

# LAND AUCTION



TRACT 1  
**320**  
ACRES ±

**320 AC± | 1 TRACT | BOX ELDER CO, UT**

## **AUCTION:**

ONLINE ONLY AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

BIDDING OPENS: JULY 15, 2020

BIDDING ENDS: 4:00PM AUGUST 29, 2020

**ONLINE ONLY AUCTION.** Located on the edge of the Great Salt Lake Desert, this property would make the ideal place to build with all of the public hunting you could ask for within a short drive. Panoramic views of Bald Eagle and Lion Mountain are sure to impress.

**RANCH & FARM AUCTIONS, LLC**

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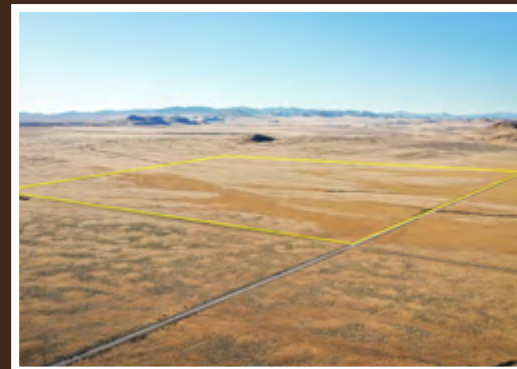
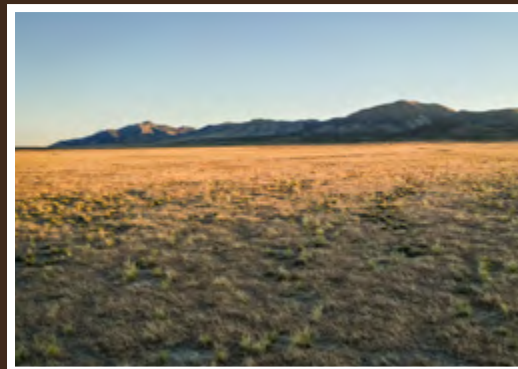
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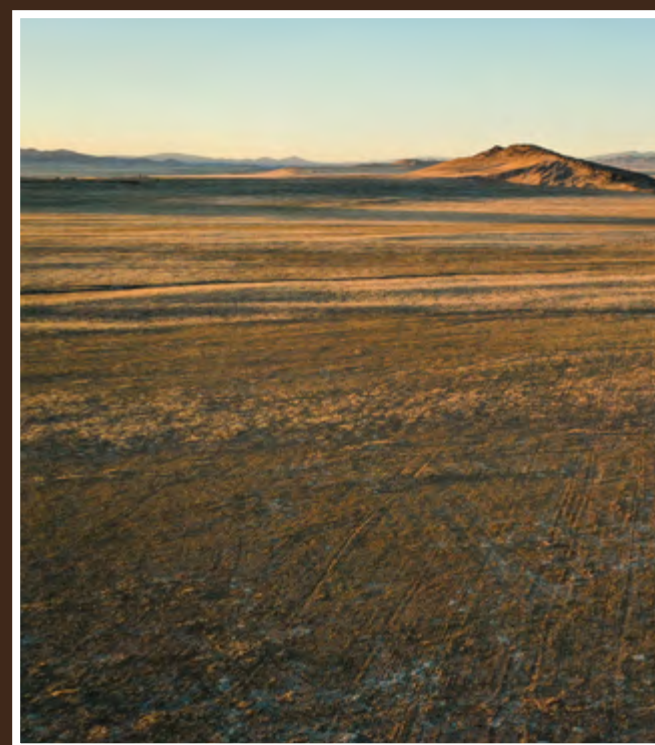
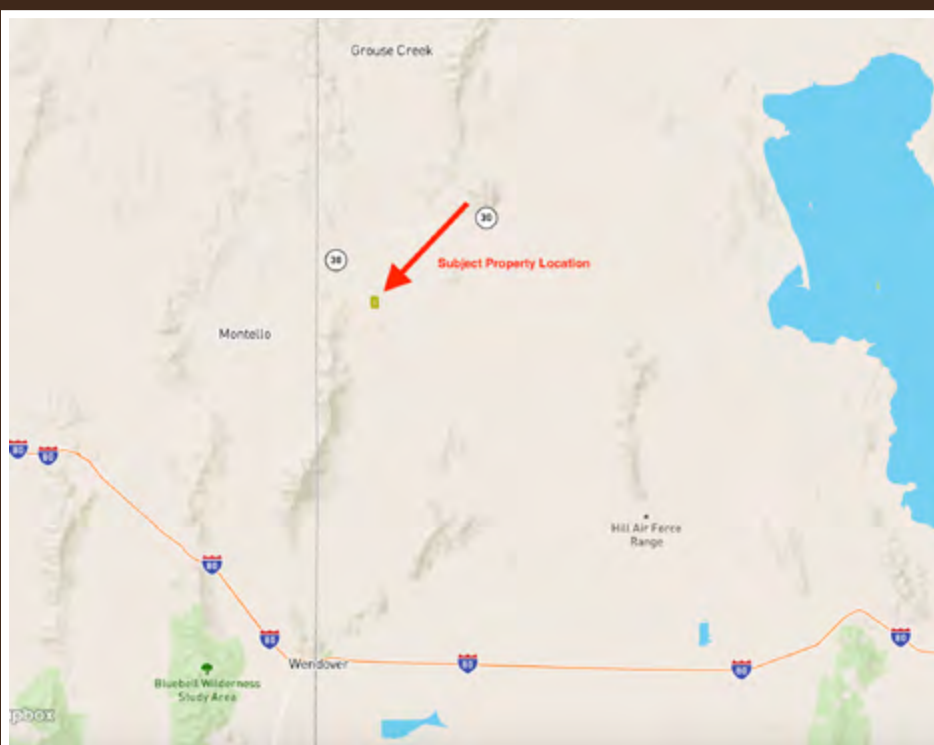
# LANDAUCTION | ONLINE ONLY



**ONLINE ONLY AUCTION.** The level terrain would also make great pasture land for a hobby farm or an addition to your established ranching operation. Dry farming this property is an added possibility. Two seasonal creeks sourced from mountain snow-melt run through the property and provide a water source for the impressive deer and elk population. This Unit is well known for producing trophy elk and mule deer, and the hunting opportunities are abundant with large amounts of public access. Located 3 hours West of Salt Lake City, this property would make an excellent get-away providing privacy and solitude to build a home or cabin. Good road access and adjoining State Land top off the list of opportunities and amenities that this parcel offers. The state land has varied topography and a good trail system throughout providing excellent hiking, horseback riding, and hunting opportunities. Wendover, UT and West Wendover, NV are located just over an hour south and provide ample amenities including shopping, hotels, and casinos.



- Great Building Sites
- Panoramic Mountain Views
- Would make a nice pasture
- 2 Seasonal Creeks
- Good Access
- Ample access to public hunting in the area
- Located 3 Hours West of Salt Lake City UT
- Located 1 Hour and 15 minutes from Wendover UT
- Box Elder County
- Hunt Unit 1



## RANCHANDFARMAUCTIONS.COM

The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at [ranchandfarmauctions.com](http://ranchandfarmauctions.com)

- Bidders may participate in the auction or online at ProxiBid.com or [ranchandfarmauctions.com](http://ranchandfarmauctions.com)
- All properties and or any improvements thereon are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Final acreage totals are contingent on a survey.
- Announcements on the day of the sale shall take precedence over any prior advertisements.
- Each high bidder will sign a Purchase Contract and must make a non-refundable deposit of 10% of the total purchase price immediately following auction. Contract and wire instructions will be sent via DocuSign immediately after the auction closes. The balance of the purchase price and all closing costs are due at closing within 30 days.
- Property may be subject to a Buyer's Premium or Internet fee
- The property is sold free and clear of all taxes and installments of assessments for prior years but taxes and installments of assessments for the current year on the basis of the actual assessment shall be apportioned as of the scheduled date for the closing of title.
- All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment.
- Possession at closing with open tenancy.

FOR MORE PHOTOS, VIDEOS, MAPS AND DOCUMENTS AT: [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)