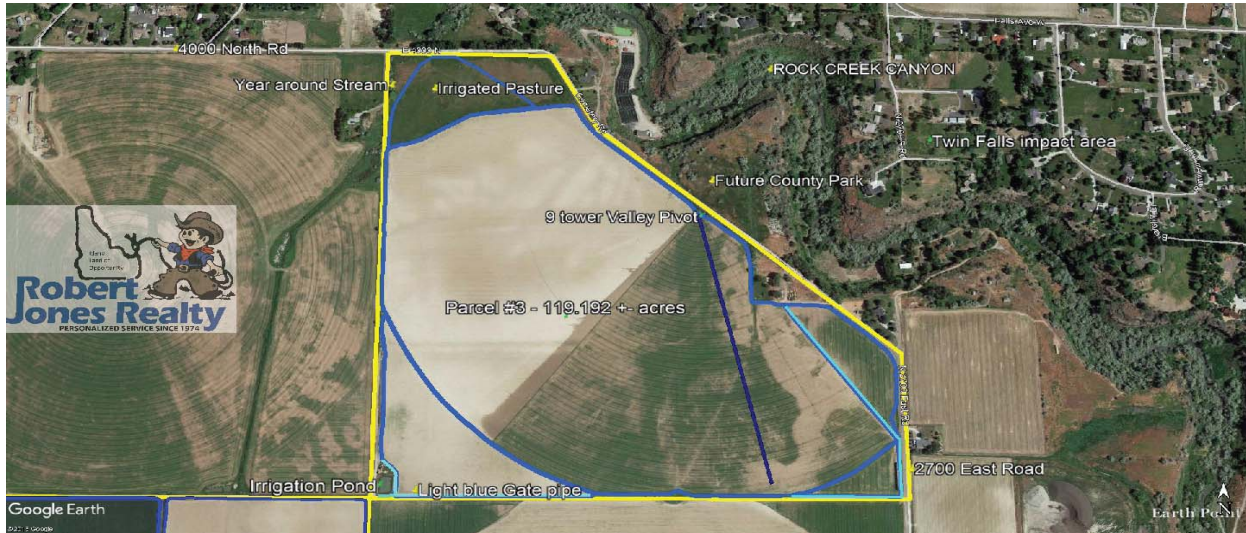


TOLBERT ESTATE FARM FOR SALE

3950 NORTH 2700 EAST
TWIN FALLS, ID 83301



OFFERING SUMMARY

SALE PRICE:	\$1,210,000
DEEDED ACRES:	119.192 +-
IRRIGATED ACRES:	112.01 +-
WATER SHARES:	132.77 +-
IRRIGATION:	Pivot - Gate Pipe
WATER COMPANY:	TFCC
ZONING:	Agricultural
TAXES 2018:	\$3,900

PROPERTY OVERVIEW

93.43 +- acres are irrigated under the 9 tower Valley pivot. 14.14 +- acres are irrigated with gated pipe. Two other IDWR water rights with 1925 priority dates. Adjacent to the East is the Twin Falls City im-

Estate Sale: On March 13, 2019 the Trustee will look at offers and respond the same day. Property is being sold AS-IS, with no repairs. Listing Broker and Trustee assume no responsibility and make no guarantees, representations, warranties (express, implied or otherwise) as to the availability or accuracy of information contained herein. Buyer to verify all information.

(Full brochure can be email upon request and offers can be submitted with Mark Jones or use your own REALTOR to make offer)

**ROBERT JONES
REALTY, INC.**

1766 Addison Ave. E.
Twin Falls, ID 83301

MARK E. JONES, GRI

Associate Broker
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Note: This information is from sources deemed reliable and in which we believe to be correct, however Robert Jones Realty, Inc. Nor their agents assume no liability for errors or omissions therein. We make no guarantee, warranty or representation about it. Opinions, projection, assumptions or estimates are included for example only, and they may not represent current or future performance of the property. You, your tax and legal advisors should conduct your own investigation of the property and transaction. Prospective buyers shall check all data (water rights, water tests, soils, home inspections, state and county regulations/permits, boundary lines, rental incomes, etc.) to their satisfaction prior to closing. This property is submitted subject to, prior sales, price change, rental or other conditions, correction or withdrawal without notice. All measurements are approximate and acreages stated are plus or minus.