

Stam Farm

Property Summary

PROPERTY PROFILE

NAME:	Stam Farm
LOCATION:	Nampa, Idaho (Canyon County)
GROSS ACRES:	400.59 Acres
CROPLAND ACRES:	395.00 Acres
WATER:	385 Acres - Surface water (Snake River) 229 Acres - Groundwater (Supplemental)
WATER COST:	\$102,685 / \$260 per cropland acre
POWER COST:	\$8,822 / \$24 per cropland acre
TAXES:	\$5,214



OVERVIEW

Water: According to the Idaho Department of Water Resources "IDWR" there are (4) four active Water Rights for irrigation; One supplemental groundwater right (229 acres) with a 1958 priority date and three surface water rights (385 acres) with 1963 & 1968 priority dates and 4.5 acre feet sourced from the Snake River.

Water Delivery: Mostly flood irrigated via cement ditches with approximately 50 acres under hand and wheel line sprinklers.

Soils: Approximately 39% of the soils are Class II with 61% Class III.

Crops Produced: Alfalfa Seed, Bell Peppers, Mint, Wheat, Pea Seed and Sugar Beets.

Crop:	Alfalfa Seed	Bell Peppers	Mint	Wheat
Yield:	1000 lbs	30 ton	130 lbs	125 bu

Crop:	Pea Seed	Sugar Beets
Yield:	25 cwt	40 ton

CONTACT:

Ron Jones
(208) 539-1393
ronj@ag-management.com



PRICING SUMMARY

ASKING PRICE:	\$ 3,752,500
\$ / GROSS ACRE:	\$9,367
\$/ CROPALND ACRE:	\$9,500
Agricultural Lease:	Current Lease Set to Expire November 30, 2018. Lease Terms Upon Request.
Residential Lease:	Month to Month Lease With Annual Income of \$6,000.

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of price or other conditions without notice. DISCLOSURE: Owner/Agent

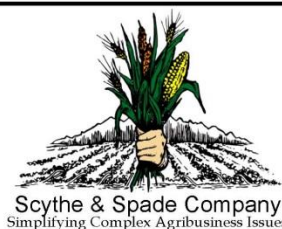
2017 Crop Plan Stam Farm 395

Updated: 4/30/2017

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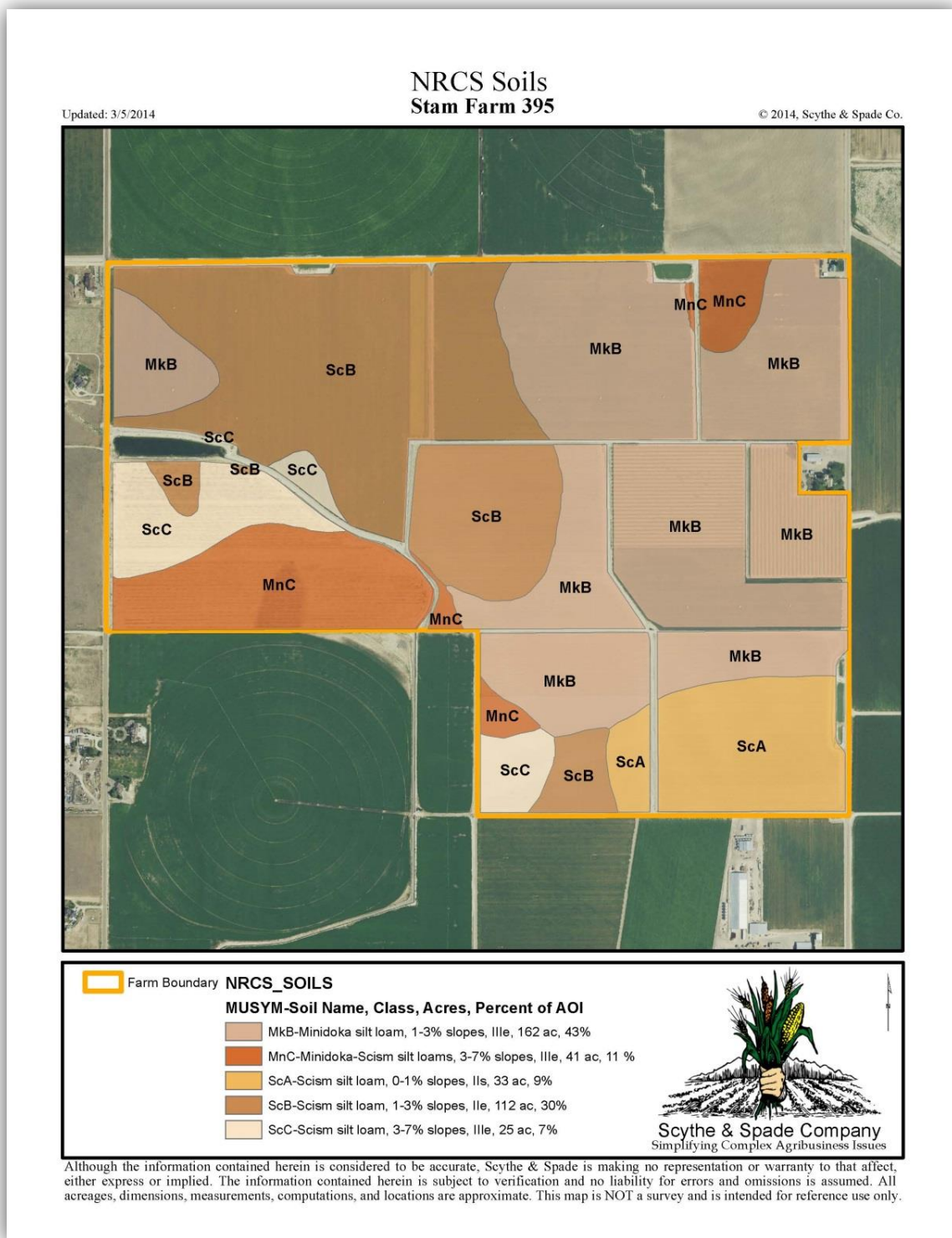


- Farm Boundary
- Farm Fields (± 371.02 acres total)



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Farm Photos

Stam Farm

Level Fields



Wheat Crop



Productive Row Crop Soils



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Farm / Improvements Photos

Stam Farm



Pristine Roads/Ditches

08-01-2012



Echinacea Crop

08-01-2012



Sugar Beets

08-01-2012



Residence

2013/05/06



Two Bay Garage/Storage

2013/10/23



Residence from Road

2013/05/06

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