

NEW LISTING

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# Panguitch North Irrigated Farm

32.3 Acres in Garfield County, Utah



## EXECUTIVE SUMMARY:

**List Price: \$485,000**

**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 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, Inc.

- 32.3 acres of pasture land NE of Panguitch, Garfield County, Utah
- Northeast of Panguitch with access along River Lane
- 139.55 shares in the Long Canal Company (128.2 primary, 11.35 secondary) delivered through on-site catch pond and flood irrigation
- Used as summer pasture (field grass) for the grazing of cattle
- Tenant has run  $\pm$ 25 head on/off for 6 months with rotating pastures
- No improvements
- Property taxes (2024): \$34.44 (greenbelt)
- Garfield County parcels 14-0064-0187 and 14-0064-0163
- Located 1.5 miles NE of Panguitch, City Utah



2733 East Parley's Way, Suite 208  
Salt Lake City, UT 84109  
801-487-6100

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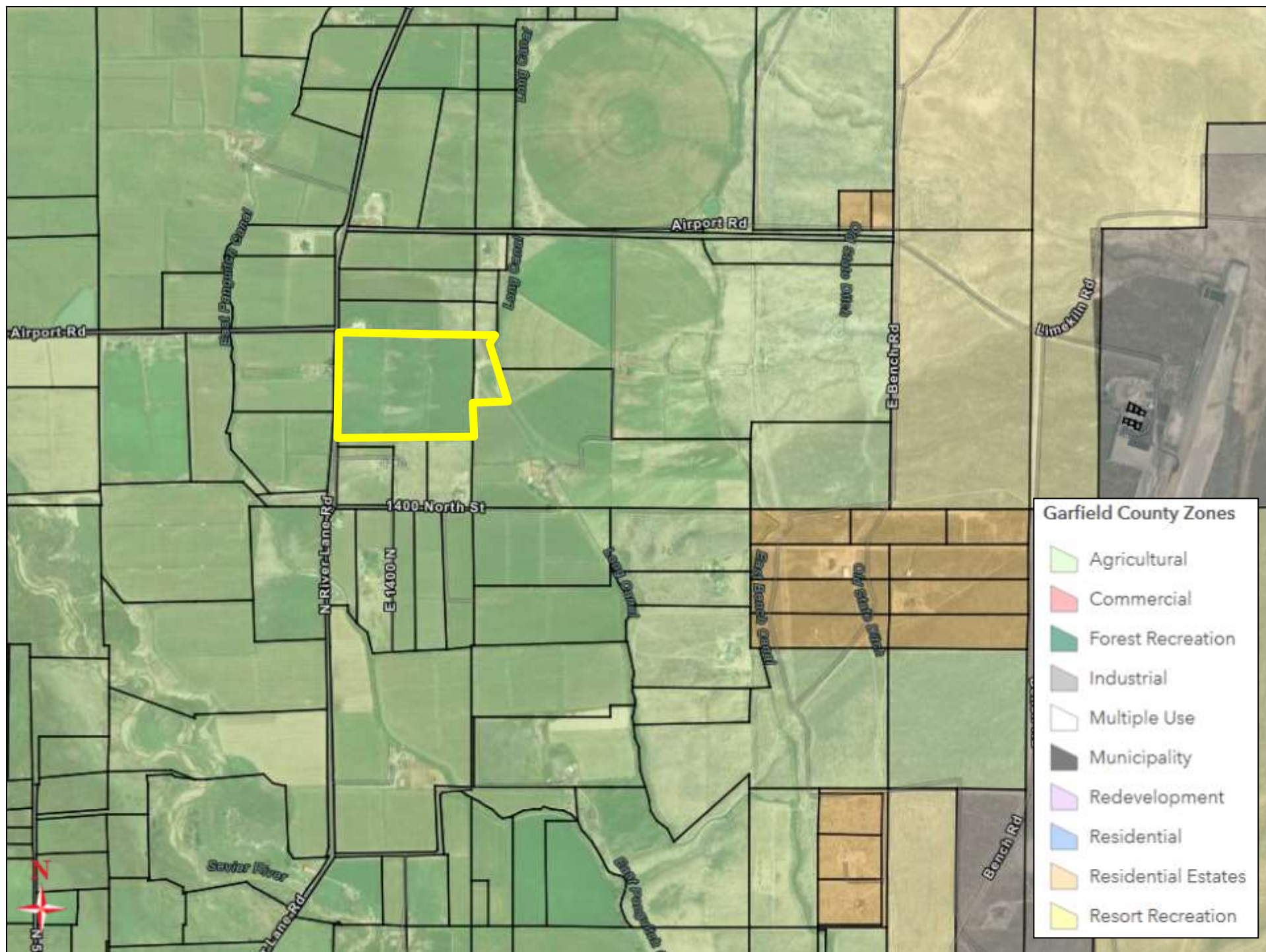














Incorporated Under the  
Laws of Utah  
OCTOBER  
1918

NUMBER

409

128.2 PRIMARY

11.35 SECONDARY

SHARES

139.55

# THE LONG CANAL COMPANY

Capital Stock, \$7,000.00

Per Value, \$1.00 Each

**This Certifies that**

CLAUDE HATCH

is the owner of

ONE HUNDRED THIRTY NINE AND  $\frac{55}{100}$  Shares of the Capital Stock of  
THE LONG CANAL COMPANY

*transferable only on the books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed.*

IN WITNESS WHEREOF, the said Corporation has caused this Certificate to be signed  
by its duly authorized officers and its Corporate Seal to be hereunto affixed  
this 3<sup>rd</sup> day of APRIL 2018 A.D.

Ron Hatch

Secretary

James W. Perkins Jr.  
President

