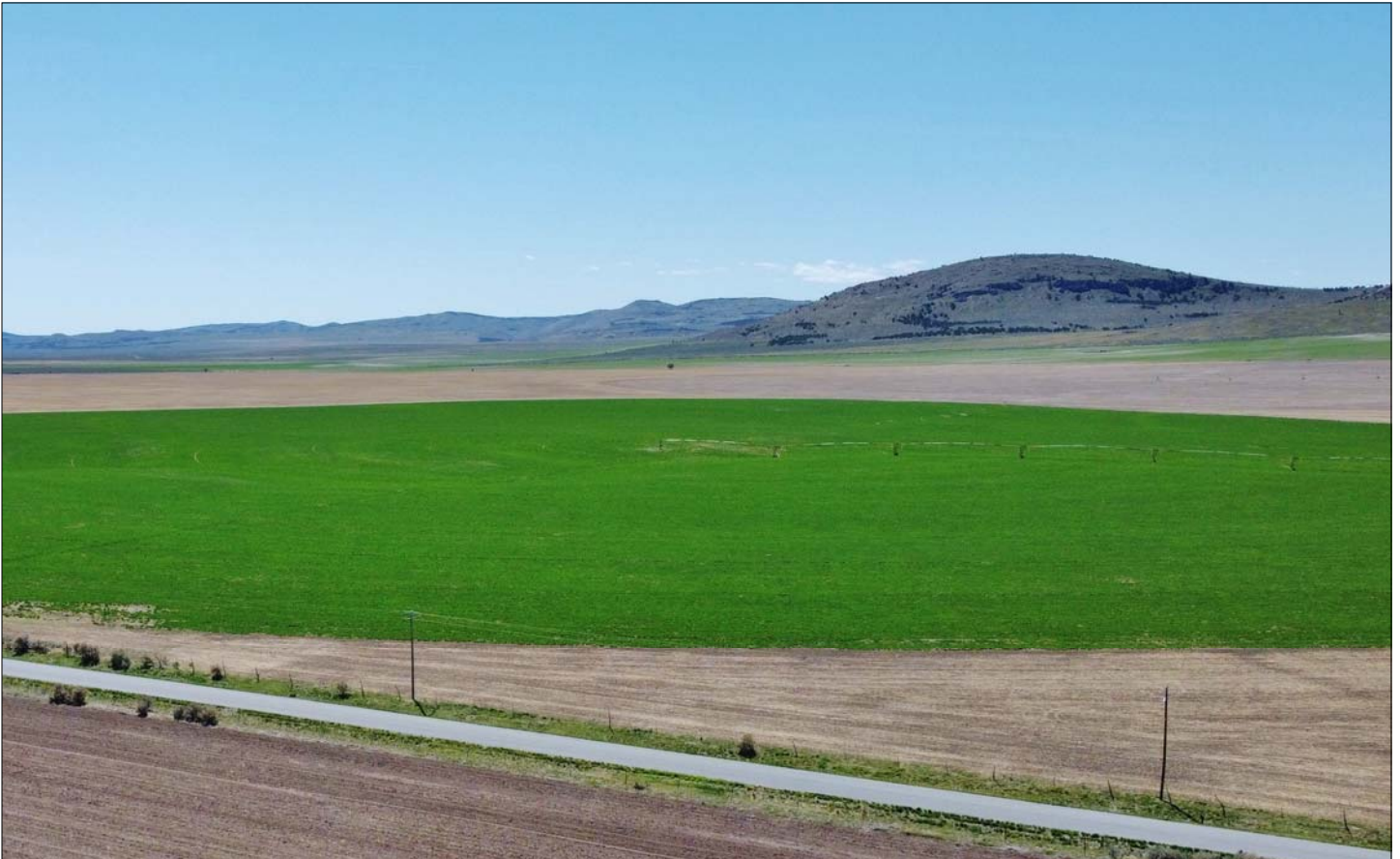


PRICE REDUCED:

Holbrook Farm

1,367 acres in Holbrook, Idaho (Oneida County)



SALE PACKAGE CONTACTS

Dan Nelson
801-482-7564
daniel@hciutah.com

Mike Nelson
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801-487-6100
gary@hciutah.com

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to correction, prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial.



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EXECUTIVE SUMMARY

- Irrigated farm located in Holbrook, Idaho (Oneida County)
- 1,367 deeded acres
- **Water rights to irrigate 753.9 acres** with 3.5 acre feet from five wells
- Located in a prime farming location; crops in this valley include potatoes, corn, hay, sod, grains
- Improvements include grain bins, storage buildings, old farmhouse, fencing, corrals
- The irrigation system, including wells and pivots, is quite old. We expect a buyer will anticipate an overhaul of the irrigations system in the near term.
- Estimated annual pumping cost: \$60/irrigated acre
- Crop yields and operating costs unavailable

TERMS OF SALE

List Price: ~~\$4,450,000~~ \$3,950,000



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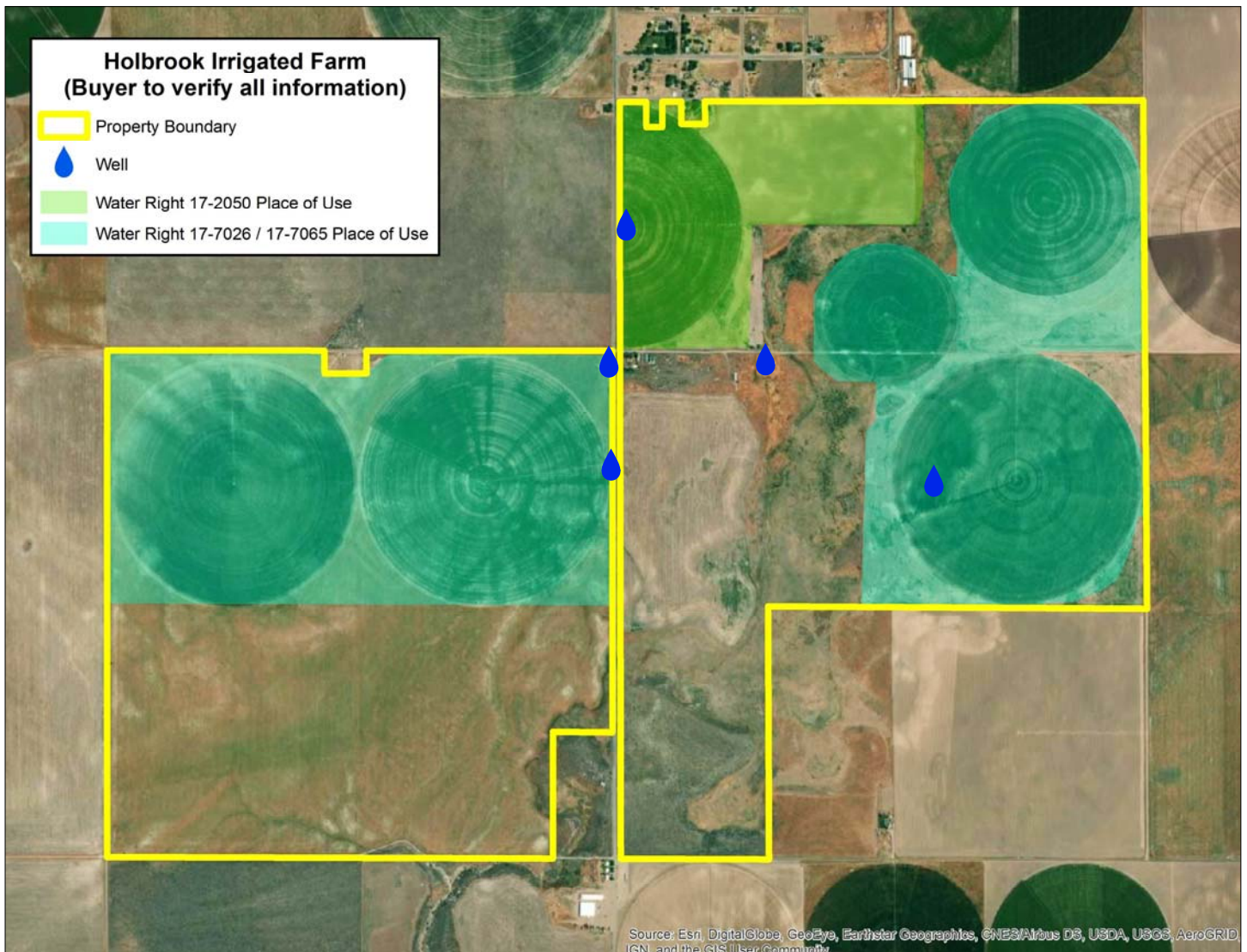
FARM LOCATION

- The Holbrook Irrigated Farm is located in southern Idaho near Holbrook. (Oneida County)
- 21000 West bisects the property.
- Driving distances:
 - Snowville, Utah: 15 miles
 - Malad, Idaho: 24 miles
 - Tremonton, Utah: 52 miles
 - Pocatello, Idaho: 62 miles
 - Burley, Idaho: 93 miles
 - Salt Lake City, Utah: 124 miles
 - Twin Falls, Idaho: 127 miles



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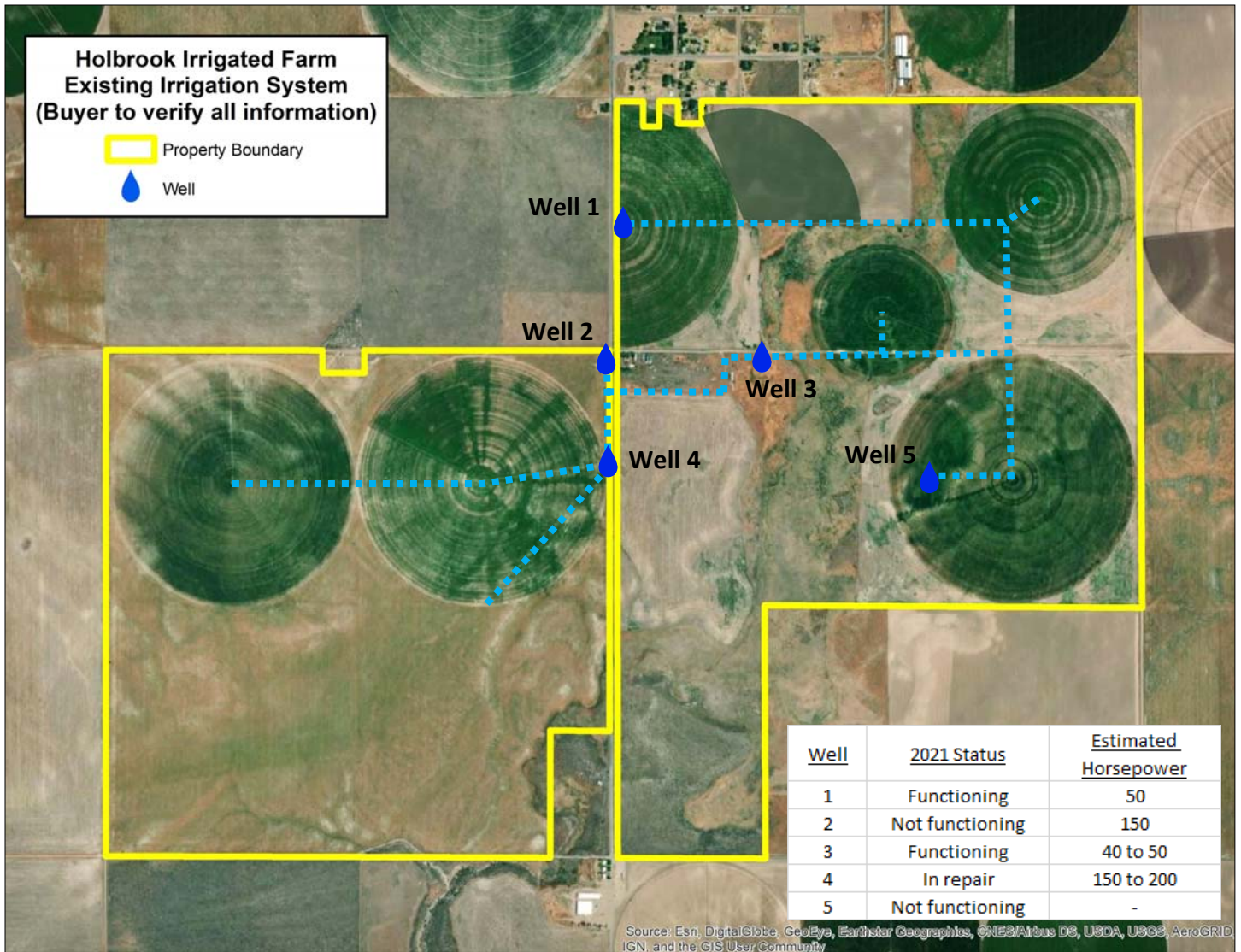
WATER RIGHTS

- There are three groundwater rights that provide for stockwater and a total of 753.9 irrigated acres, based on a duty of 3.5 acre feet:
 - 17-2050
 - 17-7026
 - 17-7065
- See attached water right printouts.
- Annual pumping costs are estimated at \$60/irrigated acre. (Rocky Mountain Power)
- More information can be obtained from the Idaho Department of Water Resources: 208-525-7161



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IRRIGATION SYSTEM

- There are seven pivots on the property, which are quite old.
- It is expected a buyer will anticipate a complete overhaul of the irrigation system in the near term. Several of the pivots and wells are not currently functioning. (See map table, above.)



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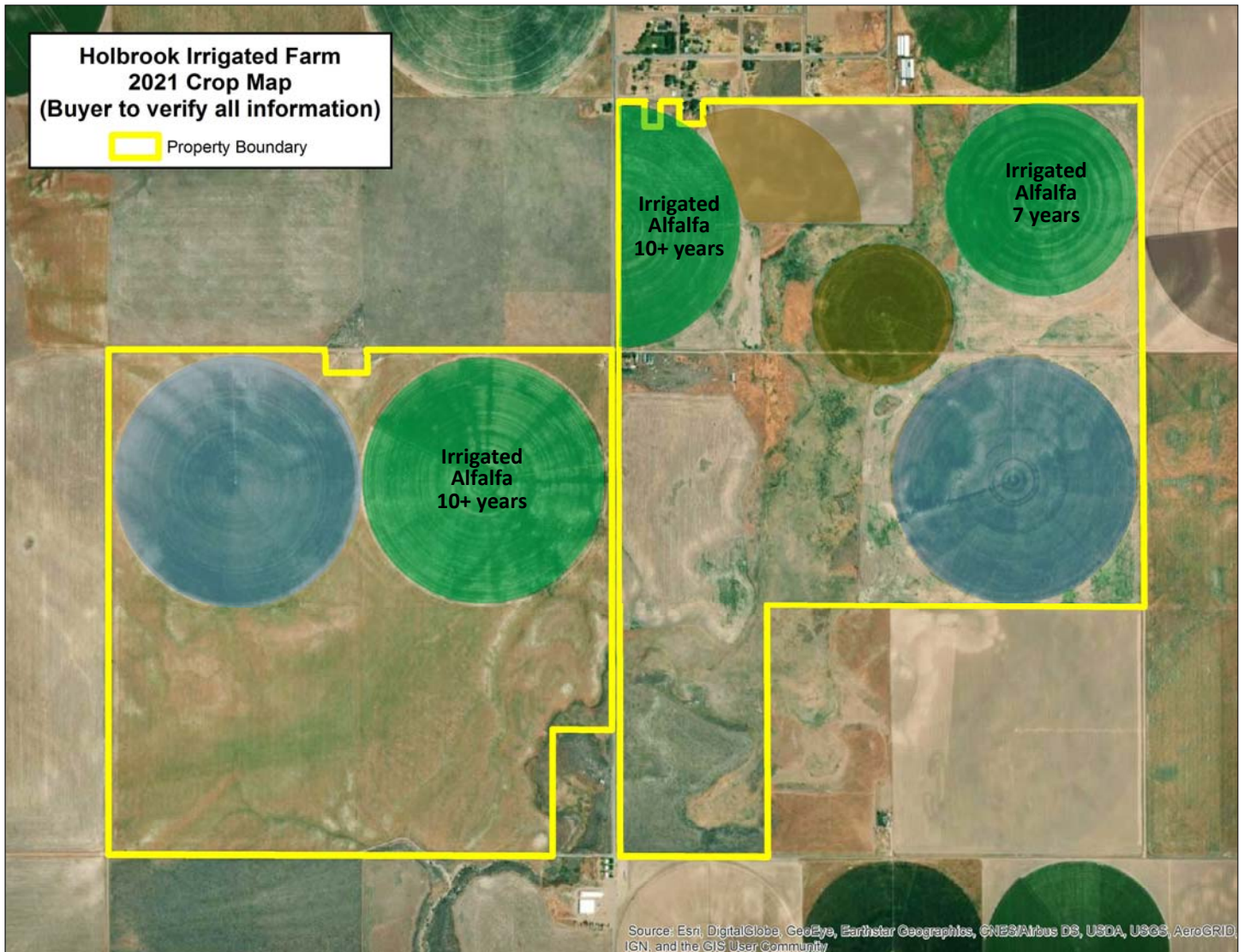
FARMING/SOIL

- The farm has water rights to irrigate 753 acres. In addition to the irrigated land, much of the property has been in dry farm production, growing wheat and safflower.
- Irrigated acres in this valley grow a variety of crops including potatoes, corn, hay, grass, sod, and grains.
- Crop yields are not available for this farm.
- See attached soils map for further information.



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2021 CROP MAP

- The farm owner has entered into a one-year lease for the 2021 season. The above map represents the anticipated crop map but is subject to change or adjustment. The farm lease is subject to a buyout at the owner's option when the farm sells to a new buyer.
- As stated previously, it is expected that a buyer will undertake an overhaul of the farm in the near term, which would include replanting many of the fields.
- The farm has not been planted in potatoes for many years, so a first-year potato crop would likely be very productive.



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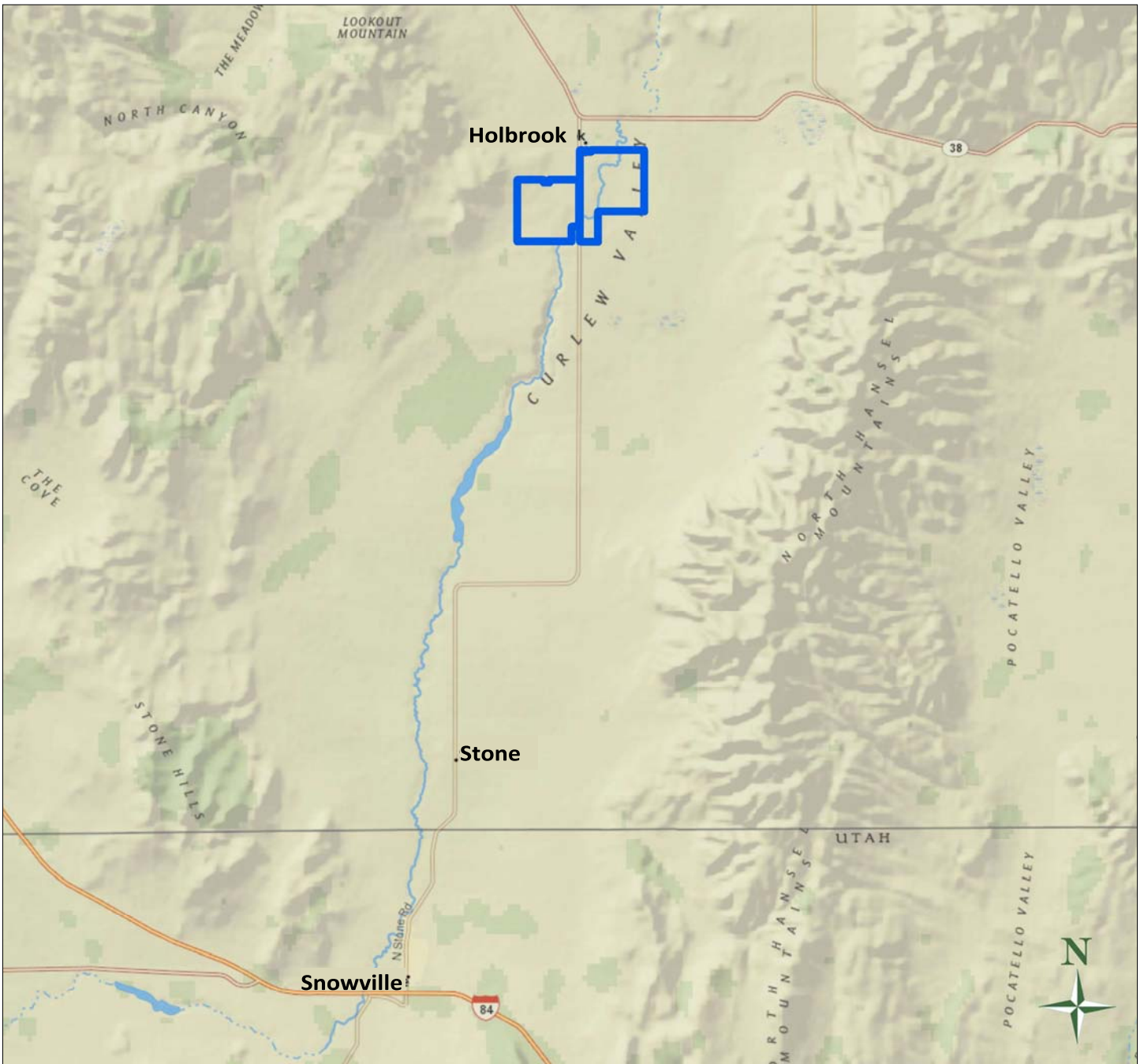
IMPROVEMENTS

- The property includes grain bins of various sizes. These bins are not currently functioning.
- There are two out-buildings and an old farmhouse, not currently in livable condition.
- The entire perimeter of the property is fenced, with several cross fences.
- There is a set of corrals located east of the main farmstead.



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CLIMATE / AREA INFORMATION

- Elevation on the property ranges from approximately 4,745 to 4,885 feet.
- Annual rainfall averages around 9 inches.
- Oneida County, Idaho, has a population of approximately 4,286.



**HIGHLAND
COMMERCIAL**

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PARCELS/PROPERTY TAXES

<u>Parcel</u>	<u>Acres</u>	<u>Property Taxes</u> <u>(2020)</u>
RP0154802	314.27	\$1,551.58
RP0117100	617.13	\$1,909.84
RP0156800	435.24	\$1,476.50
Total:	1,366.64	\$4,937.92

INFORMATION

For more information, please contact us:

Dan Nelson
801-482-7564
daniel@hciutah.com

Mike Nelson
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Gary Nelson
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WATER RIGHT REPORT

2/25/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 17-2050

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	BLAISDELL BROS INC HOLBROOK, ID 83243

Priority Date: 12/18/1961

Basis: License

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	11/01	1.76 CFS	455 AFA
STOCKWATER	1/01	12/31	0.02 CFS	14 AFA
Total Diversion			1.78 CFS	469 AFA

Location of Point(s) of Diversion:

GROUND WATER | NWSW | Sec. 31 | Township 14S | Range 33E | ONEIDA County

Licensed Diversion Capacity: 1.78

Place(s) of use:

Place of Use Legal Description: IRRIGATION ONEIDA County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
14S	33E	31		NESW	40		NWSW	39		SWSW	37			
				NWSE	14									

Total Acres: 130

Dates:

Licensed Date: 10/04/1972

Decreed Date:

Permit Proof Due Date:

Permit Proof Made Date:

Permit Approved Date:

Permit Moratorium Expiration Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal:

Owner Name Connector:

Water District Number: NWD

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False



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WATER RIGHT REPORT

2/24/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 17-7065

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	CURLEW DEVELOPMENT INC C/O BRENT BIRD 9830 N ARBON VALLEY RD HOLBROOK, ID 83243 2086983345
Original Owner	BLAISDELL BROS INC HOLBROOK, ID 83243

Priority Date: 09/19/1975

Basis: License

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	10/31	5 CFS	1343.7 AFA
Total Diversion			5 CFS	1343.7 AFA

Location of Point(s) of Diversion:

GROUND WATER | NENENE Lt 1 | Sec. 01 | Township 15S | Range 32E | ONEIDA County

GROUND WATER	SENENE Lt 1	Sec. 01	Township 15S	Range 32E	ONEIDA County
GROUND WATER	NWNE Lt 2	Sec. 06	Township 15S	Range 33E	ONEIDA County
GROUND WATER	NWNENW Lt 3	Sec. 06	Township 15S	Range 33E	ONEIDA County

IRRIGATION Use:

Acre Limit: 383.9

Place(s) of use:

Place of Use Legal Description: IRRIGATION ONEIDA County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
14S	33E	31		SESW	18.9									
				NESE	34.6		NWSE	16.6		SWSE	34.9		SESE	39
15S	32E	1	1	NENE	39	2	NWNE	39		SWNE	39		SENE	39
			3	NENW	38	4	NWNW	39		SWNW	39		SENE	40
	33E	6	1	NENE	34	2	NWNE	40		SWNE	40		SENE	32.5
			3	NENW	11.5		SENE	9.9						

Total Acres: 623.9

Conditions of Approval:

- X27 This right is limited to the irrigation of 383.9 acres within the place of use described above in a single irrigation season.
- X35 Rights 17-7026 and 17-7065 when combined shall not exceed the irrigation of 623.9 acres.
- R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the lands above.
- 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
- T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
- T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Dates:

Licensed Date: 05/16/2007

Decreed Date:

Permit Proof Due Date: 10/1/1985

Permit Proof Made Date: 9/5/1985

Permit Approved Date: 10/21/1975

Permit Moratorium Expiration Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date: 09/19/1975

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal:

Owner Name Connector:

Water District Number: NWD

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 3.5

Combined Acres Limit: 623.9

Combined Volume Limit: 2183.7

Combined Rate Limit: 8

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False



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WATER RIGHT REPORT

2/24/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 17-7026

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	CURLEW DEVELOPMENT INC C/O BRENT BIRD 9830 N ARBON VALLEY RD HOLBROOK, ID 83243 2086983345
Original Owner	BLAISDELL BROS INC HOLBROOK, ID 83243

Priority Date: 02/11/1974

Basis: License

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	10/31	3 CFS	840 AFA
Total Diversion			3 CFS	840 AFA

Location of Point(s) of Diversion:

GROUND WATER | NENENE Lt 1 | Sec. 01 | Township 15S | Range 32E | ONEIDA County

GROUND WATER	SENENE Lt 1	Sec. 01	Township 15S	Range 32E	ONEIDA County
GROUND WATER	NWNE Lt 2	Sec. 06	Township 15S	Range 33E	ONEIDA County
GROUND WATER	NWNENW Lt 3	Sec. 06	Township 15S	Range 33E	ONEIDA County

IRRIGATION Use:

Acre Limit: 240

Place(s) of use:

Place of Use Legal Description: IRRIGATION ONEIDA County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
14S	33E	31		SESW	18.9									
				NESE	34.6									
15S	32E	1	1	NENE	39	2	NWNE	39		SWNE	39		SENE	39
			3	NENW	38	4	NWNW	39		SWNW	39		SENW	40
	6	1	NENE	34	2	NWNE	40		SWNE	40		SENE	32.5	
		3	NENW	11.5		SENE	9.9							

Total Acres: 623.9

Conditions of Approval:

- X27 This right is limited to the irrigation of 240 acres within the place of use described above in a single irrigation season.
- X35 Rights 17-7026 and 17-7065 when combined shall not exceed the irrigation of 623.9 acres.
- R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the lands above.
- 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
- T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
- T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Dates:

Licensed Date: 05/16/2007

Decreed Date:

Permit Proof Due Date: 7/1/1984

Permit Proof Made Date: 6/29/1984

Permit Approved Date: 7/15/1974

Permit Moratorium Expiration Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date: 02/11/1974

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal:

Owner Name Connector:

Water District Number: NWD

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 3.5

Combined Acres Limit: 623.9

Combined Volume Limit: 2183.7

Combined Rate Limit: 8

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

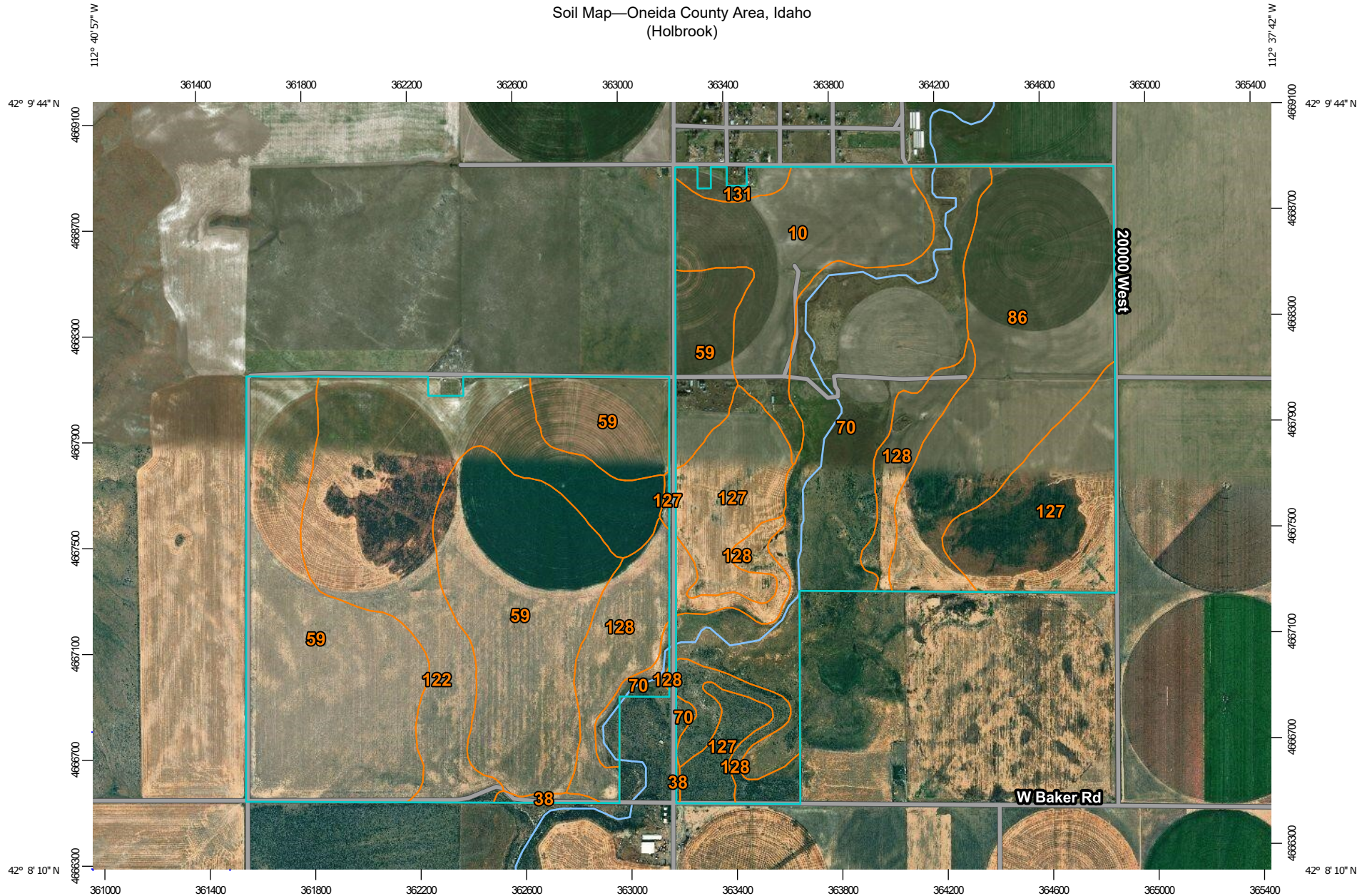
Swan Falls Dismissed:

DLE Act Number:

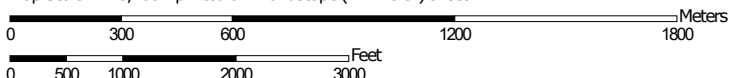
Cary Act Number:

Mitigation Plan: False

Soil Map—Oneida County Area, Idaho
(Holbrook)



Map Scale: 1:20,400 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84



Soil Map—Oneida County Area, Idaho
(Holbrook)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils






 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Oneida County Area, Idaho
Survey Area Data: Version 14, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2005—Sep 4, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Bingham-Tirod complex, 0 to 2 percent slopes	108.9	7.9%
38	Hillfield-Kucera complex, 4 to 30 percent slopes	3.6	0.3%
59	Kearns silt loam, 0 to 2 percent slopes	398.2	28.9%
70	Logan silt loam, 0 to 2 percent slopes	205.1	14.9%
86	Parleys-Welby complex, 2 to 12 percent slopes	177.3	12.9%
122	Samaria-Sterling complex, 4 to 12 percent slopes	197.8	14.4%
127	Tickason very fine sandy loam, 0 to 2 percent slopes	159.2	11.6%
128	Tickason very fine sandy loam, 2 to 4 percent slopes	116.9	8.5%
131	Welby-Parleys complex, 0 to 2 percent slopes	8.9	0.6%
Totals for Area of Interest		1,375.9	100.0%

Agency Disclosure Brochure

A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions

Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the "Idaho Real Estate Brokerage Representation Act." Idaho Code 54-2082 through 54-2097.



This informational brochure is published by the Idaho Real Estate Commission.



Effective July 1, 2020

"Agency" is a term used in Idaho law that describes the relationships between a licensee and some parties to a real estate transaction.

Right Now You Are a Customer

Idaho law says a real estate brokerage and its licensees owe the following "Customer" duties to all consumers in real estate transactions:

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose "adverse material facts" which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

- Be available to receive and present written offers and counter-offers to you or from you.

You May Become a Client

If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account for money or property you place in the care and responsibility of the brokerage;
- Find a property for you or a buyer for your property, and assist you in negotiating an acceptable price and other terms and conditions for the transaction;
- Disclose all "adverse material facts" which the licensee knows or reasonably should have known, as defined above; and
- Be available to receive and present written offers and counter-offers to you or from you.

The above Customer or Client duties are required by law, and a licensee cannot agree with you to modify or eliminate any of them.

If you have any questions about the information in this brochure, contact:
Idaho Real Estate Commission
(208) 334-3285
irec.idaho.gov

Agency Representation (Single Agency)

Under "Agency Representation" (sometimes referred to as "Single Agency"), you are a Client and the licensee is your

Agent who represents you, and only you, in your real estate transaction. The entire brokerage is obligated to promote your best interests. No licensee in the brokerage is allowed to represent the other party to the transaction.

If you are a seller, your Agent will seek a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assist with your negotiations. If you request it in writing, your Agent will seek reasonable proof of a prospective purchaser's financial ability to complete your transaction.

If you are a buyer, your Agent will seek a property for you to purchase at an acceptable price and terms, and assist with your negotiations. Your Agent will also advise you to consult with appropriate professionals, such as inspectors, attorneys, and tax advisors. If disclosed to all parties in writing, a brokerage may also represent other buyers who wish to make offers on the same property you are interested in purchasing.

Limited Dual Agency

"Limited Dual Agency" means the brokerage and its licensees represent both the buyer and the seller as Clients in the same transaction. The brokerage must have both the buyer's and seller's consent to represent both parties under Limited Dual Agency. You might choose Limited Dual Agency because you want to purchase a property listed by the same brokerage, or because the same brokerage knows of a buyer for your property. There are two kinds of Limited Dual Agency:

Without Assigned Agents The brokerage and its licensees are Agents for both Clients equally and cannot advocate on behalf of one client over the other. None of the licensees at the brokerage can disclose confidential client information about either Client. The brokerage must otherwise promote the non-conflicting interests of both Clients, perform the terms of the Buyer and Seller Representation Agreements with skill and care, and other duties required by law.

With Assigned Agents The Designated Broker may assign individual licensees within the brokerage ("Assigned Agents") to act solely on behalf of each Client. An assigned Agent has a duty to promote the Client's best interests, even if your interests conflict with the interests of the other Client, including negotiating a price. An Assigned Agent must maintain the Client's confidential information. The Designated Broker is always a Limited Dual Agent for both Clients and ensures the Assigned Agents fulfill their duties to their respective clients.

What to Look For in Any Written Agreement with a Brokerage

A Buyer or Seller Representation Agreement or Compensation Agreement should answer these questions:

- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I work with other brokerages during the time of my agreement?
- Can I cancel this agreement, and if so, how?
- How will the brokerage get paid?
- What happens if I buy or sell on my own?
- Under an Agency Representation Agreement am I willing to allow the brokerage to represent both the other party and me in a real estate transaction?

Real Estate Licensees Are Not Inspectors

Unless you and a licensee agree in writing, a brokerage and its licensees are not required to conduct an independent inspection of a property or verify the accuracy or completeness of any statements or representations made regarding a property. To learn about the condition of a property, you should obtain the advice of an appropriate professional, such as a home inspector, engineer or surveyor.

Audio/Video Surveillance

Use caution when discussing *anything* while viewing a property; audio or video surveillance equipment could be in use on listed properties.

If you sign a Representation Agreement or Compensation Agreement with a licensee, the contract is actually between you and the licensee's brokerage. The Designated Broker is the only person authorized to modify or cancel a brokerage contract.

The licensee who gave you this brochure is licensed with:

Name of Brokerage: _____ Phone: _____

RECEIPT ACKNOWLEDGED

Rev 07/01/20

By signing below, you acknowledge only that a licensee gave you a copy of this Agency Disclosure Brochure.
This document is not a contract, and signing it does not obligate you to anything.

Signature _____ Date _____

Signature _____ Date _____