

CONFIDENTIAL - DO NOT DISTRIBUTE

PROPERTY PROFILE

NAME:	Hamer Farm
LOCATION:	2500 E 2300 N (Jefferson County, ID)
GROSS ACRES:	1,280.00 +/-
CROPLAND ACRES:	1,092.43 +/-
WATER RIGHTS:	1,060.00 (IDWR – Ground Water)
WATER/POWER COST:	\$75-\$85per WR acre +/-
TAXES: 2016	\$9,304 / \$7.27 per taxable acre



OVERVIEW

Water Rights: According to the Idaho Department of Water Resources "IDWR", there are six (6) Active, Decreed Water Rights appurtenant to the subject property with ownership listed as Victoria H. Smith. All water rights are sourced by ground water and designated for irrigation use totaling 1,060.00 acres..

Irrigation System: There are six (6) wells that supply water to the farm via buried mainline, of which, three (3) are located on the North Tract and three (3) located on the South Tract. Each well provides water to one pivot with the exception of wells #3 and #6, which service two (2) pivots. All eight (8) pivots are made by Reinke with an estimated installation date of fall 2004. The mainline is approximately 5,300' of 8" diameter PVC pipe installed at the same time as the pivots.

Improvements / Dwellings: There is one outbuilding structure identified with a value less than \$1,000.00.

Soils: The soil types are primarily Diston Loamy Sand (91%) followed by Grassy Butte Loamy and Sand (9%). All of the soil types are noted as Class IVE.

2016 Crops Produced: Potatoes, Spring White Wheat

Crop:	Potatoes	Wheat
Yield:	400 cwt	110 bu

According to a recent 2017 appraisal, the yields noted should be typically for this area and land type.

Listed By **SCYTHE & SPADE COMPANY**

Ron Jones : (208) 539-1393

In Cooperation With

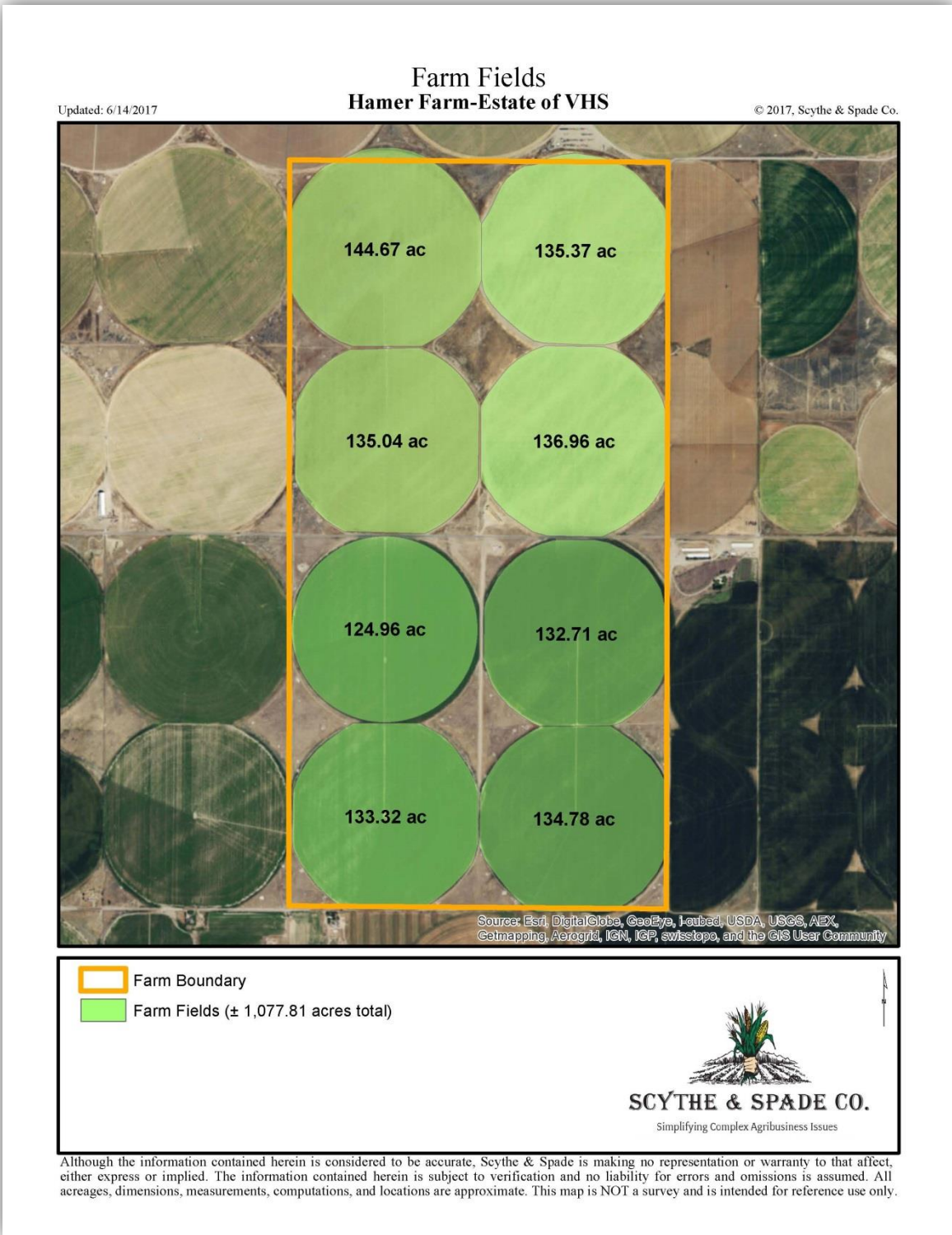
Richard Brown, Alpha Harvest Inc
(208) 206-5045

SILVER CREEK REALTY GROUP

PRICING SUMMARY

ASKING PRICE:	\$7,261,000
\$ / IRR ACRE:	\$6,850
LEASE: There is a current lease in place for the 2017 crop season.	

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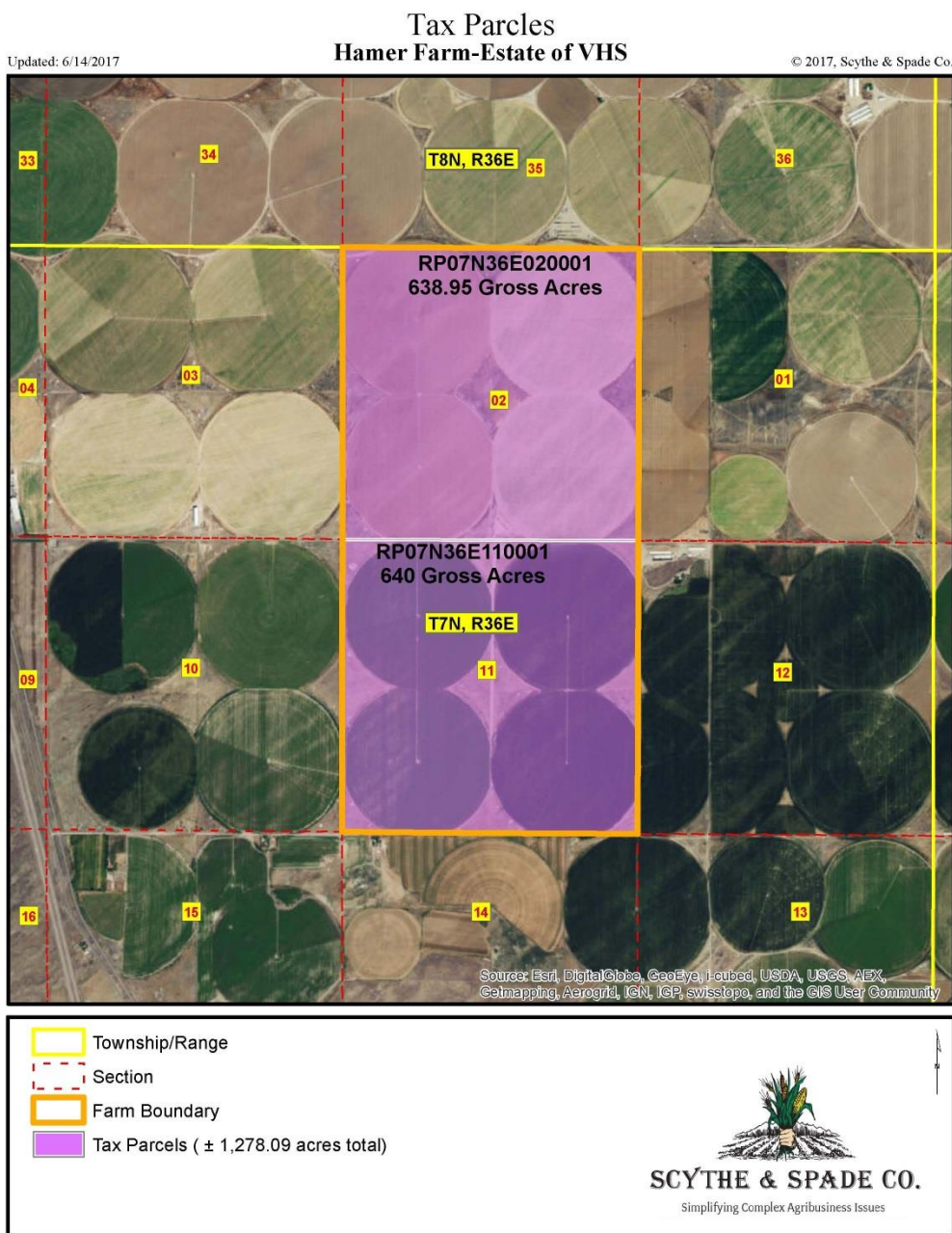
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Tax Parcels Map

Hamer Farm-Estate of VHS



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