

# Southern Idaho Dairy

**\$6,000,000**



## DAIRY

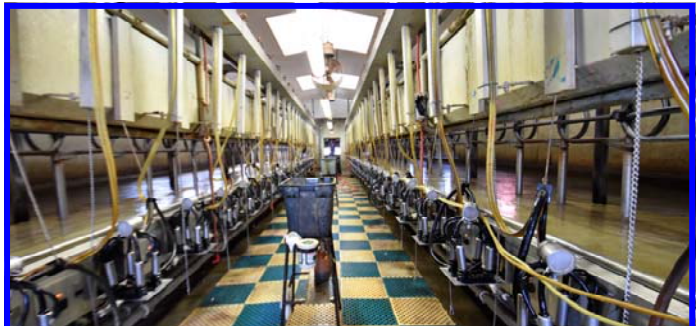
### 165 +- Deeded Acres

1800 milking cows and 300 dry cows for a total of 2940 AU  
Double 24 parallel - DeLaval Equipment  
80+- acres irrigated with gate pipe  
167 shares of Twin Falls Canal Company  
IDWR #47-2315B & #47-0699 water rights  
Two milk silos - 8,000 & 10,000 gallon  
Cooling systems, 2 - 30hp compressors, Glycol chiller  
25 hp variable drive vacuum pump  
2 screw-drive air compressors, 180 hp back-up generator  
Open lot corrals -12 shades 36' x 360' +- and windbreaks  
1920 +- lockups for milking herd  
402 +- lockups for heifers, fresh cow/Hospital Pen,  
Maternity pen and close-ups. 250+- Calf Hutches  
Two clay pack lagoons, two ground separators, Run-off containment area for corral drainage.

7 large bays, 4 small bays commodity barn, truck scales  
3 asphalt silage bunkers—Equipment shop 40'x60' +-  
\*1 home 3,462 +- sq.ft. 4, bdrm, 2 bath on 5 +- acres

### ADDITIONAL FARM LAND

919.61 +- acres is available  
529.29 +- irrigated acres  
Farm Price: \$6,400,000



For Showing of the  
Property Call:

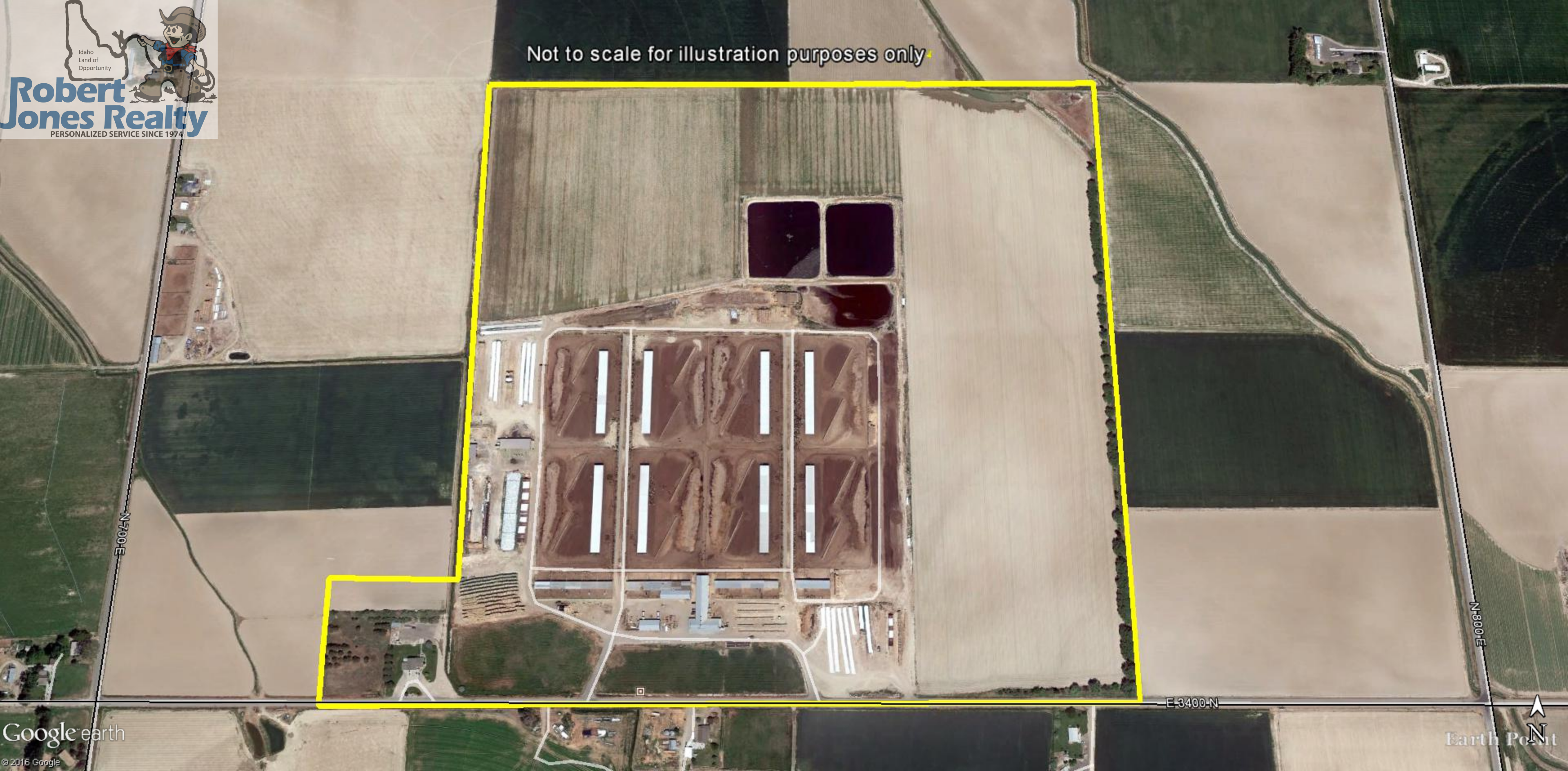
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Note: The statement contained herein are based upon information from sources we deem reliable and which we believe to be correct, but assume no liability for errors or omissions therein. Buyer to conduct their own due diligence regarding the water, improvements, soils, permits, zoning, irrigation equipment etc.





Not to scale for illustration purposes only



N-700-E

N-800-E

E-3400-N

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