERT), 71-1867(CERT), 71-1870(CERT), 71-3383(CERT),

71-4102(CERT), 71-5148(CERT),

Water Use Types:

Irrigation-Beneficial Use Amount: 82.2 acres Group Total: 340.019

Period of Use: 03/15 to 11/01

Comments: Used together with shares in the Rocky Ford Irrigation Company.

Place Of Use:	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 19 T 30S R 10W		13.588		39.538	12.92	19.627	36.743	18.756		40.155		16.524	29.033		35.728	0.026	262.638
Sec 19 T 30S R 10W	Lot 1																9.088
Sec 19 T 30S R 10W	Lot 2																39.204
Sec 19 T 30S R 10W	Lot 3																14.84
Sec 20 T 30S R 10W	9.107																9.107
Sec 24 T 30S R 11W						0.018		5.124									5.142
Group Acreage Total :																	340.019

In addition to the water rights in this group, water

was also supplied to the place of use described by this group by the following company(ies):

ROCKY FORD IRRIGATION COMPANY

Use Totals:

Irrigation sole-supply total: 82.2 acres

for a group total of: 340.019 acres

Segregation History:

This Right was Segregated from: none

as originally filed:	Flow in CFS	AND/ OR/ BLANK	Quantity in Acre-Feet	Water Uses							
				Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet				
							Municipal	Mining	Power	Other	
			328.8	82.2							
This Right as currently calculated:	Flow in CFS		Quantity in Acre-Feet	Water Uses							
				Irrigate Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet				
							Municipal	Mining	Power	Other	
			328.8	82.2							

Water Right Details for 71-1867

Utah Division of Water Rights

10/7/2021 1:29 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 71-1867

Application/Claim: U1

Certificate:

Changes:

t35404	(Filed: 03/24/2009)	Lapsed
t36467	(Filed: 04/07/2010)	Lapsed
t38555	(Filed: 08/20/2012)	Lapsed
t39039	(Filed: 05/17/2013)	Lapsed
t39040	(Filed: 05/17/2013)	Lapsed
t40244	(Filed: 10/15/2014)	Lapsed
t40247	(Filed: 10/15/2014)	Lapsed
a40522	(Filed: 02/10/2015)	Certificated

Owners:

Name: Diamond H Farm 1 LLC
Address: PO Box 1001
New Harmony UT 84757

Interest:

Remarks: Security agreement in favor of Cache Valley Bank was executed on 2/24/2020

General:

Type of Right: Underground Water Claim	Source of Info.: Certificate	Status: Certificated
Quantity of Water: 211.08 ACFT		
Source: Underground Water Wells		
County: Beaver		
Common Description: West of Minersville		
Proposed Det. Book: 71-	Map: 15c	Pub. Date:
Land Owned by Appl.:	County Tax Id#:	
Distribution Account: 101252 DIAMOND H FARM, 1 LLC		

Dates:

Filing:

Filed: 06/15/1919

Priority: 06/15/1919 Decree/Class:

Advertising:

Publication Began: Publication End: Newspaper:

Protest End Date: Protested: Not Protested Hearing Held:

Approval:

State Eng. Action: Action Date:

Recon. Req. Date: Recon. Req Action:

Certification:

Proof Due Date: Extension Filed Date:

Election or Proof: Election/Proof Date:

Certificate Date: 02/13/1975 Lapsed, Etc. Date: Lapsed Letter

Wells:

Prov. Well Date: Most Recent Well Renovate/Replace Date:

Points of Diversion:**Points of Diversion - Underground:**

(1) N 4041 ft. E 1366 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 293 to ft.

Year Drilled: 1960

Well Log: Yes Well Id#:

Elevation:

UTM: 323474.368, 4228688.448 (NAD83)

Source/Cmnt:

(2) N 2076 ft. E 746 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 300 to ft.

Year Drilled: 1991

Well Log: Yes Well Id#:

Elevation:

UTM: 323285.392, 4228089.516 (NAD83)

Source/Cmnt:

Proposed Water Uses:

Proposed Water Uses - Group Number: 603321

Water Rights Appurtenant to the following use(s):

71-94(CERT), 71-1668(CERT), 71-1867(CERT), 71-1870(CERT), 71-3383(CERT),

71-4102(CERT), 71-5148(CERT),

Water Use Types:

Irrigation-Beneficial Use Amount: 52.77 acres Group Total: 340.019

Period of Use: 03/15 to 11/01

Comments: Used together with shares in the Rocky Ford Irrigation Company.

Place Of Use:	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 19 T 30S R 10W		13.588		39.538	12.92	19.627	36.743	18.756		40.155		16.524	29.033		35.728	0.026	262.638
Sec 19 T 30S R 10W	Lot 1																9.088
Sec 19 T 30S R 10W	Lot 2																39.204
Sec 19 T 30S R 10W	Lot 3																14.84
Sec 20 T 30S R 10W	9.107																9.107
Sec 24 T 30S R 11W						0.018		5.124									5.142
Group Acreage Total :																	340.019

In addition to the water rights in this group, water

was also supplied to the place of use described by this group by the following company(ies):

ROCKY FORD IRRIGATION COMPANY

Use Totals:

Irrigation sole-supply total: 52.77 acres

for a group total of: 340.019 acres

Water Right Details for 71-1870

Utah Division of Water Rights

10/7/2021 1:30 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 71-1870

Application/Claim: U4062

Certificate:

Changes:

t35404	(Filed: 03/24/2009)	Lapsed
t36467	(Filed: 04/07/2010)	Lapsed
t38555	(Filed: 08/20/2012)	Lapsed
t39040	(Filed: 05/17/2013)	Lapsed
t40247	(Filed: 10/15/2014)	Lapsed
a40522	(Filed: 02/10/2015)	Certificated

Owners:

Name: Diamond H Farm 1 LLC
Address: PO Box 1001
New Harmony UT 84757

Interest:

Remarks: Security agreement in favor of Cache Valley Bank was executed on 2/24/2020

General:

Type of Right: Underground Water Claim	Source of Info.: Certificate	Status: Certificated
Quantity of Water: 52.92 ACFT		
Source: Underground Water Wells		
County: Beaver		
Common Description: West of Minersville		
Proposed Det. Book: 71-	Map: 15c	Pub. Date:
Land Owned by Appl.:	County Tax Id#:	
Distribution Account: 101252 DIAMOND H FARM, 1 LLC		

Dates:

Filing:

Filed:
Priority: 06/ /1932 Decree/Class:

Advertising:

Publication Began:	Publication End:	Newspaper:
Protest End Date:	Protested: Not Protested	Hearing Held:

Approval:

State Eng. Action:	Action Date:
Recon. Req. Date:	Recon. Req Action:

Certification:

Proof Due Date:	Extension Filed Date:	
Election or Proof:	Election/Proof Date:	
Certificate Date: 02/13/1975	Lapsed, Etc. Date:	Lapsed Letter

Wells:

Prov. Well Date:	Most Recent Well Renovate/Replace Date:
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Points of Diversion:**Points of Diversion - Underground:**

(1) N 4041 ft. E 1366 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 293 to ft.

Year Drilled: 1960

Well Log: Yes Well Id#:

Elevation:

UTM: 323474.368, 4228688.448 (NAD83)

Source/Cmnt:

(2) N 2076 ft. E 746 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 300 to ft.

Year Drilled: 1991

Well Log: Yes Well Id#:

Elevation:

UTM: 323285.392, 4228089.516 (NAD83)

Source/Cmnt:

Proposed Water Uses:

Proposed Water Uses - Group Number: 603321

Water Rights Appurtenant to the following use(s):

71-94(CERT), 71-1668(CERT), 71-1867(CERT), 71-1870(CERT), 71-3383(CERT),

71-4102(CERT), 71-5148(CERT),

Water Use Types:

Irrigation-Beneficial Use Amount: 13.23 acres Group Total: 340.019

Period of Use: 03/15 to 11/01

Comments: Used together with shares in the Rocky Ford Irrigation Company.

Place Of Use:	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 19 T 30S R 10W		13.588		39.538	12.92	19.627	36.743	18.756		40.155		16.524	29.033		35.728	0.026	262.638
Sec 19 T 30S R 10W	Lot 1																9.088
Sec 19 T 30S R 10W	Lot 2																39.204
Sec 19 T 30S R 10W	Lot 3																14.84
Sec 20 T 30S R 10W	9.107																9.107
Sec 24 T 30S R 11W						0.018		5.124									5.142
Group Acreage Total :																	340.019

In addition to the water rights in this group, water

was also supplied to the place of use described by this group by the following company(ies):

ROCKY FORD IRRIGATION COMPANY

Use Totals:

Irrigation sole-supply total: 13.23 acres

for a group total of: 340.019 acres

Water Right Details for 71-3383

Utah Division of Water Rights

10/7/2021 1:29 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 71-3383

Application/Claim: U13120

Certificate:

Changes:

a9547 (Filed: 06/07/1977) Lapsed
a36461 (Filed: 04/21/2010) Certificated

Owners:

Name: Diamond H Farm 1 LLC
Address: PO Box 1001
New Harmony UT 84757

Interest:

Remarks: Security agreement in favor of Cache Valley Bank was executed on 2/24/2020

General:

Type of Right: Underground Water Claim Source of Info.: Certificate Status: Certificated
Quantity of Water: 9.72 ACFT
Source: Underground Water Wells (3)
County: Beaver
Common Description: Diamond H Farms
Proposed Det. Book: 71- Map: Pub. Date:
Land Owned by Appl.: County Tax Id#:

Dates:

Filing:

Filed: 06/07/1977
Priority: / /1926 Decree/Class:

Advertising:

Publication Began: Publication End: Newspaper:
Protest End Date: Protested: Not Protested Hearing Held:

Approval:

State Eng. Action: Action Date: 01/11/1978
Recon. Req. Date: Recon. Req Action:

Certification:

Proof Due Date: Extension Filed Date:
Election or Proof: Election/Proof Date:
Certificate Date: Lapsed, Etc. Date: Lapsed Letter

Wells:

Prov. Well Date: Most Recent Well Renovate/Replace Date:

Points of Diversion:**Points of Diversion - Underground:**

(1) N 1941 ft. E 814 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 6 in. Depth: 225 to ft. Year Drilled: Well Log: No Well Id#: UTM: 323306.118, 4228048.368 (NAD83)

Elevation: Source/Cmnt:

(2) N 4041 ft. E 1366 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 293 to ft. Year Drilled: 1960 Well Log: Yes Well Id#: UTM: 323474.368, 4228688.448 (NAD83)

Elevation: Source/Cmnt:

(3) N 2076 ft. E 747 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 300 to ft. Year Drilled: 1991 Well Log: Yes Well Id#: UTM: 323285.697, 4228089.516 (NAD83)

Elevation: Source/Cmnt:

Proposed Water Uses:**Proposed Water Uses - Group Number: 603321****Water Rights Appurtenant to the following use(s):**

71-94(CERT), 71-1668(CERT), 71-1867(CERT), 71-1870(CERT), 71-3383(CERT),
71-4102(CERT), 71-5148(CERT),

Water Use Types:

Irrigation-Beneficial Use Amount: 2.33 acres Group Total: 340.019 Period of Use: 03/15 to 11/01
Comments: Used together with shares in the Rocky Ford Irrigation Company.

Place Of Use:	North West				North East				South West				South East				Section Totals
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	
Sec 19 T 30S R 10W		13.588		39.538	12.92	19.627	36.743	18.756		40.155		16.524	29.033		35.728	0.026	262.638
Sec 19 T 30S R 10W	Lot 1																9.088
Sec 19 T 30S R 10W	Lot 2																39.204
Sec 19 T 30S R 10W	Lot 3																14.84
Sec 20 T 30S R 10W	9.107																9.107
Sec 24 T 30S R 11W						0.018		5.124									5.142
Group Acreage Total :																	340.019

In addition to the water rights in this group, water
was also supplied to the place of use described by this group by the following company(ies):

ROCKY FORD IRRIGATION COMPANY

Proposed Water Uses - Group Number: 637292**Water Use Types:**

Stock Water-Beneficial Use Amount: 35 ELUs Group Total: 35 Period of Use: 11/01 to 04/01

Place of Use Stock:

	North West				North East				South West				South East			
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE
Sec 19 T 30S R 10W SLBM												X				

Use Totals:

Irrigation sole-supply total: 2.33 acres for a group total of: 340.019 acres
Stock Water sole-supply total: 35 ELUs for a group total of: 35 ELUs

Segregation History:

This Right was Segregated from: 71-1606, with Appl.#:U13120, Approval Date: / / under which Proof is to be submitted.

as originally
filed:

Flow in CFS	AND/ OR/ BLANK	Quantity in Acre-Feet	Water Uses						
			Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
						Municipal	Mining	Power	Other
		10.0		331.071	1.0				

The following Water Rights have been Segregated from 71-3383:

(1) Adjustment

		[0.28]							
--	--	--------	--	--	--	--	--	--	--

AppNum:

Herndon, William R. and Lydia M.

Filed:06/19/2007

CommenReduction in domestic duty from 0.73 AF to 0.45 AF as per current policy

This Right
as currently
calculated:

Flow in CFS		Quantity in Acre-Feet	Water Uses						
			Irrigate Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
						Municipal	Mining	Power	Other
		9.72		331.0714	1.0				

Water Right Details for 71-4102

Utah Division of Water Rights

10/7/2021 1:26 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 71-4102

Application/Claim: A20283

Certificate:

Changes:

a15835	(Filed: 09/14/1990)	Certificated
t22242	(Filed: 05/20/1998)	Lapsed
t23144	(Filed: 02/25/1999)	Lapsed
a34907	(Filed: 10/07/2008)	Certificated

Owners:

Name: Diamond H Farm 1 LCC
Address: PO Box 1001
New Harmony UT 84757

Interest:

Remarks: Security agreement in favor of Cache Valley Bank was executed on 2/24/2020

General:

Type of Right: Application To Appropriate	Source of Info.: Certificate	Status: Certificated
Quantity of Water: 225.6 ACFT		
Source: Underground Water Wells (2)		
County: Beaver		
Common Description: SW of Minersville		
Proposed Det. Book: 71-3	Map: 37a	Pub. Date:
Land Owned by Appl.:	County Tax Id#: 0200740005	
Distribution Account: 101303 DIAMOND H FARM, 1 LLC		

Dates:

Filing:

Filed:

Priority: 10/20/1948

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested: Not Protested

Hearing Held:

Approval:

State Eng. Action: Approved

Action Date:

Recon. Req. Date:

Recon. Req Action:

Certification:

Proof Due Date:

Extension Filed Date:

Election or Proof:

Election/Proof Date:

Certificate Date: 01/13/1995

Lapsed, Etc. Date:

Lapsed Letter

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

Points of Diversion:**Points of Diversion - Underground:**

(1) N 4041 ft. E 1366 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 293 to ft.

Year Drilled: 1960

Well Log: Yes Well Id#:

Elevation:

UTM: 323474.368, 4228688.448 (NAD83)

Source/Cmnt:

(2) N 2076 ft. E 747 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 300 to ft.

Year Drilled: 1991

Well Log: Yes Well Id#:

Elevation:

UTM: 323285.697, 4228089.516 (NAD83)

Source/Cmnt:

Proposed Water Uses:

Proposed Water Uses - Group Number: 603321

Water Rights Appurtenant to the following use(s):

71-94(CERT), 71-1668(CERT), 71-1867(CERT), 71-1870(CERT), 71-3383(CERT),

71-4102(CERT), 71-5148(CERT),

Water Use Types:

Irrigation-Beneficial Use Amount: 56.4 acres Group Total: 340.019

Period of Use: 03/15 to 11/01

Comments: Used together with shares in the Rocky Ford Irrigation Company.

Place Of Use:	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 19 T 30S R 10W		13.588		39.538	12.92	19.627	36.743	18.756		40.155		16.524	29.033		35.728	0.026	262.638
Sec 19 T 30S R 10W	Lot 1																9.088
Sec 19 T 30S R 10W	Lot 2																39.204
Sec 19 T 30S R 10W	Lot 3																14.84
Sec 20 T 30S R 10W	9.107																9.107
Sec 24 T 30S R 11W						0.018		5.124									5.142
Group Acreage Total :																	340.019

In addition to the water rights in this group, water

was also supplied to the place of use described by this group by the following company(ies):

ROCKY FORD IRRIGATION COMPANY

Use Totals:

Irrigation sole-supply total: 56.4 acres

for a group total of: 340.019 acres

Segregation History:

This Right was Segregated from: 71-1766, with Appl.#:A20283, Approval Date: / / under which Proof is to be submitted.

as originally filed:	Flow in CFS	AND/ OR/ BLANK	Quantity in Acre-Feet	Water Uses						
				Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
							Municipal	Mining	Power	Other
			225.6	56.4						
This Right as currently calculated:	Flow in CFS		Quantity in Acre-Feet	Water Uses						
				Irrigate Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
								Municipal	Mining	Power
			225.6	56.4						

Water Right Details for 71-5148

Utah Division of Water Rights

10/7/2021 1:28 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 71-5148

Application/Claim:

Certificate:

Changes:

a34907 (Filed: 10/07/2008) Certificated

Owners:

Name: Diamond H Farm 1 LLC

Address: PO Box 1001

New Harmony UT 84757

Interest:

Remarks: Security agreement in favor of Cache Valley Bank was executed on 2/24/2020

General:

Type of Right: Application To Appropriate

Source of Info.: Certificate

Status: Certificated

Quantity of Water: 80 ACFT

Source: Underground Water Wells (2)

County: Beaver

Common Description: SW of Minersville

Proposed Det. Book: 71-

Map:

Pub. Date:

Land Owned by Appl.:

County Tax Id#: 0200740005

Distribution Account: 101253 Diamond H Farm 1, LLC

Dates:

Filing:

Filed:

Priority: 10/20/1948

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested: Not Protested

Hearing Held:

Approval:

State Eng. Action: Approved

Action Date:

Recon. Req. Date:

Recon. Req Action:

Certification:

Proof Due Date:

Extension Filed Date:

Election or Proof:

Election/Proof Date:

Certificate Date:

Lapsed, Etc. Date:

Lapsed Letter

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

Points of Diversion:**Points of Diversion - Underground:**

(1) N 2076 ft. E 747 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 300 to ft.

Year Drilled: 1991

Well Log: Yes Well Id#:

Elevation:

UTM: 323285.697, 4228089.516 (NAD83)

Source/Cmnt:

(2) N 4041 ft. E 1366 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 293 to ft.

Year Drilled: 1960

Well Log: Yes Well Id#:

Elevation:

UTM: 323474.368, 4228688.448 (NAD83)

Source/Cmnt:

Proposed Water Uses:

Proposed Water Uses - Group Number: 603321

Water Rights Appurtenant to the following use(s):

71-94(CERT), 71-1668(CERT), 71-1867(CERT), 71-1870(CERT), 71-3383(CERT),

71-4102(CERT), 71-5148(CERT),

Water Use Types:

Irrigation-Beneficial Use Amount: 20 acres

Group Total: 340.019

Period of Use: 03/15 to 11/01

Comments: Used together with shares in the Rocky Ford Irrigation Company.

Place Of Use:	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 19 T 30S R 10W		13.588		39.538	12.92	19.627	36.743	18.756		40.155		16.524	29.033		35.728	0.026	262.638
Sec 19 T 30S R 10W	Lot 1																9.088
Sec 19 T 30S R 10W	Lot 2																39.204
Sec 19 T 30S R 10W	Lot 3																14.84
Sec 20 T 30S R 10W	9.107																9.107
Sec 24 T 30S R 11W						0.018		5.124									5.142
Group Acreage Total :																	340.019

In addition to the water rights in this group, water

was also supplied to the place of use described by this group by the following company(ies):

ROCKY FORD IRRIGATION COMPANY

Use Totals:

Irrigation sole-supply total: 20 acres

for a group total of: 340.019 acres

Segregation History:

This Right was Segregated from: 71-1766, with Appl.#., Approval Date: / / under which Proof is to be submitted.

as originally
filed:

Flow in CFS	AND/ OR/ BLANK	Quantity in Acre-Feet	Water Uses							
			Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet				
		80.0	20.0							

Comment: Segregated for Change Application to be filed

This Right
as currently
calculated:

Flow in CFS		Quantity in Acre-Feet	Water Uses							
			Irrigate Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet				
		80.0	20.0							

Water Right Details for 71-94

Utah Division of Water Rights

10/7/2021 1:27 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 71-94

Application/Claim: U3359

Certificate:

Changes:

a33795 (Filed: 11/27/2007) Withdrawn
a34907 (Filed: 10/07/2008) Certificated

Owners:

Name: Diamond H Farm 1 LCC
Address: PO Box 1001
New Harmony UT 84757

Interest:

Remarks: Security agreement in favor of Cache Valley Bank was executed on 2/24/2020

General:

Type of Right: Underground Water Claim Source of Info.: Certificate Status: Certificated
Quantity of Water: 128.85 ACFT
Source: Underground Water Wells (2)
County: Beaver
Common Description: SW of Minersville
Proposed Det. Book: 71- Map: 15a Pub. Date:
Land Owned by Appl.: County Tax Id#: 0200740005
Distribution System: 33: MILFORD AREA/ESCALANTE VALLEY
Distribution Account: 101303 DIAMOND H FARM, 1 LLC
Distribution Account: 102896 ASCHOFF, LORY

Dates:

Filing:

Filed: 02/13/1936

Priority: 10/ /1924

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested: Not Protested

Hearing Held:

Approval:

State Eng. Action:

Action Date:

Recon. Req. Date:

Recon. Req Action:

Certification:

Proof Due Date:

Extension Filed Date:

Election or Proof:

Election/Proof Date:

Certificate Date:

Lapsed, Etc. Date:

Lapsed Letter

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

Points of Diversion:**Points of Diversion - Underground:**

(1) N 4041 ft. E 1366 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 293 to ft.

Year Drilled: 1960

Well Log: Yes Well Id#:

Elevation:

UTM: 323474.368, 4228688.448 (NAD83)

Source/Cmnt:

(2) N 2076 ft. E 747 ft. from S4 corner, Sec 19 T 30S R 10W SLBM

Well Diameter: 16 in. Depth: 300 to ft.

Year Drilled: 1991

Well Log: Yes Well Id#:

Elevation:

UTM: 323285.697, 4228089.516 (NAD83)

Source/Cmnt:

Proposed Water Uses:

Proposed Water Uses - Group Number: 603321

Water Rights Appurtenant to the following use(s):

71-94(CERT), 71-1668(CERT), 71-1867(CERT), 71-1870(CERT), 71-3383(CERT),

71-4102(CERT), 71-5148(CERT),

Water Use Types:

Irrigation-Beneficial Use Amount: 32.2125

Group Total: 340.019

Period of Use: 03/15 to 11/01

Comments: Used together with shares in the Rocky Ford Irrigation Company.

Place Of Use:	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 19 T 30S R 10W		13.588		39.538	12.92	19.627	36.743	18.756		40.155		16.524	29.033		35.728	0.026	262.638
Sec 19 T 30S R 10W	Lot 1																9.088
Sec 19 T 30S R 10W	Lot 2																39.204
Sec 19 T 30S R 10W	Lot 3																14.84
Sec 20 T 30S R 10W	9.107																9.107
Sec 24 T 30S R 11W						0.018		5.124									5.142
Group Acreage Total :																	340.019

In addition to the water rights in this group, water

was also supplied to the place of use described by this group by the following company(ies):

ROCKY FORD IRRIGATION COMPANY

Use Totals:

Irrigation sole-supply total: 32.2125 acres

for a group total of: 340.019 acres

Segregation History:

This Right was Segregated from: -, with Appl.#., Approval Date: / / under which Proof is to be submitted.

as originally
filed:

Flow in CFS	AND/ OR/ BLANK	Quantity in Acre-Feet	Water Uses							
			Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet				
						Municipal	Mining	Power	Other	
		129.6	32.4							

The following Water Rights have been Segregated from 71-94:

(1) WrNum: 71-3735

AppNum: U3359

Name: Baxter, N. Brent & Rebecca

Filed: 07/22/1985

Commen

Segregation History:

This Right was Segregated from: -, with Appl.#:, Approval Date: / / under which Proof is to be submitted.

as originally
filed:

Flow in CFS	AND/ OR/ BLANK	Quantity in Acre-Feet	Water Uses						
			Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
						Municipal	Mining	Power	Other
		129.6	32.4						

The following Water Rights have been Segregated from 71-94:

This Right
as currently
calculated:

Flow in CFS		Quantity in Acre-Feet	Water Uses						
			Irrigate Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
						Municipal	Mining	Power	Other
		128.85	32.2125						