



102 E 50 S | Caineville, UT 84775

Property Type: Land

Asking Price: **\$639,000**

Acreage: 39.1 ± Acres

Location: Caineville, Utah

*Parcel outlines are approximate



**FARM & RANCH
GROUP**

NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

ERA Brokers
REAL ESTATE CONSOLIDATED

For more information:

Mat Chappell

NAI EXCEL

435.669.1931

mchappell@naiexcel.com

intermountainranches.com



Location: **Caineville, Utah**

- Warehouse plus office N Mezz 2840 sf
- Certified Organic By Oregon Tilth 2022
- 17 acres farmed with 21 shares irr
- 39.1 Total Acres
- River runs through back side
- Abundance wildlife: Deer, Turkey, Rabbit, Fox
- Septic sized for possible house or RV lots
1 RV pad in place
- Upgraded features throughout Barn
- Scenic location Dark Sky area
- Central location to outdoor Adventures
- Possible lease to Seed company, with excellent farming skills
- Extra 10 person camper available

FOR MORE INFORMATION

<http://helloarti.com/view/64339>



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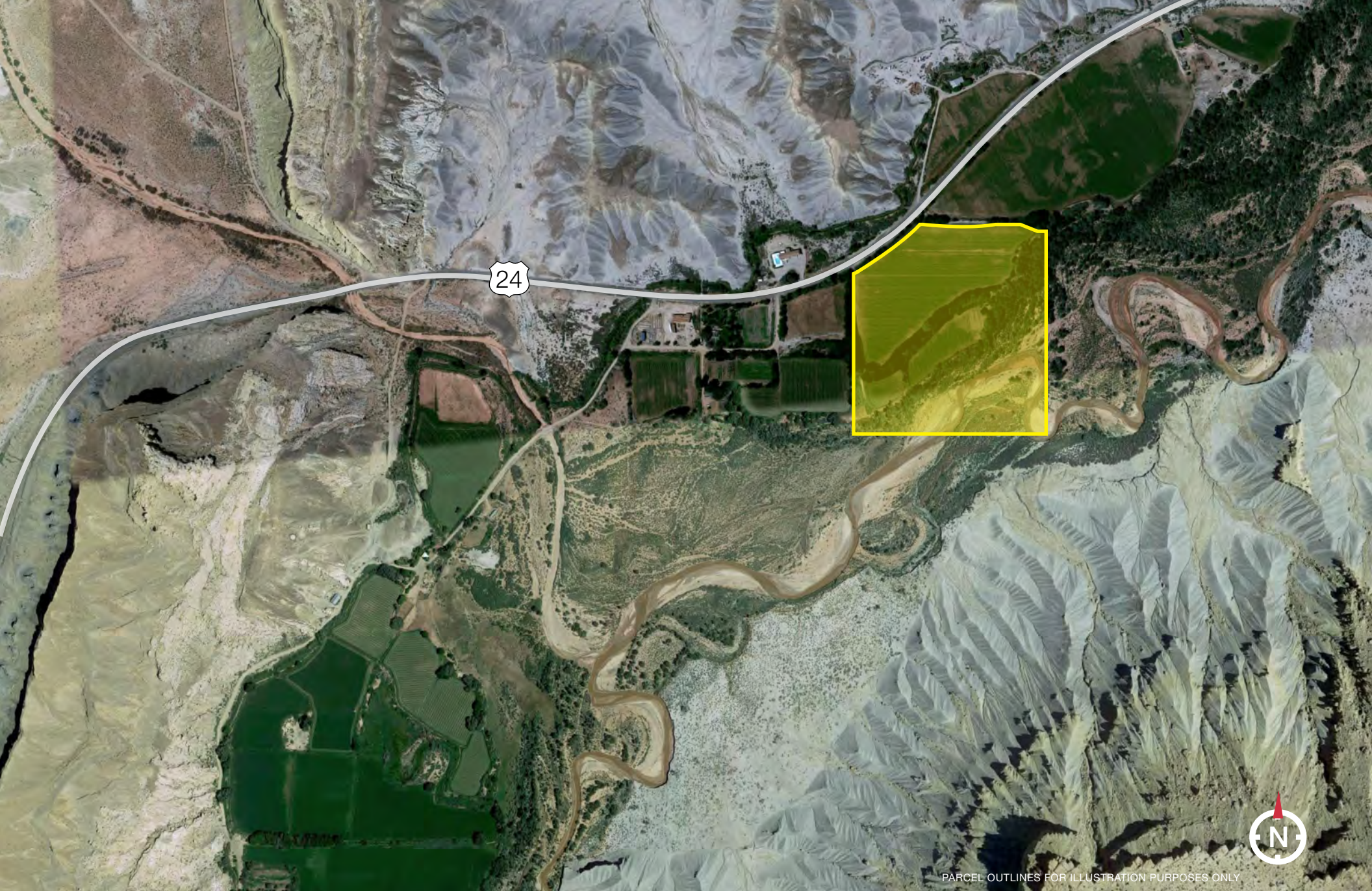


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PARCEL OUTLINES FOR ILLUSTRATION PURPOSES ONLY



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Farm & Ranch Group

Other Properties Available

Jurassic Park - Hanksville, Utah



Rio Oso Ranch - Montpelier, Idaho



James Canyon - Emery County



MM 111 Hwy 24 - Hanksville, Utah

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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