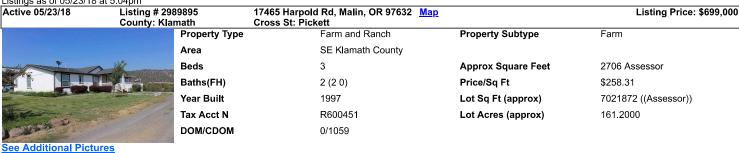
Client Detail Report

Listings as of 05/23/18 at 5:04pm



Directions http://goo.gl/maps/KIKIj From Malin, West On Hwy 50 For 2 Mi, North On Harpold For 4 Miles, Then Right Down Dirt Road For 1 Mi.

Marketing Remark MT SHASTA VIEWS with irrigation well! Private 167 acres, 2 pivots, 5 wheel lines, newer variable speed pump and boles. 108 irrigated acres; excellent soils for alfalfa, grain & pasture, has been in spuds. Balanced for cattle & hay rotations w/pole & livestock barns, corrals, fenced/cross-fenced. Gorgeous 3 bedroom, 2 bath 2706 square foot manufactured home w/high ceilings, acacia hardwood floors, huge kitchen w/island & new granite counters, grand master suite, all new bathrooms from the tile floors to the top-notch fixtures. Heating is heat pump with air conditioning. Views every direction, decking on 3 sides, garage/shop, beautiful landscaping and garden.

Agncy Representation	Yes	Main Home Type	Manufactured
Tax Years	2017	Taxes	2255.00
Section	0	Zoning	Kc-forestry / Range
# of Living Units	1	Sale Approval	Normal
Land Occupancy	Owner	Phone Ownership	Listing Licensee
Phone Ownership 2	Other	Approx. Carrying Cap	50 +/- pair
Season/Year Round	Summer	Crops Included	Yes
Crops	Alf/Gr/Pas	Production	Hay/Cattle
Pumping Costs	5000.00	Irrigated Acres	Sprinkler
Approx Acres Range	20.000000	Approx Miles to Town	7.00
Farm Equipment	No	Water Rights Acreage	108.00
Irrigation Well GPM	638.00	Pre - 1978	No
Special Financing	None	Secluded	No
Government Sides	No	Inclusions	pumps, mainline, 5 wheel lines, 2 pivots
Elementary School	KL Lost River	Middle School	KL Lost River
High School	KL Lost River	Agricultural Class	Class 3, Class 4
Terrain	Level, Partially Wooded, Rolling	Irrigation Source	Sprinkled, On Site Well
Irrigation Equipment	Mainline, Pumps, Wheel Line	Water Rights	Yes
Water Rights Type	Permitted	Water	Pond(s)
Fencing 7.	Barbed Wire, Cross Fencing, Wire	Outbuildings	Corrals, Fuel Tank Above Grnd, Garage(s), Hay
3	,		Barn, Livestock Barn, Workshop
Restrictions	Access Recorded, Easement/Rght-of-Way,	Road Frontage	County Road
	Recorded Plat, Subject to Zoning	U	•
Road Surface	Asphalt	Heat Source	Oil, Wood/Pellet, See Remarks
Power Source	Public Utility	Documents on File	Aerial Photos, Brochures, Legal Description,
	•		Photos, Plat Maps, Topography Map, Well Data
Existing Financing	Conventional	Water/Sewer	Septic tank, Well
Possession	Negotiable		•

Presented By:

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