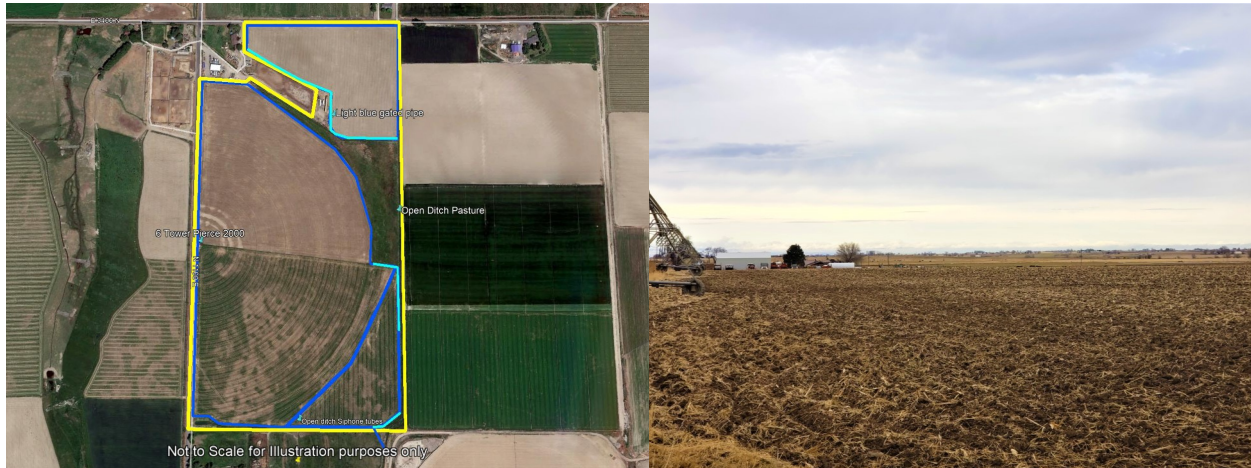


# JONES FARM FOR SALE

**3475 NORTH 1100 EAST  
BUHL, ID 83316**



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$540,000</b>
<b>DEEDED ACRES:</b>	<b>75.26 +-</b>
<b>IRRIGATED ACRES:</b>	<b>68.18 +-</b>
<b>WATER SHARES:</b>	<b>80 +-</b>
<b>IRRIGATION:</b>	<b>Pivot, Gate Pipe, Siphon</b>
<b>WATER COMPANY:</b>	<b>TFCC</b>
<b>ZONING:</b>	<b>AG</b>
<b>TAXES 2019:</b>	<b>\$ 2,009.38</b>

## PROPERTY OVERVIEW

New surveyed parcel at 75.26 +- acres. 43.91 +- acres cultivated under a 6 tower Pierce pivot installed in 2000 with a phase convertor. 11.96 +- acres in gated pipe, 7.97 +- acres in siphon tubes and 5.28 +- acres in pasture. 69.12 +- irrigated acres per Google mapping. 80 Shares of Twin Falls Canal Company Water with one head gate. 2018 shares costs was \$26 per share per year. No lease for the 2019 farm season or can be cash leased for investor.

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

**ROBERT JONES  
REALTY, INC.**  
1766 Addison Ave. E.  
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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.