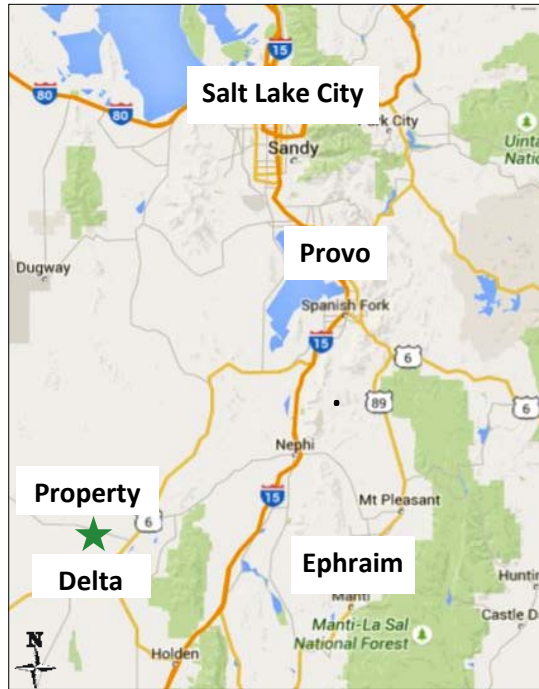


NEW LISTING

# Delta Farm

436.63 acres located on the SW corner of 7500 N & 3000 W, Delta, Millard County, Utah

See more information at [www.hciutah.com](http://www.hciutah.com)



## EXECUTIVE SUMMARY:

**List Price: \$1,500,000**

**Mike Nelson | Amy Fromm**

**801-482-7565 | [mike@hciutah.com](mailto:mike@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.

- 436.63 acres located north of Delta, Millard County, Utah
- 200 acres laser-leveled, 150 flood-irrigated acres
- Farm yields: Silage corn: 22 ton/acre, Alfalfa: 4.5 ton/acre
- 155 shares in Delta Canal Company (delivery of 1.35 AF/share), Water Right #68-553
- Tenant rents 300 acre-feet of IPP water (not included)
- Updated 75 HP pump on well, corrals, & dilapidated home
- Electricity is available to property
- Zoned Agricultural in Millard County
- Millard County parcels #DO-3150 & DO-3140
- 2023 taxes: \$2,310.42



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