

STEFANOFF FARMS DELTA LLC  
2955 East 3500 South, Delta, UT 84624

- 27 parcels containing +/- 2,775.8 acres ranging from 1.48 acres to 425.24 acres
- 10 well water rights +/- 2,277.81 acre feet ranging from 1 inch in diameter to 16 inches. Depths range from 160 feet to 895 feet.
- Canal water rights of approx. 510 acre feet.



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# PROPERTY DESCRIPTION

STEFANOFF FARMS DELTA LLC

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## Active Producing Farm or Future Energy, Data, Manufacturing

This is a rare opportunity to acquire a large, contiguous block of irrigated agricultural land with valuable water rights in Millard County, Utah. The property has been meticulously developed over decades from native brushland into a productive farming and cattle operation. Significant improvements established water infrastructure, and favorable location within the highly sought-after "Golden Circle" Water Management Zone position this asset as a prime candidate for agricultural production, grazing, or long-term investment.

This offering includes 27 parcels totaling approximately 2,778 acres, making it one of the most significant land assemblages currently available in the region. Includes two homes, Quonset, apartment, corrals, and outbuildings. A small facility is leased to the FAA for \$1,000 per year. The Stefanoff Farm currently supports ~225 head of cattle with capacity up to ~900-1,000. The primary crops are alfalfa, a three-way grain mix of barley, oats and wheat, and Triticale, a winter feed/crop.

The property is significantly enhanced by the included estimated 2,278-acre feet of water rights and an additional 510-acre surface feet, providing a substantial and secure water source.

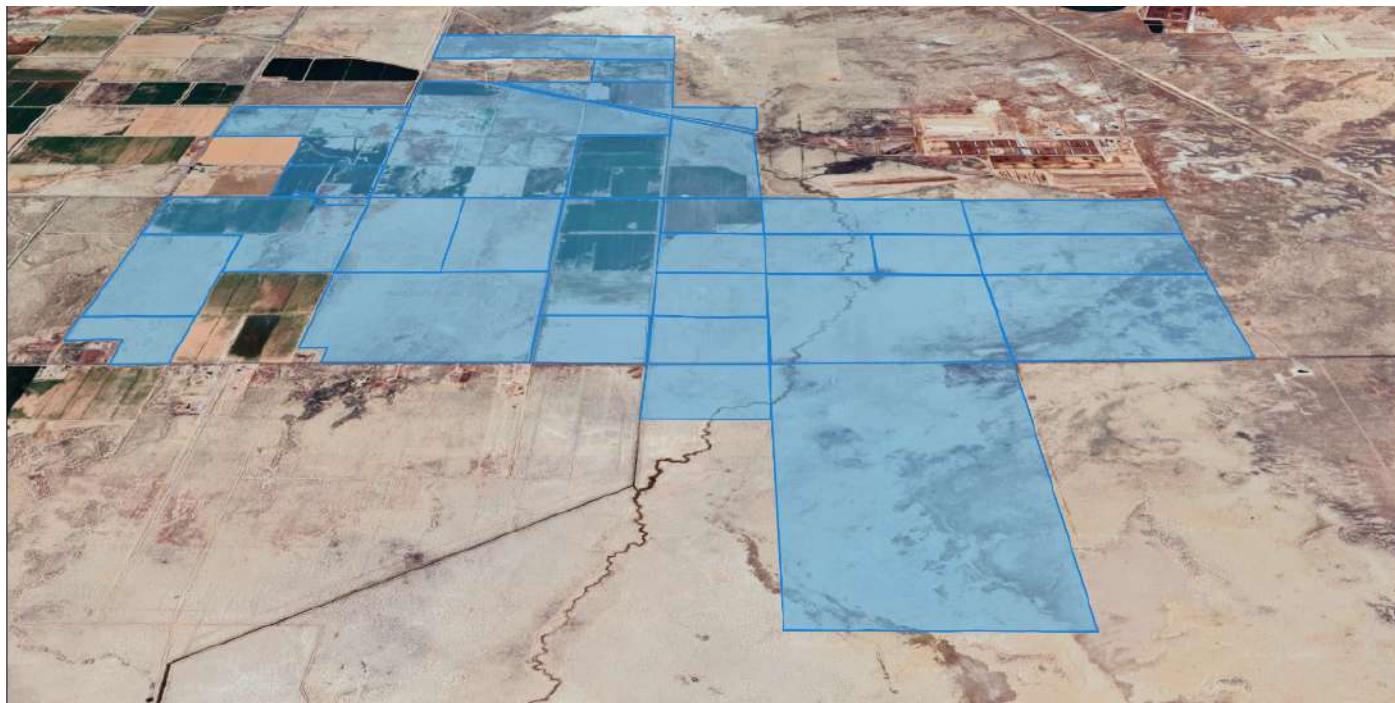
With a growing emphasis on renewable energy and strategic infrastructure investments, the region is positioned for long-term economic growth. Delta is already home to the Intermountain Power Project (IPP), which is transitioning from coal to clean energy essentially cementing the area's role in the next generation of sustainable power.

Mineral Rights are negotiable. Seller may desire a 1031 exchange. Canal water shares may be sold separately.

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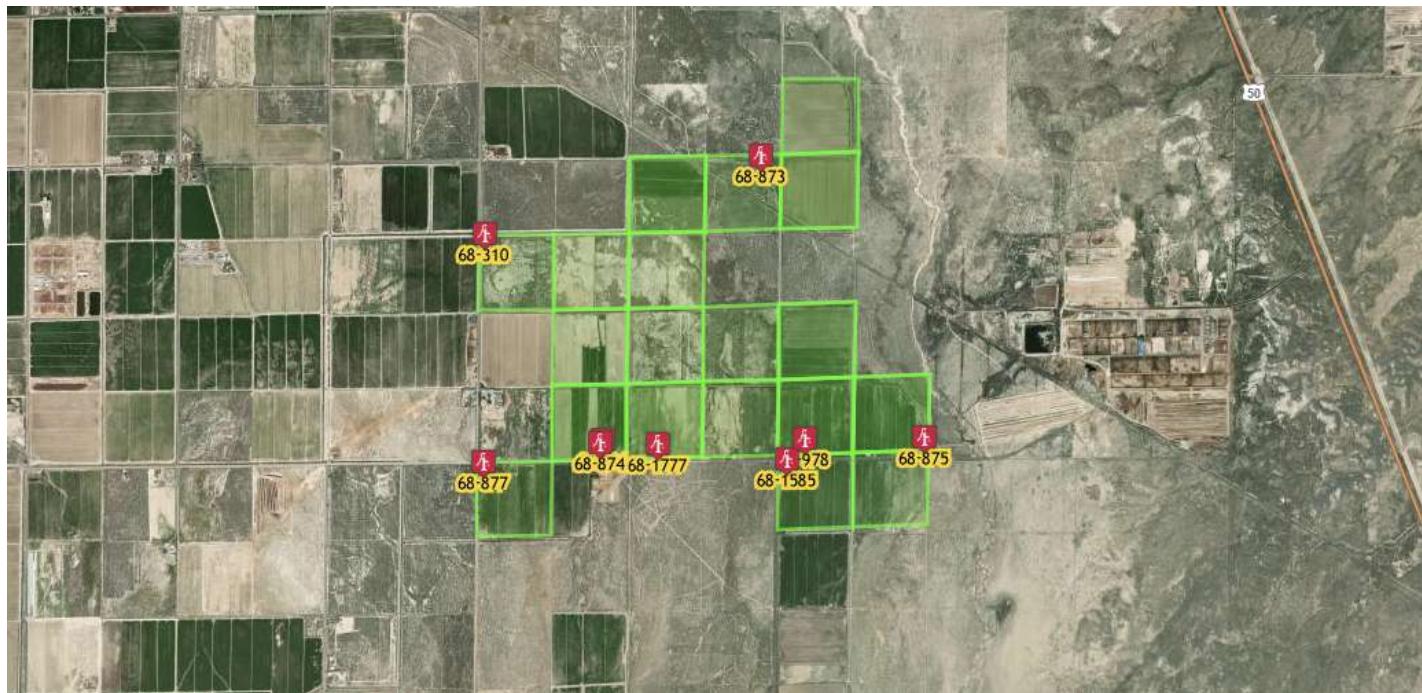
## PARCEL SUMMARY



STATE: COUNTY	PARCEL	OWNER	Acreage
UT: MILLARD	DO-4042	STEFANOFF FARMS DELTA LLC	38.48
UT: MILLARD	4047	STEFANOFF FARMS DELTA LLC	40
UT: MILLARD	DO-3979-3980	STEFANOFF FARMS DELTA LLC	171.25
UT: MILLARD	DO-3981	STEFANOFF FARMS DELTA LLC	425.24
UT: MILLARD	DO-3983-1	STEFANOFF FARMS DELTA LLC	1.48
UT: MILLARD	DO-3983-1-1	STEFANOFF FARMS DELTA LLC	38.52
UT: MILLARD	DO-3983-A	STEFANOFF FARMS DELTA LLC	120
UT: MILLARD	DO-4036-A	STEFANOFF FARMS DELTA LLC	80
UT: MILLARD	DO-4037	STEFANOFF FARMS DELTA LLC	32.29
UT: MILLARD	DO-3972-B	STEFANOFF FARMS DELTA LLC	120
UT: MILLARD	DO-4042-1	STEFANOFF FARMS DELTA LLC	118.48
UT: MILLARD	DO-4043	STEFANOFF FARMS DELTA LLC	40
UT: MILLARD	DO-4044	STEFANOFF FARMS DELTA LLC	40
UT: MILLARD	DO-4044-A	STEFANOFF FARMS DELTA LLC	40
UT: MILLARD	DO-4045-4046	STEFANOFF FARMS DELTA LLC	120
UT: MILLARD	DO-4045-A	STEFANOFF FARMS DELTA LLC	156.33
UT: MILLARD	DO-4046-A	STEFANOFF FARMS DELTA LLC	80
UT: MILLARD	DO-5320-A	STEFANOFF FARMS DELTA LLC	40.13
UT: MILLARD	4047-A	STEFANOFF FARMS DELTA LLC	160
UT: MILLARD	4047-A-1	STEFANOFF FARMS DELTA LLC	40
UT: MILLARD	4047-A-2	STEFANOFF FARMS DELTA LLC	160
UT: MILLARD	4047-A-3	STEFANOFF FARMS DELTA LLC	160
UT: MILLARD	4047-A-4	STEFANOFF FARMS DELTA LLC	77.92
UT: MILLARD	5319	STEFANOFF FARMS DELTA LLC	315.68
UT: MILLARD	DO-3972-A-1	STEFANOFF FARMS DELTA LLC	40
UT: MILLARD	DO-4036-1	STEFANOFF FARMS DELTA LLC	3.73
UT: MILLARD	DO-4036	STEFANOFF FARMS DELTA LLC	116.27
			2,775.80



## WATER SHARES SUMMARY



Name	Water Right	Priority	Quantity CFS	Quantity ACFT	Diameter	Depth	Irrigation: Acres	Stock: ELUs	Domestic:EDUs
Stefanoff Farms Delta, LLC	68-121	Priority Date: 04/15/1942	0.015	CFS	7.81	ACFT	2in	310	1
Stefanoff Farms Delta, LLC	68-1585	Priority Date: / /1914	0.020	CFS	4.144	ACFT	1in	160	0.1
Stefanoff Farms Delta, LLC	68-1777	Priority Date: / /1917	0.015	CFS	2.8	ACFT	6in	209	0
Stefanoff Farms Delta, LLC	68-310	Priority Date: 12/30/1950	4.500	CFS	2,232.80	ACFT	16in	895	558.2
Stefanoff Farms Delta, LLC	68-593	Priority Date: 10/03/1961	0.016	CFS	4.2	ACFT	2in	238	0
Stefanoff Farms Delta, LLC	68-873	Priority Date: / /1911	0.027	CFS	5.024	ACFT	1in	~260	0.25
Stefanoff Farms Delta, LLC	68-874	Priority Date: / /1911	0.022	CFS	6.434	ACFT	1in	~260	1
Stefanoff Farms Delta, LLC	68-875	Priority Date: / /1911	0.022	CFS	6.44	ACFT	1in	~260	1
Stefanoff Farms Delta, LLC	68-877	Priority Date: / /1911	0.027	CFS	7.118	ACFT	2in	223	1
Stefanoff Farms Delta, LLC	68-978	Priority Date: / /1914	0.027	CFS	1.044	ACFT	1in	260	0
			<b>4.691</b>	<b>CFS</b>	<b>2277.814</b>	<b>ACFT</b>		<b>562.55</b>	<b>803</b>
Delta Canal Company	Stock			<b>510</b>					<b>11.4</b>



# PROPERTY PHOTOS

STEFANOFF FARMS DELTA LLC

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# PROPERTY PHOTOS 2

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Social Media Video



Short Video



Long Video



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# PROPERTY PHOTOS 3

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# PROPERTY PHOTOS 4

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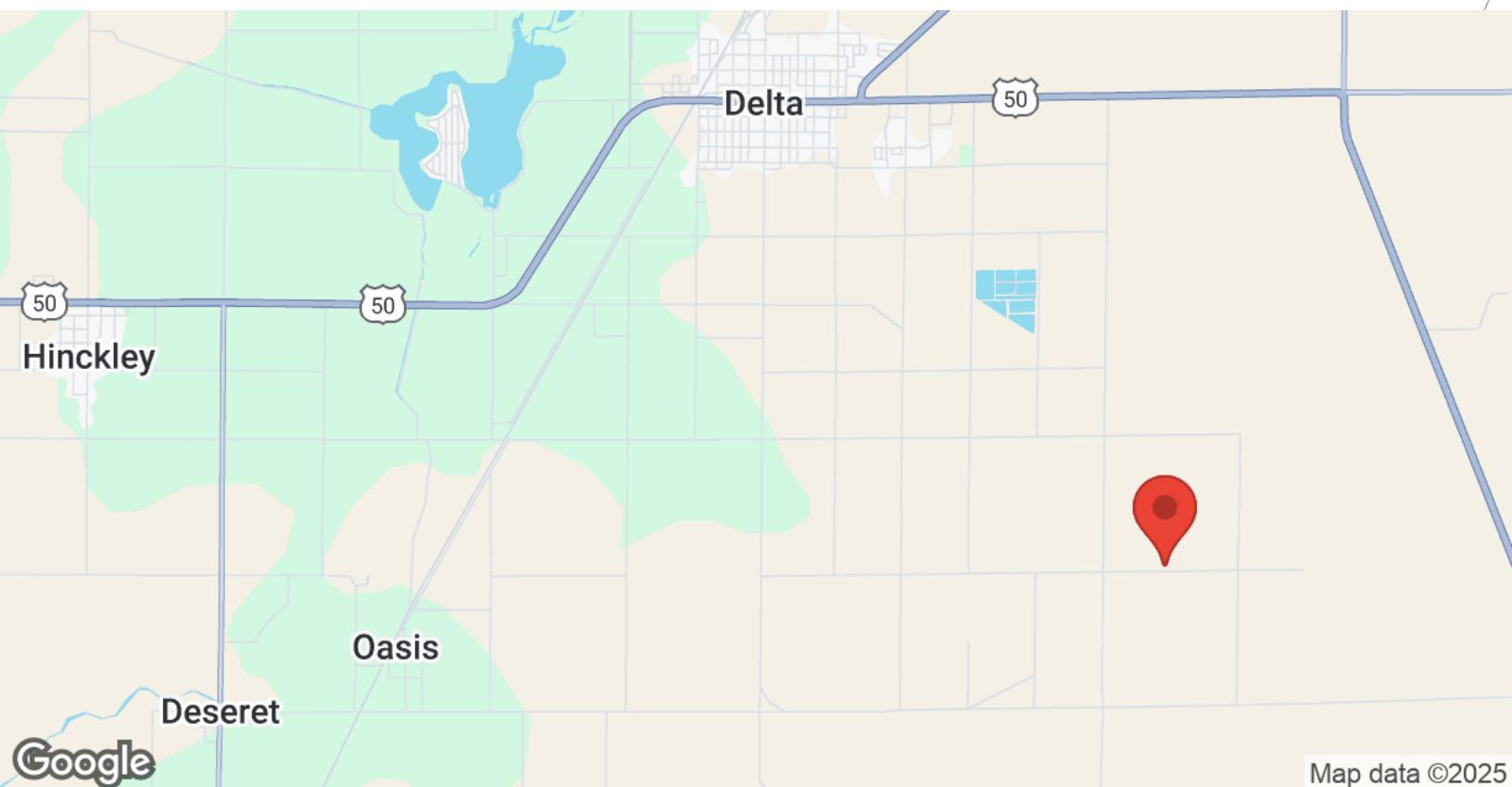
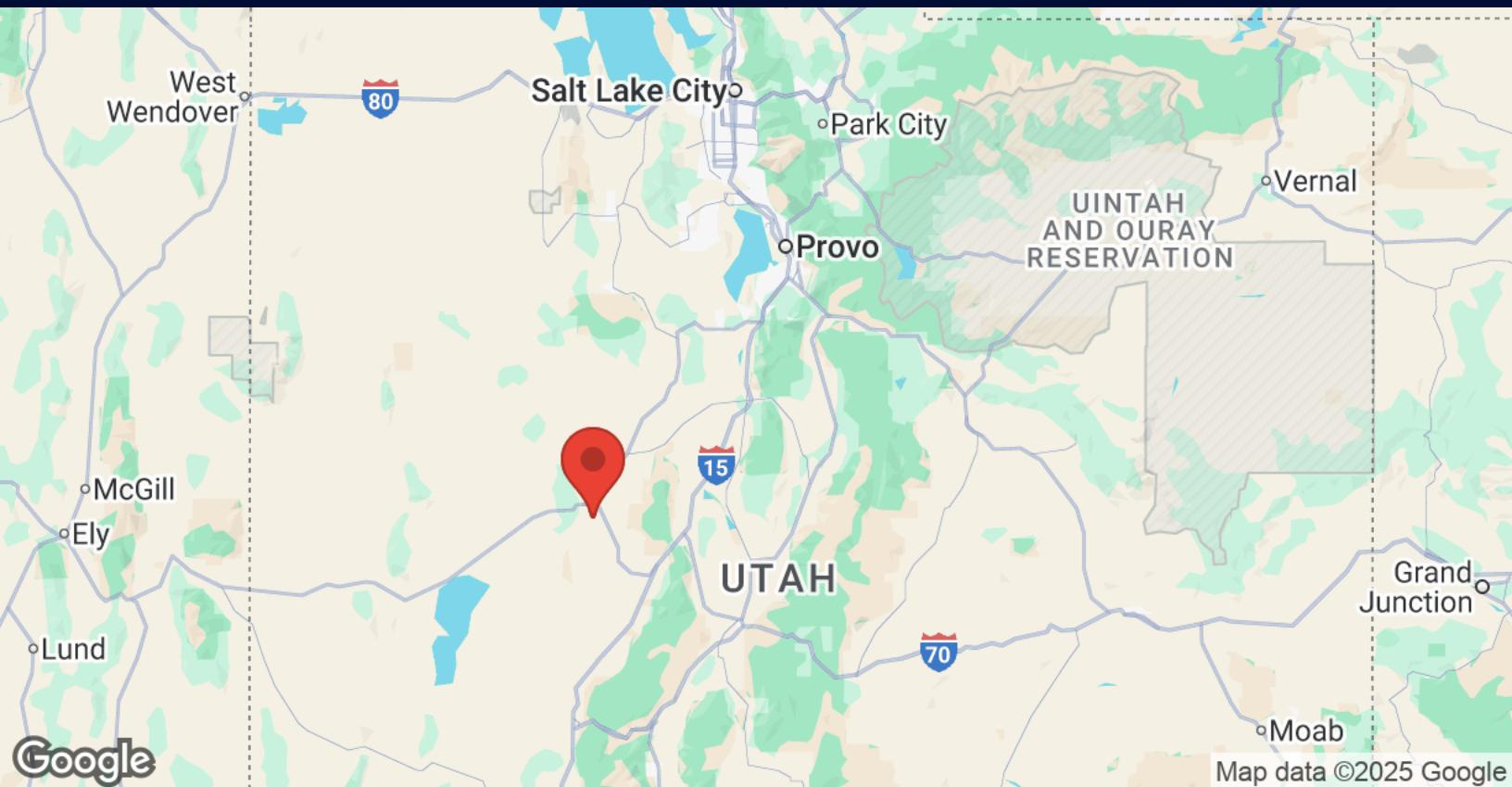
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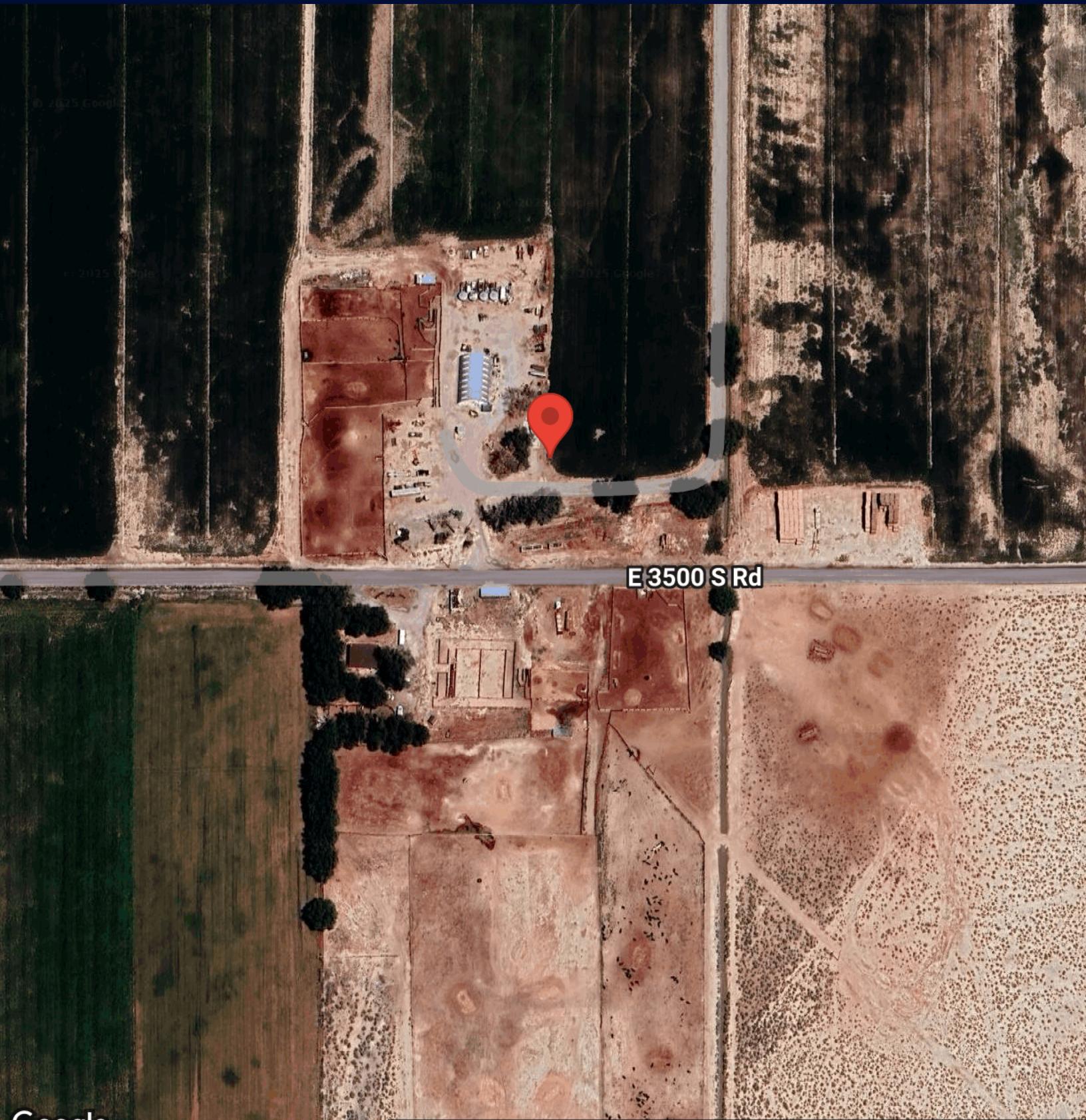
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## LOCATION MAPS



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## AERIAL MAP



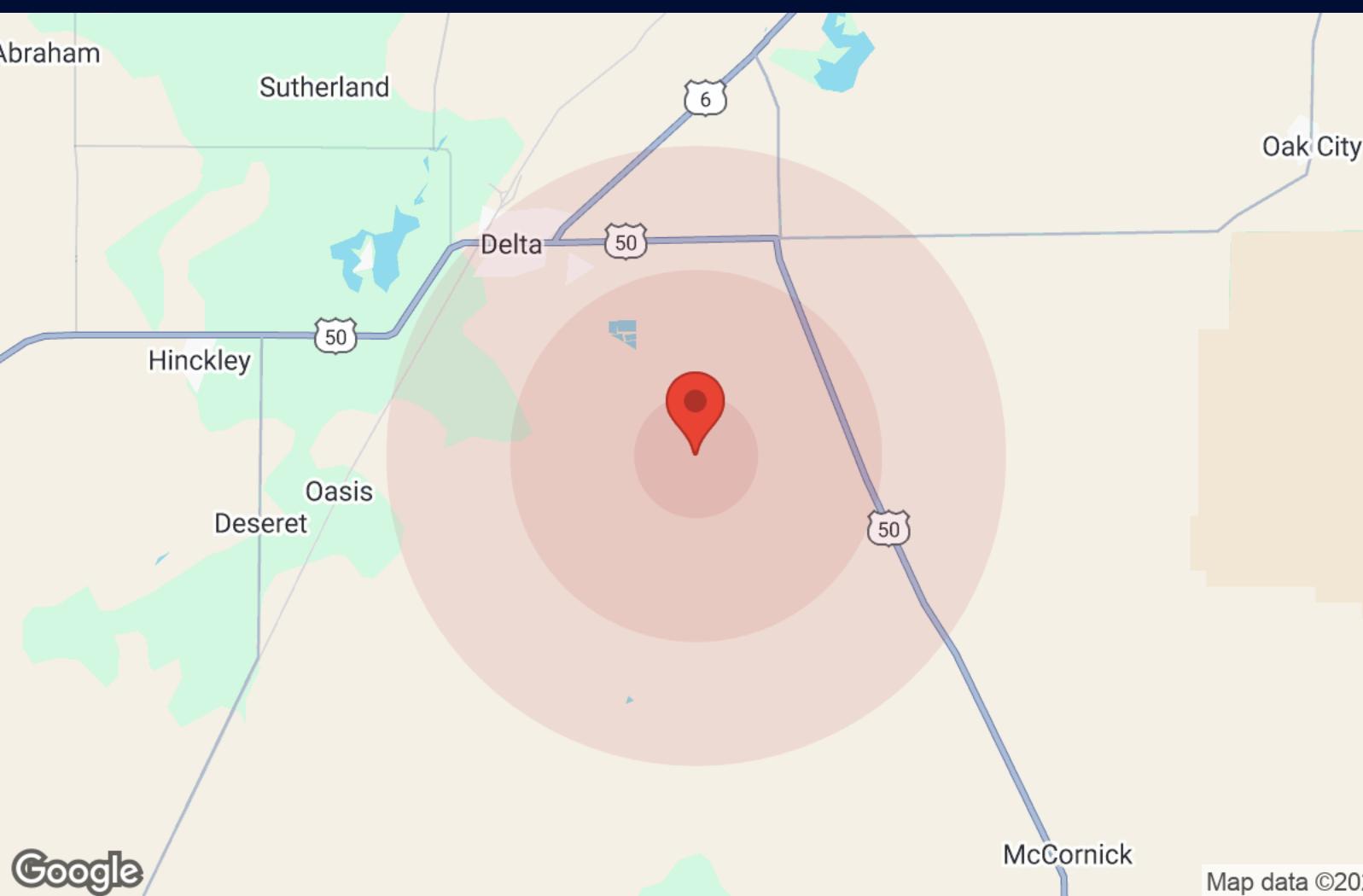
Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

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## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	6	129	2,047
Female	6	124	1,811
Total Population	13	253	3,858

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3	60	963
Ages 15-24	2	41	562
Ages 25-54	6	88	1,386
Ages 55-64	1	22	343
Ages 65+	2	41	605

Race	1 Mile	3 Miles	5 Miles
White	11	212	3,058
Black	N/A	N/A	7
Am In/AK Nat	N/A	1	17
Hawaiian	N/A	N/A	2
Hispanic	2	33	644
Asian	N/A	2	41
Multi-Racial	N/A	5	71
Other	N/A	N/A	17

Income	1 Mile	3 Miles	5 Miles
Median	\$66,611	\$66,611	\$71,954
< \$15,000	N/A	2	34
\$15,000-\$24,999	N/A	2	125
\$25,000-\$34,999	1	12	71
\$35,000-\$49,999	N/A	13	178
\$50,000-\$74,999	1	24	257
\$75,000-\$99,999	N/A	4	282
\$100,000-\$149,999	1	20	175
\$150,000-\$199,999	N/A	2	95
> \$200,000	N/A	6	32

Housing	1 Mile	3 Miles	5 Miles
Total Units	5	93	1,416
Occupied	4	84	1,249
Owner Occupied	3	69	873
Renter Occupied	1	15	376
Vacant	N/A	9	167

# BUSINESS MAP

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## Millard County - Western Energy and Power Hub

Millard County's Energy Hub program is a robust and guided framework to accelerate large-scale energy and industrial development. By zoning strategic zones, deploying tax-increment incentives, and facilitating infrastructure investment, the county is positioning itself as a competitive destination for energy storage, mining, solar, wind, and associated commercial activity. The result? Major opportunities for investment, job creation, and economic growth around Delta and throughout the county.

Delta, Utah is at the center of a dramatic transformation from a rural, coal-based economy into a cornerstone of America's clean energy and technology future. Massive investments in hydrogen, natural gas, solar, and storage are converging with world-class transmission lines, making Delta a hub where renewable power, reliable baseload, and advanced storage meet. This evolving energy ecosystem lays the foundation for new industries, from data centers to manufacturing, drawn by abundant power and strategic grid access. For the community, it means thousands of jobs, a stronger tax base, and a shift toward economic resilience that balances growth with its small-town roots. Delta is positioning itself not just as Utah's energy capital, but as a vital player in the West's transition to a cleaner, smarter, more connected economy.



## Energy Types Overview – Delta Region

### Natural Gas (Peaking & Baseload)

Burns natural gas to generate electricity. Peaking plants ramp up in minutes to balance demand.

Role in Delta: Provides grid stability and reliable backup for renewables (e.g., UAMPS Peaking Plant).

### Hydrogen (Green Hydrogen – ACES Delta)

Produced by splitting water with renewable power and stored in underground salt caverns.

Role in Delta: Acts as long-duration energy storage; ACES Delta is among the world's largest hydrogen hubs.

### Geothermal (Rodatherm & Fervo Cape Station)

Harnesses underground heat for continuous, carbon-free electricity. Enhanced Geothermal Systems (EGS) expand reach.

Role in Delta: Supplies 24/7 baseload power; Fervo's 500 MW Cape Station is a flagship project.

### Nuclear (Small Modular Reactors – SMRs)

Advanced modular reactors designed to be smaller, safer, and scalable.

Role in Delta: Future deployment at IPP could add reliable, carbon-free baseload energy.

### Solar (Utility-Scale Farms)

Large fields of solar panels convert sunlight into electricity.

Role in Delta: High solar exposure and existing grid lines make Delta ideal for 200–600 MW utility projects.

### Energy Storage (Batteries & Gas Caverns)

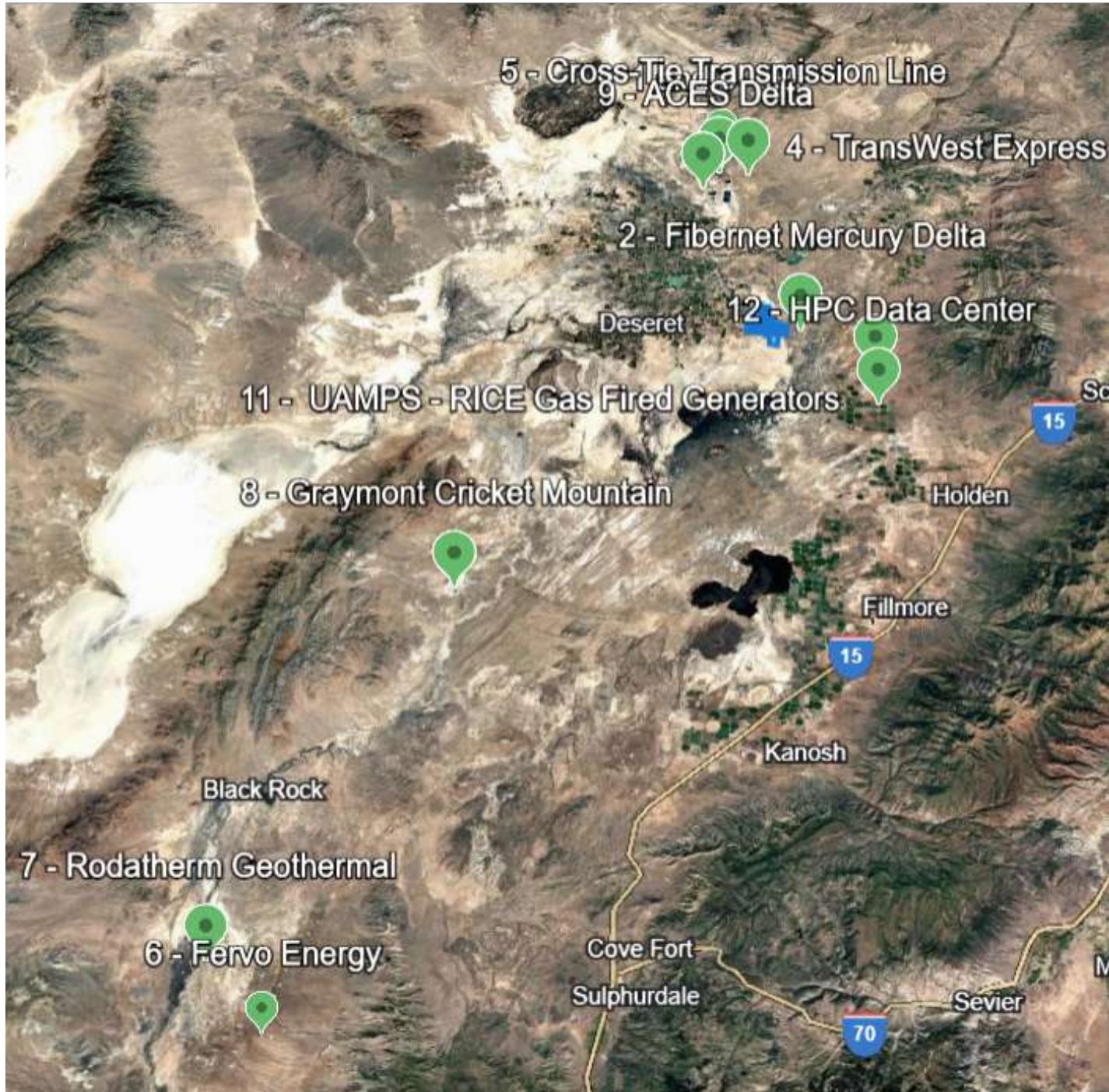
Stores electricity in large batteries or underground caverns for later use.

Role in Delta: Balances renewable generation; includes ACES cavern storage and planned battery facilities.

# ENERGY & DATA LOCATIONS

STEFANOFF FARMS DELTA LLC

2955 East 3500 South  
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[Google Earth Map Link Click Here](#)

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# ENERGY & DATA SUMMARIES

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(2) The Creekstone Energy data center campus (formerly Fibernet MercuryDelta) is a proposed 1,200-acre, 20M sq. ft. development ~5 miles SE of Delta, Utah, near US-50. Marketed as the world's largest data center, it would provide up to 4 GW of ultra high-density capacity for AI and hyperscale clients like Google or Amazon. Power strategy includes 2 GW solar (expandable to 10 GW), 500 MW+ battery storage, and IPP's natural gas/hydrogen assets, with nuclear possible. Rezoned to Heavy Industrial in June 2025, it promises \$40B in economic impact, \$500M in annual tax revenue, and thousands of jobs.

(1) The Intermountain Power Project (IPP) near Delta, Utah, is exploring deployment of small modular reactors (SMRs) as part of the state's push for advanced nuclear energy. A memorandum of understanding between the Intermountain Power Agency and Energy Solutions will study using IPP's existing infrastructure for future SMRs. The effort supports Utah's Operation Gigawatt initiative to add reliable, carbon-free baseload power and drive rural economic growth.

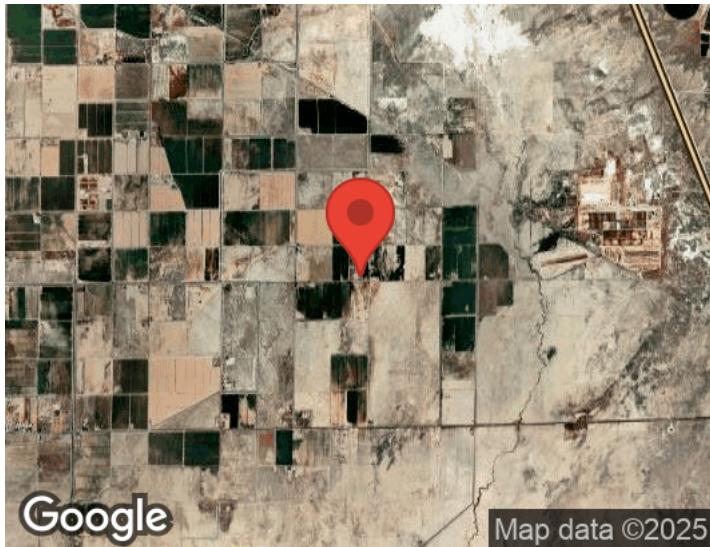


(3) Utah is advancing plans to keep one coal unit at the Intermountain Power Plant running past 2025, redirecting power to a \$5B data center campus. Supported by new legislation and private investment, the project adds carbon capture upgrades while using IPP's existing grid and water resources. This move preserves jobs, boosts tax revenue, and positions Delta as a dual hub for clean energy and AI-driven data infrastructure.

# ENERGY & DATA SUMMARIES 2

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(5) The Cross-Tie Transmission Line is a 214-mile, 500 kV HVAC project linking the Clover Substation in Utah to Robinson Summit in Nevada. Developed by TransCanyon LLC (Pinnacle West + Berkshire Hathaway Energy), it will deliver 1,500 MW bi-directionally, boosting Western grid reliability and renewable access. The FEIS was issued Sept 2024, with a Record of Decision due winter 2024. Construction could start 2025 and finish by 2028, bringing \$12–25B in economic and reliability benefits.

(4) The \$3B TransWest Express (TWE) is a 732-mile, 3,000 MW transmission project delivering Wyoming wind power to the Southwest. It includes a 405-mile, 525 kV HVDC line to Delta, UT, with a Siemens Energy converter station near the IPP switchyard, and HVAC lines to Nevada. Construction began June 2023, with operations in 2027 and full capacity by 2028. The project integrates with Path 27, PacifiCorp, NV Energy, and CAISO, providing 20,000 GWh annually and major economic and clean energy benefits.



(6) The Fervo Energy Cape Station geothermal project in Beaver County, Utah, is a 500 MW enhanced geothermal system (EGS) facility about 12 miles northeast of Milford. Earlier estimates cited 400 MW, but recent updates confirm expansion. Phased delivery begins with 70 MW online by 2026, scaling to full capacity by 2028. A 320 MW PPA with Southern California Edison covers part of output. At full scale, the project will supply 24/7 carbon-free power for 350,000+ homes.

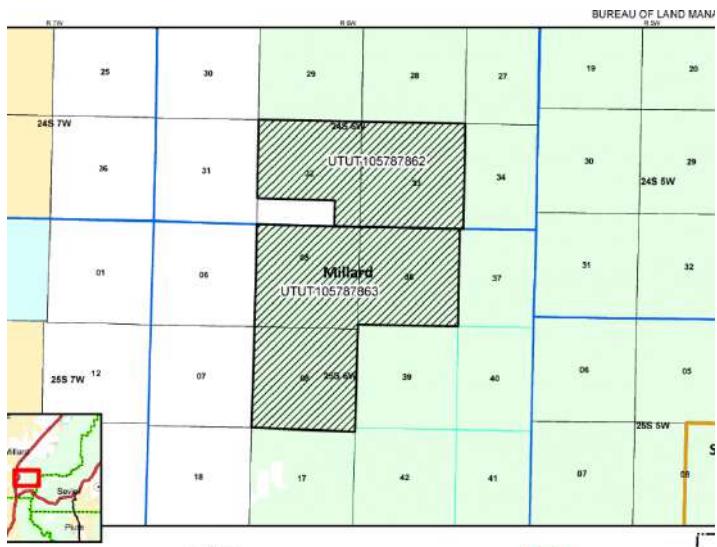
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(7) The BLM approved the Rodatherm Geothermal Test Bed in Beaver and Millard counties, UT, on Sept 11, 2023. The 12-month project will build two well pads, drill five wells, and test two closed-loop geothermal systems with supporting roads. Managed by the Cedar City Field Office, it aims to assess commercial viability for future clean energy development. The project received a Finding of No Significant Impact and aligns with federal goals for 25 GW of renewables on public lands by 2025.

(8) Graymont's Cricket Mountain plant near Delta, under Continental Lime (part of Graymont), added a third rotary kiln, boosting capacity by 50%, and increasing shipments into the Los Angeles region—highlighting the company's significant investment in its Delta operations. Additionally, a \$5 million new kiln production line was installed, including advanced processing and handling systems



(9) Chevron and Mitsubishi Power's ACES Delta project near Delta, Utah will be one of the world's largest green hydrogen storage hub. Using 220 MW of electrolysis, it will produce 100 metric tons of hydrogen daily, stored in vast underground salt caverns holding 300+ GWh of dispatchable energy. Linked to the Intermountain Power Project, it enters commercial operations in 2025 to supply utilities, industry, and transportation.

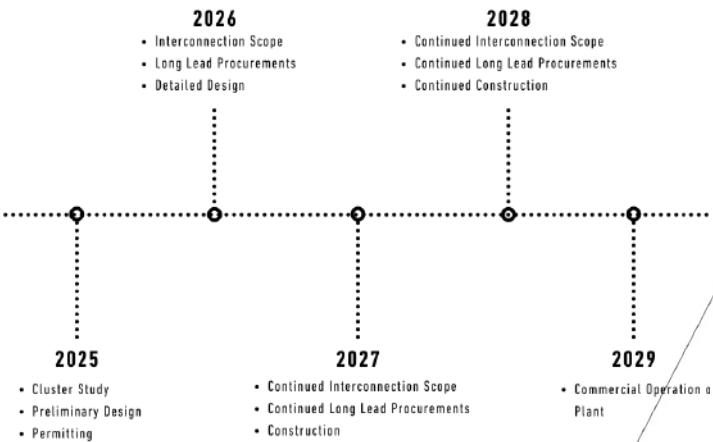


(11) The Utah Associated Municipal Power Systems (UAMPS) is developing a 200 MW natural gas peaking plant near Holden, Millard County. Using reciprocating internal combustion engines (RICE), the facility can ramp from idle to full output in minutes, providing grid stability and backup for intermittent renewables. Tied into existing pipelines and transmission, the project strengthens regional reliability and supports UAMPS member utilities' long-term power needs.



(10) The Magnum Gas Storage Project proposes 61.6 miles of new 36-inch natural gas pipeline and underground caverns capable of storing up to 21 Bcf of natural gas in central Utah. With 1.2 Bcf/day transport capacity, the project includes compression and dehydration facilities, connecting to existing interstate systems. Estimated at \$190.4M, it is expected online in 2025. The EA is expected by November 13, 2025, with a final decision due by February 11, 2026

## TIMELINE & ANTICIPATED DECISION POINTS



(12) Joule Capital Partners is developing a 4,000-acre HPC data center campus in Millard County, UT, rezoned to heavy industrial in Aug 2025. Planned to be one of the largest AI-ready sites, it features liquid cooling, heat recapture, and 4 GW power via Caterpillar/Wheeler, plus 1.1 GWh battery storage. Construction may start in 2026 pending a conditional use permit, targeting hyperscale/enterprise AI tenants with low-latency infrastructure.

# SOLAR SUMMARIES

STEFANOFF FARMS DELTA LLC

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The Intermountain Health Solar Farm in Huntington, Emery County, is a 200 MW project developed by DESRI in partnership with Intermountain Health. Operational since July 2024, it supplies clean energy to power hospitals and clinics, supporting Intermountain's carbon reduction goals. As one of Utah's largest solar farms, it diversifies Emery County's economy, historically coal-dependent, and showcases healthcare-driven sustainability.

The Long Ridge Solar Farm is a planned 300 MW photovoltaic project in Millard County, Utah, currently in the permitting stage. Developed by 33UI 8me at an estimated cost of \$323.4 million, construction is expected to begin in 2026 with operations starting December 2027. Designed as a single-phase build, the project will provide substantial renewable power, advancing regional sustainability goals and delivering clean energy to Utah's growing grid demand.



The Neptune Solar Project, proposed by Hanwha Qcells USA, is a 200 MW photovoltaic solar facility with battery storage located about 10 miles north of Delta, Utah, near Highway 257. The project would interconnect via a 230 kV tie line to the Black Rock Substation. The BLM has segregated 1,920 acres of public land for environmental review through Dec 2026. If approved, Neptune would add significant renewable capacity to Utah's western grid.

# SOLAR SUMMARIES 2

STEFANOFF FARMS DELTA LLC

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The Pavant Solar Project, developed by JUWI Inc. in Millard County, Utah, is the largest JUWI solar park in the U.S., totaling ~151 MW across three phases. Pavant I (62 MW) launched in 2015 with Dominion ownership and a 20-yr PacifiCorp PPA. Pavant II (50 MW) followed in 2016 north of Fillmore, and Pavant III (26 MW) adds further capacity. Located ~20 miles from Delta, the site is cited in Millard County plans for possible future expansion.

The Utah Solar 1 project, by EDF subsidiary ECG Utah Solar 1, LLC, is a proposed ~300 MW utility-scale PV facility in Millard County, just 3 miles east of Delta on 1,729 acres of SITLA land. Estimated at \$477M, it will interconnect with the IPP switchyard and the 500 kV HVDC line to California. Approved for conditional use in 2014, it is tied to a 20-year TIF plan, expected to create 400–500 construction jobs and provide major tax benefits, though still in pre-construction.



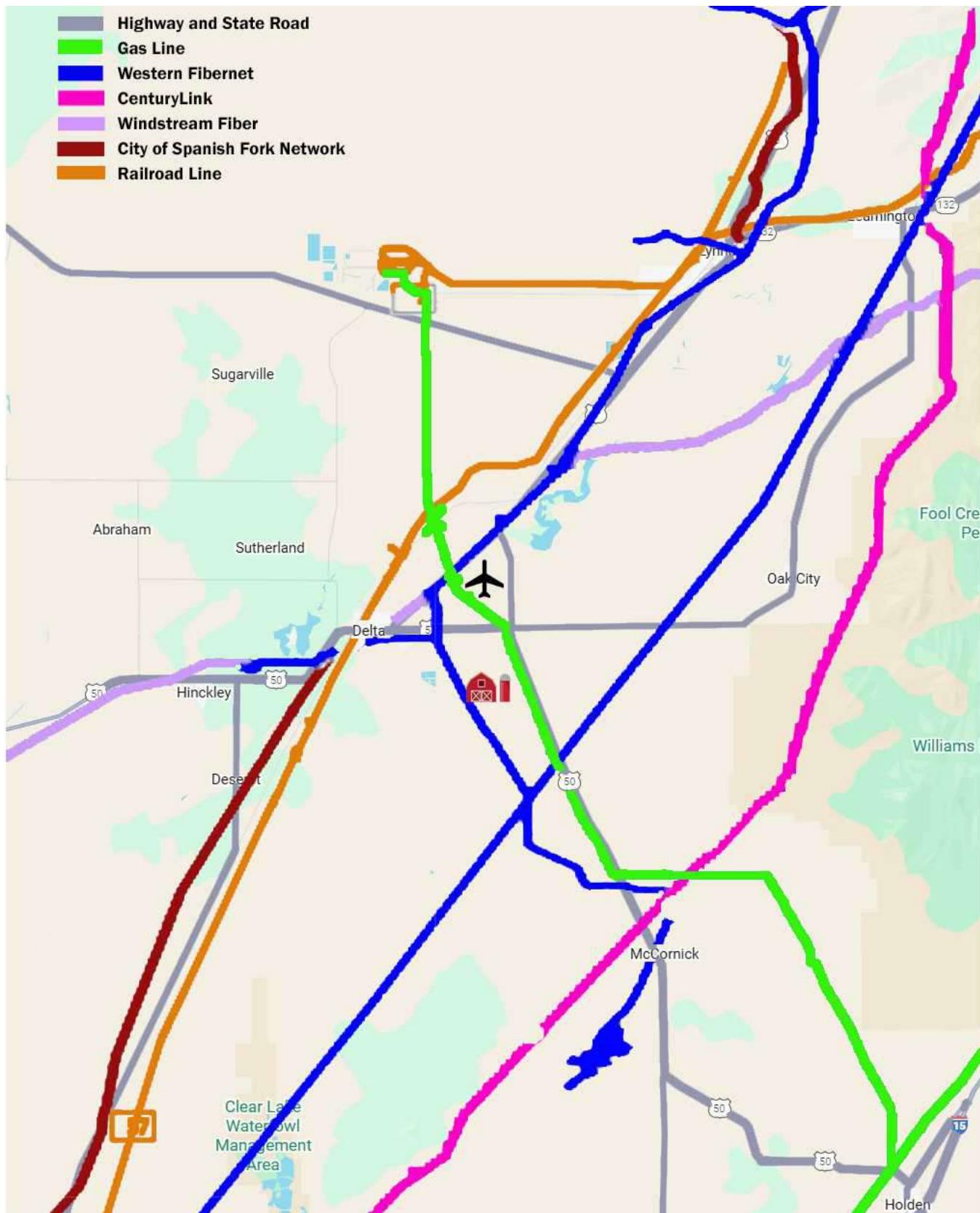
## Black Rock Solar Energy Project

A 100 MW DC solar array, completed in 2021, located just south of Delta in the Black Rock Desert, Millard County. Developed by Great Basin Ventures, the project sits approximately seven miles from the Black Rock Substation and feeds clean energy into Utah's grid. As the project is leased through SITLA, lease royalties benefit public education. It's part of an Opportunity Zone, designed to spur rural infrastructure investment.

# UTILITIES & TRANSPORTATION

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