



Property Type:	Range Land
Asking Price:	\$1,299,000
Acreage:	3,717± Acres
Location:	Near Lund & Latimer

3,717 Acres Near Lund & Latimer Utah



**FARM & RANCH
GROUP**



For more information:

Curren Christensen

NAI Excel

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intermountainranches.com

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Location: **Near Lund & Latimer UT**

- Range land for sale in Iron County, Utah
- Property sits just south of the Beaver County & Iron County Border
- Great winter range
- Near the train rail and close to a large pig farm and solar farm operations
- Seller will consider selling portions of the property. If split the pricing is 20% higher per acre.
- Call Curren for additional information



VIRTUAL MAP

<https://brokers.maps.arcgis.com/apps/webappviewer/index.html?appid=93f9f255ed9a4e2cb536d465809925ca>



FOR MORE INFORMATION

<http://helloarti.com/view/32954>

TEXT **15964** TO **39200**



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Farm & Ranch Group

Other Properties Available



About the Farm & Ranch Group

The Farm and Ranch Specialty Group is a joint venture among qualified agents at ERA Brokers Consolidated and NAI Excel with experience in Farm, Ranch, Recreation, and other large land properties. Instead of using a single channel for property marketing, the Farm and Ranch specialty group utilizes commercial real estate, residential real estate, and land and farm marketing distribution channels to achieve maximum exposure for clients. This joint marketing effort is unique among brokers of large land tracts.

Because of the unique arrangement, the Farm and Ranch Specialty group has tools that add value for our clients, that are uncommon in

the industry. We have full service Geographic Information Systems department that builds custom maps with layers like topography, property boundaries, federal and state land ownership and water features. Projects can then be printed on our advanced 42" plotter. Analysis can also be performed to calculate irrigated acreage, crop production, reservoir, grazing analysis, and best land use practices. Using our mobile app, we can identify and walk property boundaries with clients using GPS technology. Our three in-house graphic designers help build custom marketing packages for the property, and our electronic listing distribution provides access both nationally and internationally.

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