

FARM FOR SALE

3522 N 2900 E
TWIN FALLS, ID 83301



OFFERING SUMMARY

SALE PRICE:	\$3,980,000
DEEDED ACRES:	356.98 +-
IRRIGATED ACRES:	333.86+-
WATER SHARES:	358 +-
IRRIGATION:	4 Pivots
WATER COMPANY:	TFCC
ZONING:	AG
TAXES 2018:	\$14,021.54

PROPERTY OVERVIEW

Rare opportunity to own a large farm in City of Impact & County Agricultural Zones.
356.98+- gross acres as per Twin Falls County Taxes
333.86+- acres are irrigated
249.31+- acres under pivot
84.55+- acres under wheel & hand lines.
Property has 358 shares of Twin Falls Canal Company stock.
Current zoning for most of the farm is Airport Overlay and Impact Area.
Farm is leased for 2019 season.
1995 3114+-SF Home is brick & rented. 4 bedrooms, 3 bathrooms, and 3 car attached garage.
Metal shop is 3200 SF.

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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