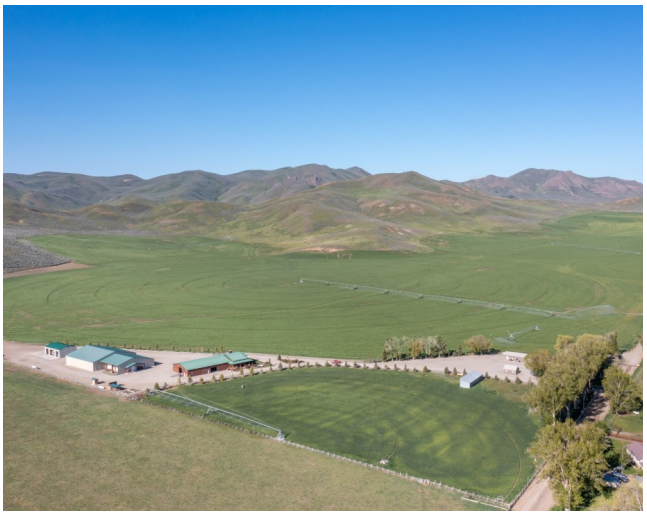
FARM & RANCH FOR SALE

33 MECHAM LN
CAREY, ID 83320

Idaho Land of Opportunity
Robert Jones Realty
PERSONALIZED SERVICE SINCE 1974





OFFERING SUMMARY

SALE PRICE :	**$7,400,000**
ACRES:	**657.72 +-**
IRRIGATED ACRES:	**367 +-**
IRRIGATION DISTRICT:	**Little Wood River**
IRRIGATION:	**10 Pivots**
ZONING:	**Agricultural & Rural Remote**
TAX:	**$2,605.00**

SUMMERY OVERVIEW

There is 360 +- acres of irrigated farm land under 10 pivots and 7 +- acres of wheel lines. Pivots, buried main line and pumps were installed in 2015. Irrigation water is from Little Wood River Irrigation district, with 183.28 acre feet of old storage, 606 acre feet of new storage and 165.99 miner inches of natural flow rights. There are 3 IDWR water rights for domestic and stock water. 246 +- acres of Dry grazing in 5 sections with 4 water troughs. Home was built in 2009, 4,613 +- sf, 4 bedrooms, 4.5 bath, with attached heated 4,686 +- sf garage. Second home was built in 1919 and is being updated, 3 bedrooms, 2.5 bath. There are 2 other studio apartments on the property. 2016 built 10,000 +- sf indoor riding arena, with a 3,600 +- sf barn with 3 stalls, tack room, bathroom and 3 bay equipment storage area. 2016 built shop, 2,400 +- sf , heated, with 3 bays one with drive through overhead doors. Elevation is 4900 to 5200 feet. Well maintained Ranch!

(Full brochure can be emailed upon request and offers can be submitted through Mark E Jones)

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Associate Broker, Realtor
208.308.3030

ALC ACCREDITED LAND CONSULTANT
REALTORS LAND INSTITUTE

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Associate Broker, Realtor
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