

CASH RANCH FOR SALE

**600 EAST 200 SOUTH +-
FAIRFIELD, IDAHO 83327**



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
DEEDED ACRES:	528 +-
IRRIGATED ACRES:	264 +-
WATER SHARES:	280 +-
IRRIGATION:	Pivot, WL
WATER COMPANY:	Twin Lakes
ZONING:	A-80
TAXES 2018:	\$1,671.77

PROPERTY OVERVIEW

Farm/Cattle operation with 1887 priority date water right, source from Camas Creek. Includes a 7 tower Reinke pivot, wheel line, gated pipe, and flood irrigation. Per FSA 264.61 +- acres are cultivated. 102.71 +- acres under pivot. 18.97 +- acres under wheel line. 29 +- acres flood irrigated. 112 +- acres dry farm. Farm is leased out for the 2019 season. Wild life seen on the property: Antelope, Deer, Ducks, Geese, Upland Birds.

(Full brochure can be email upon request and offers can be made by Mark Jones or use your own farm agent)

**ROBERT JONES
REALTY, INC.**

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Associate Broker
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