

**RARE LARGE CONTIGUOUS
FARMLAND OPPORTUNITY**

FOR SALE

WHITE SAGE FARM

±7,100 ACRES | IRRIGATED FARMLAND

KANOSH, UTAH



EXECUTIVE SUMMARY

±7,100 ACRES IRRIGATED FARMLAND

Cushman & Wakefield is pleased to present the opportunity to acquire ±7,100 acres of high-quality farmland located in Kanosh, Utah. With more than 5,300 irrigated acres, White Sage Farm benefits from substantial groundwater resources, established Corn Creek surface water rights, and extensive on-site infrastructure.

Well-suited for scaled row crop and hay production, the farm features productive Class II soils and a history of strong agricultural performance. This combination of size, water security, significant infrastructure and operational readiness positions White Sage Farm as an incredible opportunity for an operator or investor targeting natural resource assets including farmland and water.

PROPERTY DETAILS

ADDRESS:	6370 CROOKED LN, KANOSH, UT 84637
SIZE:	±7,100.35 ACRES (PER ASSESSOR)
ZONING:	AGRICULTURE (AG) & AGRICULTURE 20 (AG 20)
CROP:	HISTORICALLY FARMED TO CORN SILAGE, ALFALFA, TIMOTHY GRASS, ORCHARD GRASS AND VARIOUS GRAIN CROPS

ACREAGE BREAKDOWN

PIVOT IRRIGATED	4,490.10
WHEEL LINE/HANDLINE IRRIGATED	819.37
DRY PASTURE	1,666.88
ANCILLARY GROUND	124.00
TOTAL	7,100.35

WATER RIGHTS

- 9 UTAH GROUNDWATER RIGHTS COVERING 5,178 IRRIGATED ACRES
- 258.04 SHARES IN CORN CREEK IRRIGATION COMPANY

WHITE SAGE FARM

PROPERTY HIGHLIGHTS



STRONG WATER RIGHTS

Approximately 5,300 irrigated acres featuring 39 center pivots (mostly 2–3 years old) of varying sizes, along with 258.04 shares in Corn Creek Irrigation Company.



SUBSTANTIAL ON-SITE IMPROVEMENTS

The property benefits from extensive infrastructure, including a residence, three hay barns, a steel shop, a commodity barn, a livestock building, and a scale with a scale house.



MULTI CROP COMPATIBILITY

The property is suitable for a wide diversity of crops, including but not limited to small grains, hay, potatoes and sugar beets.



EASILY ACCESSIBLE OFF HWY 15

The property is approximately a 2 hour and 30-minute drive from Salt Lake City, Utah.



LISTED BY
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