

# HIBBERT FARMS

*Tetonia, Idaho*



*Outstanding  
Irrigated Production Farm*

**1021 Deeded Acres  
903 Tillable**



**ROBERT HARRIS  
208-354-8601  
7245 BUTTERMILK DR.  
DRIGGS, IDAHO 83422  
WWW.ALLWESTREALTY.COM  
RHARRIS@ALLWESTREALTY.COM**







## LOCATION

This ideal parcel of farmland is located in the rich upper Snake River valley of Eastern Idaho. Setting on the north rim of the Teton River, north west of Teton Idaho. The county seat for Teton county Idaho is located in the center of the valley in Driggs. Driggs supports a regional airport capable of handling jet aircraft. Full commerce is available in Idaho Falls Idaho a regional commerce area of some 60,000 populations approximately a one and one half hour drive from the Teton Valley or from Rexburg Idaho, a one-hour drive from the ranch. Commercial air traffic is accessible in Idaho Falls or Jackson, WY. Farm services are available in the valley and in the general area. The Teton River famous for large cutthroat and rainbow trout, runs below the rivers rim for some one and one half miles. The area is abundant with wildlife. White tail and mule deer along with elk frequent the property as well as numerous species of large birds.

## OPERATION

The ranch consists of 1,021 deeded acres of which 903 are tillable. Of the 903 approximately 857 acres can be irrigated. This valley is designated as a certified seed potato growing area by the state of Idaho. Several varieties of seed potatoes are grown and shipped to all commercial growing areas in the country. The farm also produces malt barley and spring wheat.







## IRRIGATION

Water rights include a 400 foot well delivering 5 CFS along with two electric pumps pumping out of the river which can deliver up to 1.29 CFS. 120 acre feet of water is available via storage from Fremont Madison irrigation. All sources of water are connected into a central mainline. At the time the seller rented the property, a combination of wheel and hand lines were available to irrigate the farm. This farm would be best served if pivots were installed.

## IMPROVEMENTS

There are four metal grain bins for some 38,000 bushels of grain and a 250 X 40 potato cellar. Also included is 60 X 40 storage shed. There is also a domestic well near the storage shed. It has not been used for some time but believed to be potable.

The farm is located approximately four miles northwest of Felt, Idaho, accessible by an improved county road.





**Acres - 1021 Deeded**  
**903 Tillable Acres**  
**857 Irrigated**

**Asking Price: \$6,250,000**

