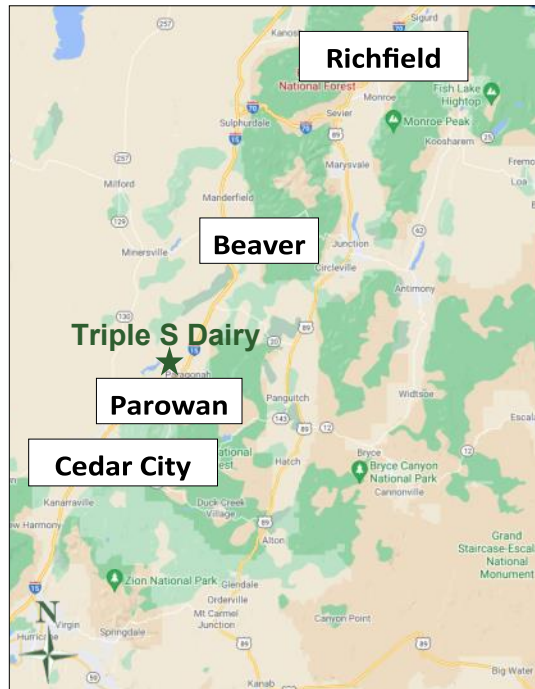


PRICE REDUCED

See more information at www.highlandranches.com

Triple S Dairy

632-acre dairy near Parowan, Iron County, Utah



EXECUTIVE SUMMARY:

List Price:

Real Estate: \$5,250,000

Personal Property: \$ 400,000

Total: \$5,650,000

Mike Nelson | Amy Fromm

801-482-7565 | 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.

- 632 deeded acres, 2000-head capacity dairy near Parowan, Utah
- 200 irrigated acres (7-tower Zimmatic full pivot irrigating 120 acres, and 7-tower Zimmatic partial pivot irrigating 80 acres)
- Historically run with 1,800-head, milking 3 times a day
- BLM grazing permit on adjoining 15 acres (expires 3/23/2025)
- See water right summary (enclosed)
- Farm yields: alfalfa: 5 tons/acre; corn: 150/bushels/acre
- Significant dairy improvements: scale, offices, shops, barns, 13 feed bays, feed pens, shoots, 6-bed 3-bath home, milk barn, 10,000-gallon milk silo, 7,500-gallon milk silo, 90 x 75 foot hay barn, a 45 x 60 foot outdoor covered shop/hay storage, & a 75 x 60 foot inside shop, fencing, and corrals
- Contact agent for personal property list
- Agent must be present for all showings



Highland Commercial, Inc.

2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

www.highlandranches.com

IMPROVEMENT SUMMARY

Pond
64,703 SF

Pond
132,172 SF

Feed Barn
125 x 390
48,750 SF

Feed Barn
240 x 1,200
148,000 SF

Calving &
Medical

Milk Barn
65 x 265
17,225 SF

Feed Barn
125 x 440
55,000 SF

Barn
40 x 70
2,800 SF

13 Feed Bays
40 x 120
40 x 90
8,400 SF

Hay Barn
65 x 360
23,000 SF

Shop
70 x 130
9,100 SF

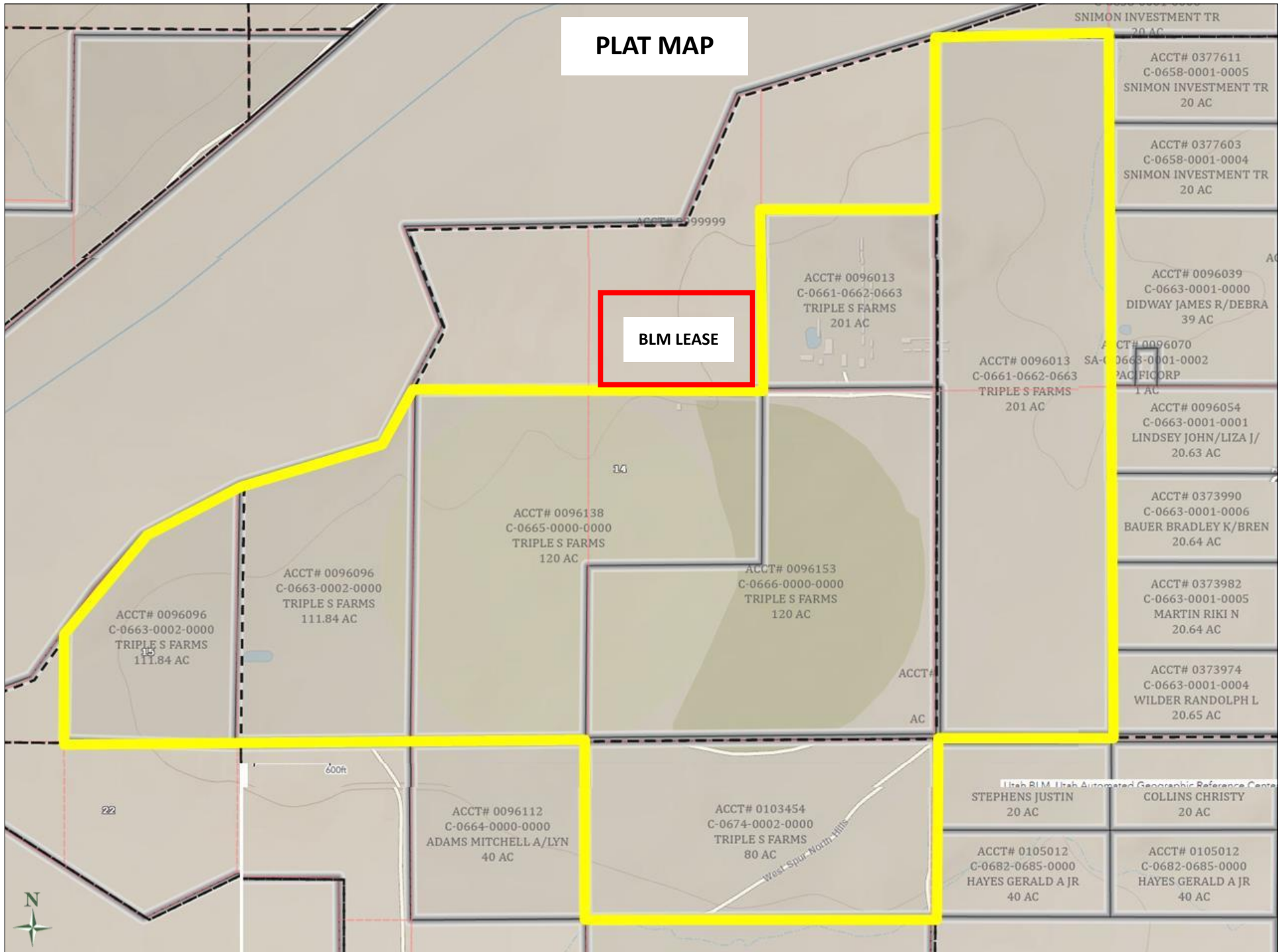
House
65 x 45
2,925 SF

Scale Office
43 x 21
903 SF



PLAT MAP

BLM LEASE



WATER RIGHT SUMMARY

<u>Water Right</u>	<u>Owner of Record</u>	<u>Status</u>	<u>Priority Date</u>	<u>Source</u>	<u>Use</u>	<u>ELU (head)</u>	<u>Quantity of Water</u>	<u>Domestic Units</u>	<u>Confirmed</u>
75-917	Triple S Farms, a California corporation	Approved	8/2/1965	Big Bend Spring	Stock Water Irrigation	103	0.011 CFS		Yes
75-201	Triple S Farms, a California corporation	Approved	8/2/1965	Underground Water Well	Stock Water Domestic	111		1 EDUs	Yes
75-178	Triple S Farms, a California corporation	Approved	8/2/1965	Underground Water Well	Stock Water Domestic Irrigation	103		1 EDUs	Yes
a44208	Triple S Farms, a California corporation	Approved	2/25/2019	Underground Water Well	Stock Water Domestic	214	0.0022 CFS	4 EDUs	Yes
75-918	Triple S Farms, a California corporation	Approved	8/2/1965	Spring	Stock Water	103	0.011 CFS		Yes
75-202	Triple S Farms, a California corporation	Approved	8/2/1965	Underground Water Well	Irrigation		48.8 ACFT		Yes
75-179	Triple S Farms, a California corporation	Approved	8/2/1965	Underground Water Well	Irrigation Irrigation		48.8 ACFT		Yes
75-216	Triple S Farms, a California corporation	Approved	8/2/1965	Underground Water Well	Stock Water Domestic	111		1 EDUs	Yes
75-96	Triple S Farms, a California corporation	Approved	6/2/1972	Underground Water Well	Irrigation Irrigation		640 ACFT		
75-217	Triple S Farms, a California corporation	Approved	8/2/1965	Underground Water Well	Stock Water Domestic	111		1 EDUs	Yes

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WATER RIGHT MAP

75-917

75-918

75-178
75-179

75-216
75-217

75-202

75-96

75-201

