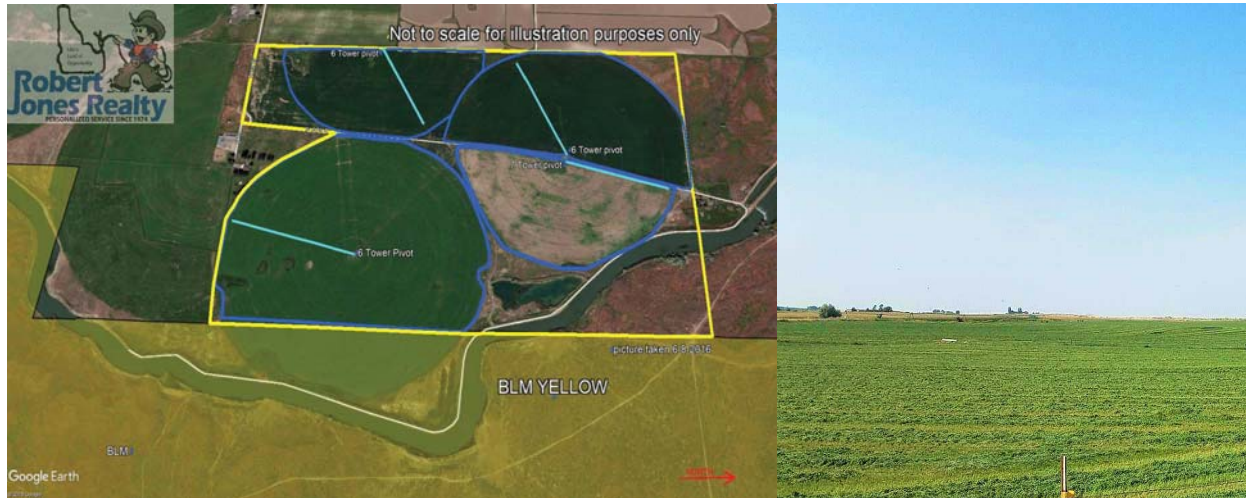


# COOK FARM FOR SALE

875 EAST ROAD  
JEROME, ID 83338



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,292,000
<b>DEEDED ACRES:</b>	232.68 +/-
<b>IRRIGATED ACRES:</b>	190 +/-
<b>WATER SHARES:</b>	110 +/- / 1.41 CFS
<b>IRRIGATION:</b>	4 Pivots– Hand Lines
<b>WATER COMPANY:</b>	NSCC/IDWR
<b>ZONING:</b>	Agricultural
<b>TAXES 2018:</b>	\$4,124.06
<b>NCSS WATER COST:</b>	\$2,860

## PROPERTY OVERVIEW

190 +/- acres cultivated farm ground per FSA 180 +/- acres under pivots, 4.5 +/- acres in Hand Lines. 110 shares of North Side Canal Company water, Cost per share is \$26 per share per year, also combined water is Idaho Department of Water Right #36-7684 with a priority date of 1977, Beneficial Use from 4-1 to 11-1, diversion rate 1.41 CFS. South East pivot encroaches on BLM. Cultivated acres are not included. Farm has grown standard area crops throughout the years and is fenced to run cattle.

( 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.  
Twin Falls, ID 83301

**MARK E. JONES, GRI**

Associate Broker  
C 208.308.3030  
O 208.733.0404



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.