

NEW LISTING

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# Panguitch South Irrigated Farm

73.34 Acres in Garfield County, Utah



## EXECUTIVE SUMMARY:

**List Price: \$1,100,000**

**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.

- 73.34 acres of pasture land near Panguitch, Garfield County, Utah
- Adjacent NE of Panguitch City limits with access along River Lane
- Includes 84.25 irrigation shares of West Panguitch Irrigation and Reservoir Company, one West Panguitch well share, and owner's interest in Water Right #61-3114
- Used as summer pasture (field grass) for the grazing of cattle
- Tenant has run  $\pm$ 40 head on/off for 6 months with rotating pastures
- Includes two wheel lines, corrals, calving shed, storage building, and old dilapidated trailer
- Property taxes (2024): \$43.06(greenbelt)
- Garfield County parcels 14-0064-0029 and 14-0064-0298



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

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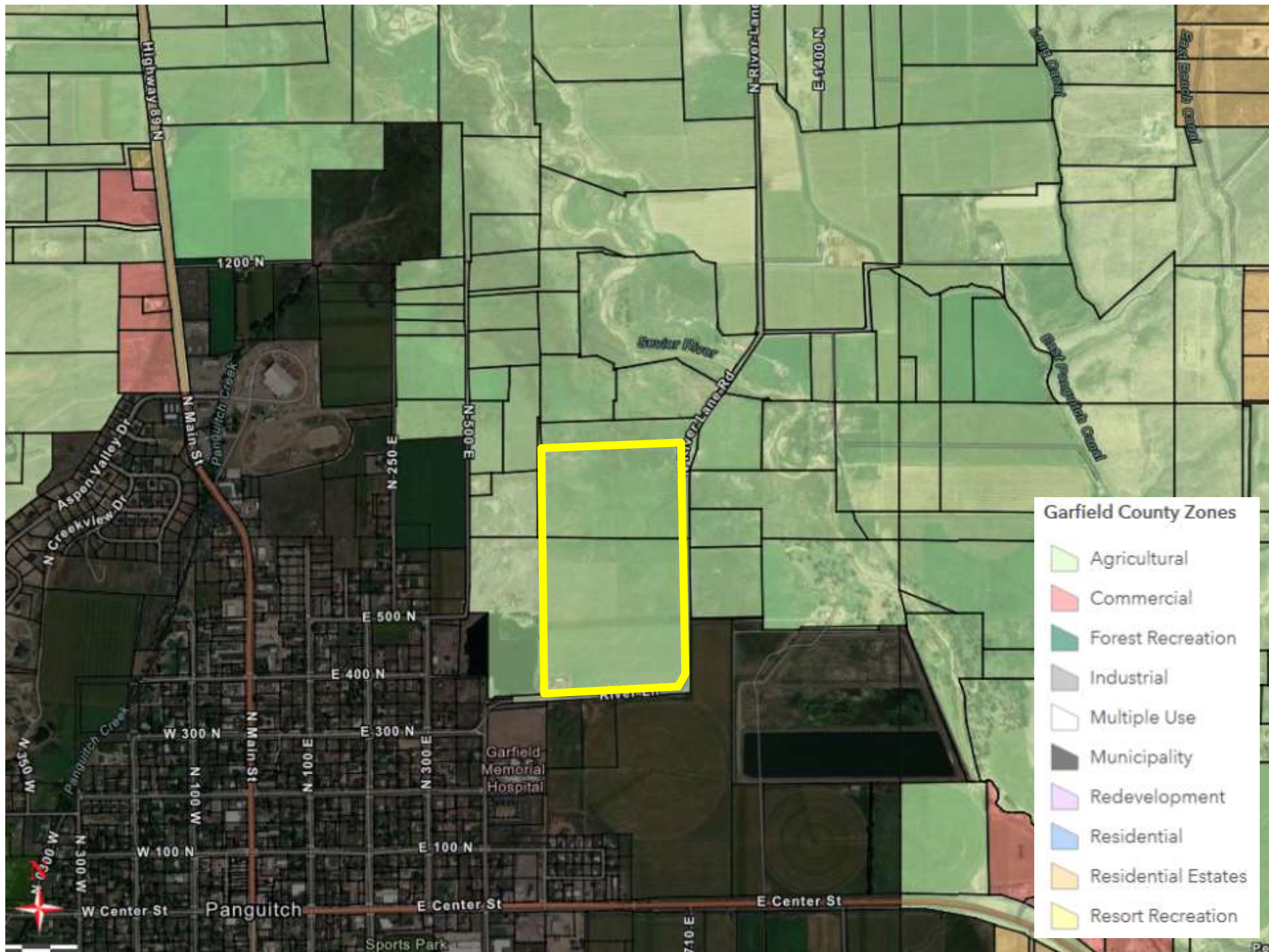














UTAH  
JANUARY, 1906

NUMBER  
No 4704



-0.333-

**West Panguitch Irrigation & Reservoir Co.**

Capital Stock, \$10,000.00

Shares \$1.00 Each

## This Guides Hat

Claude Hatch

-Zero and 0.333/100-xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

is the owner of  
Shares of the Capital Stock of

West Panguitch Irrigation & Reservoir Co.  
transferable only on the Books of the Corporation on 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* 27th *day of* March *A.D. 19* 2018

Amel G. G. 2000  
Secretary

Ill. Klemm  
President





INCORPORATED UNDER THE LAWS OF

UTAH  
JANUARY, 1906

NUMBER  
No 4705

SHARES  
-84.25-

West Panguitch Irrigation & Reservoir Co.

Capital Stock, \$10,000.00

Shares \$1.00 Each

**This Certifies That**

Claude Hatch

is the owner of

-Eight four and 0.25/100-xxxxxxxxxxxxxxxxxxxxxx

Shares of the Capital Stock of

West Panguitch Irrigation & Reservoir Co.

transferable only on the Books of the Corporation on 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 27th day of March A.D. 19 2018

Anne O'Fallon  
Secretary

Alb. K. Kew  
President





# Water Right Details for 61-3114

Utah Division of Water Rights

3/11/2025 12:48 PM

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

Water Right: 61-3114

Application/Claim:

Certificate:

## Changes:

a42796 (Filed: 07/19/2017) Approved

## Stock Company:

This Water Right is a Share Statement which has a share ownership in the Water Company listed below:

West Panguitch Irrigation and Reservoir Company - Shares of Stock: 0.333

## Owners:

Name: Claude and/or Suzann Hatch

Address: PO Box 492

Panguitch UT 84759

Interest:

Remarks:

Name: State of Utah Board of Water Resources

Address: 1594 West North Temple Ste 310

PO Box 146201

Salt Lake City UT 84114-6201

Interest:

Remarks:

Name: West Panguitch Irrigation and Reservoir Company

Address: PO Box 645

Panguitch UT 84759

Interest:

Remarks:

## General:

Type of Right: Water Company Shares

Source of Info.: Share Statement

Status:

Quantity of Water: 0.5333 ACFT

Source: Upper Sevier River

County: Garfield

Common Description:

Proposed Det. Book: 61-

Map:

Pub. Date:

Land Owned by Appl.:

County Tax Id#: