

FARM FOR SALE

1655 W 1000 S
PINGREE, ID 83262



BINGHAM COUNTY



OFFERING SUMMARY

SALE PRICE:	\$2,100,000
DEEDED ACRES:	160 +/-
IRRIGATED ACRES:	128.65 +/-
WATER:	IDWR
IRRIGATION:	1 Pivot / Handlines
HOMES:	1
ZONING:	Agriculture
TAXES 2024:	\$2,773.00

PROPERTY OVERVIEW

Water rights are from IDWR 35-2204, 1951 priority date, 2.4 CFS, acre limit 120, and 35-10460, priority 1975, 0.57 CFS total acres 157. 8 tower Zimmatic pivot irrigating 118 +/- ac. 8.5 +/- ac. handlines, pasture, 2.15 +/- ac. pasture under pivot. Home is a 1953 built, 4 bedroom, 1 bath, 2,214 +/- sf. 1,107 +/- sf on the main level and 1,107 +/- sf in the basement, with metal roof and siding. Shop is 1,500 +/- sf with 10' overhead door, power. Around the shop are corrals, and large equipment storage yard.

Seller would like to do an owner carry.

ROBERT JONES REALTY, INC.

1766 Addison Ave. E.
Twin Falls, ID 83301

MARK E. JONES, GRI, RLC

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.