

COMMERCIAL & FARM LAND FOR SALE

21446 HWY 30
TWIN FALLS, ID 83301



OFFERING SUMMARY

SALE PRICE:	\$2,050,000
DEEDED ACRES:	155.77 +/-
IRRIGATED ACRES:	143.07 +/-
WATER SHARES:	160 +/-
IRRIGATION:	Wheel line, Siphon Tubes
WATER COMPANY:	TFCC
ZONING:	Commercial, Agricultural
TAXES 2018:	\$4,293

PROPERTY OVERVIEW

Commercial zone is 2,640' +/- of Hwy 30 frontage and 660' +/- deep, leaving 40+/- acres of commercial usage on a busy Highway into Twin Falls. 5 designated entrances already approved for use. 1.5 miles from Twin Falls.

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 an offer)

**ROBERT JONES
REALTY, INC.**

1766 Addison Ave. E.
Twin Falls, ID 83301

MARK E. JONES, GRI

Associate Broker
C 208.308.3030
O 208.733.0404



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