

# FARM FOR SALE

**APPOX. 3460 N 1000 E**  
**BUHL, ID 83316**



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$550,000
<b>DEEDED ACRES:</b>	69.14 +/-
<b>IRRIGATED ACRES:</b>	64.71 +/-
<b>WATER SHARES:</b>	70
<b>IRRIGATION:</b>	Pivot/Gate pipe
<b>WATER COMPANY:</b>	TFCC
<b>ZONING:</b>	Agricultural

## PROPERTY OVERVIEW

Farm is located South West of Buhl 11 +/- miles. There is 59.54 acres irrigated under pivot and 5.17 +/- acres with pvc gated pipe. Pivot is a 7 tower Zimmatic, 9 +/- years old. Nozzles changed out 2 +/- years ago. 70 shares of Twin Falls Canal Company Water cost is \$26 per share for the year. 2018 crop was corn. Farm is currently leased out for the 2019 season. Farm is fenced and corner 5 +/- acres crossed fenced.

## 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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