

FOR SALE

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# Rigby 347 North Irrigated Farm

80 acres in Jefferson County, Idaho



## EXECUTIVE SUMMARY:

**List Price: \$760,000 (\$9,500/Acre)**

**Dan Nelson | Mike Nelson**

**801-482-7564 | [daniel@hciutah.com](mailto:daniel@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 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.

- 80 acres (per Jefferson County records) at approximately 347 North and 3800 East near Rigby, Idaho
- Flood-irrigated farmland
- Hay shed
- 120 shares in Rigby Canal and Irrigation Company
- Adjacent to Woodhaven Creek Estates subdivision
- Property Taxes: \$1,005.30
- Parcel ID: RP04N38E147200
- Zoning: R5 (Residential 5 acres per dwelling) in Jefferson County, Idaho
- 1.5 miles from Rigby and I-15



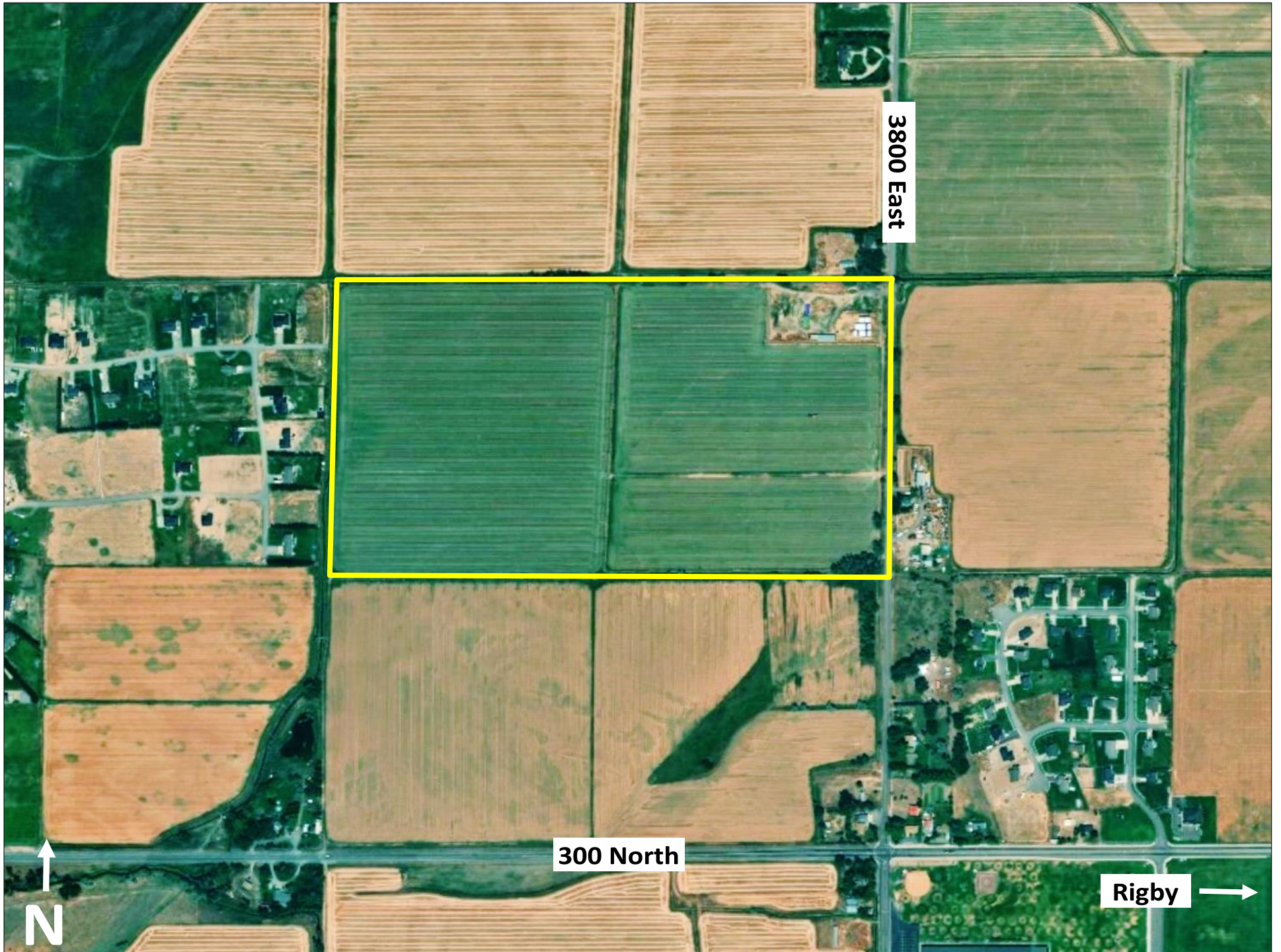
2733 East Parley's Way, Suite 304

Salt Lake City, UT 84109

801-487-6100

[www.highlandranches.com](http://www.highlandranches.com)





3800 East

300 North

Rigby →

↑  
N



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# Rigby Barlow Irrigated Farm

76 acres in Jefferson County, Idaho



## EXECUTIVE SUMMARY:

**List Price: \$647,800 (\$8,524/Acre)**

**Dan Nelson | Mike Nelson**

**801-482-7564 | [daniel@hciutah.com](mailto:daniel@hciutah.com)**

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- 76 acres (per Jefferson County records) on the corner of 300 North and 3400 East near Rigby, Idaho
- Flood-irrigated farmland
- 20 shares Parks & Lewisville Irrigation Company
- Includes corrals/feedlot
- Property Taxes: \$1,073.74
- Parcel ID: RP04N38E174949
- Zoning: R5 (Residential 5 acres per dwelling) in Jefferson County, Idaho
- Five miles from Rigby and I-15



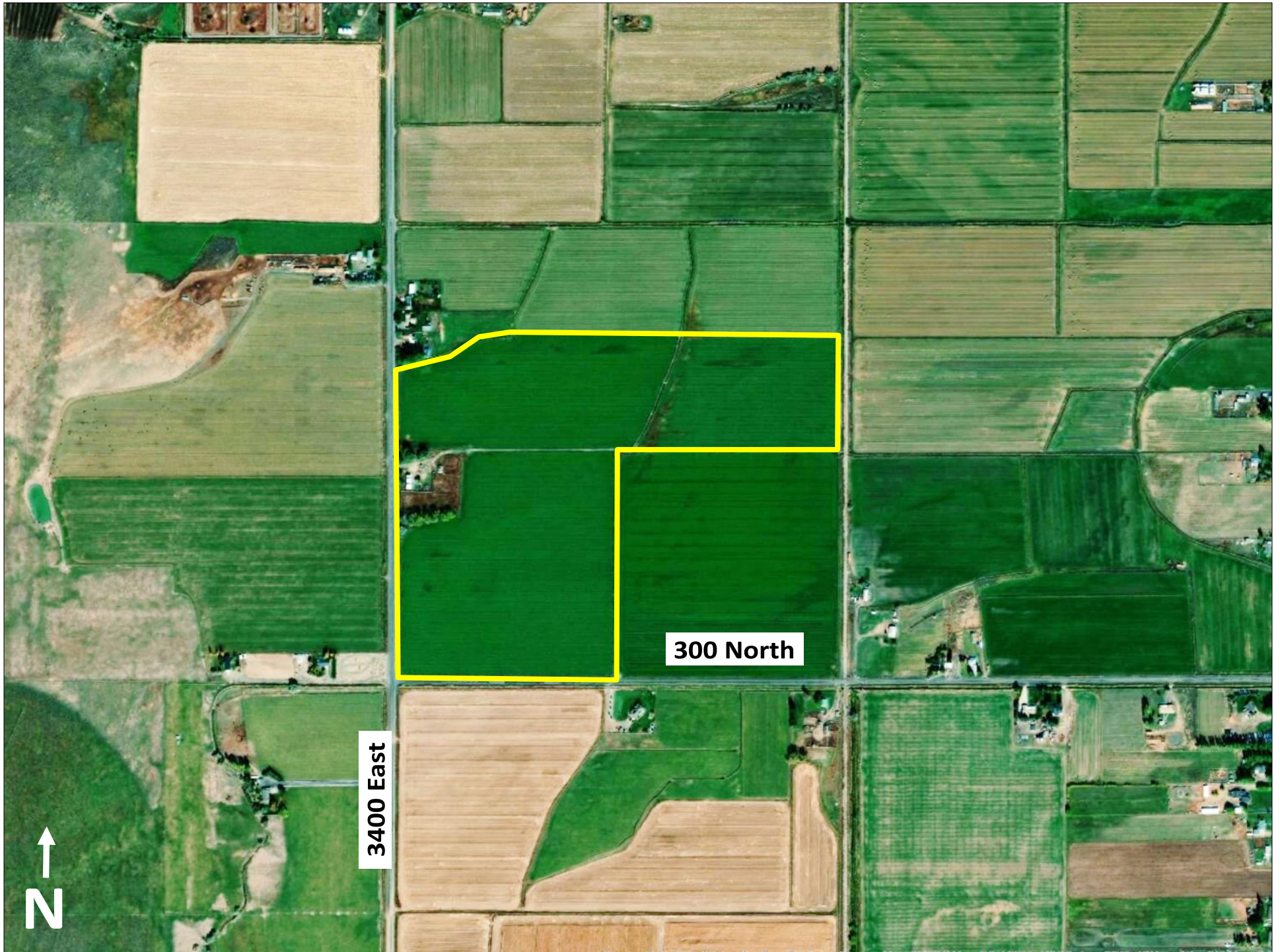
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300 North

3400 East

N ↑

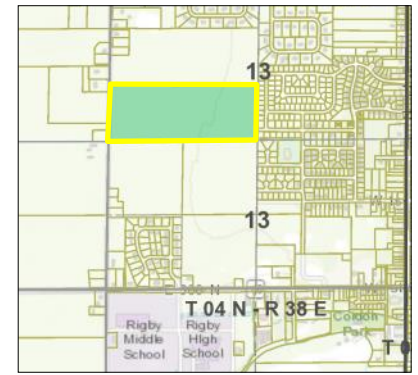


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# Rigby 350 North Irrigated Farm

60 acres in Jefferson County, Idaho



## EXECUTIVE SUMMARY:

**List Price: \$720,000 (\$12,000/Acre)**

**Dan Nelson | Mike Nelson**

**801-482-7564 | [daniel@hciutah.com](mailto:daniel@hciutah.com)**

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- 60 acres (per Jefferson County records) at approximately 350 North and 3800 East near Rigby, Idaho
- Flood-irrigated farmland
- 120 shares in Rigby Canal and Irrigation Company
- Adjacent to Cedar Meadows subdivision
- Rigby City utilities stubbed to east edge of property
- Property Taxes: \$353.24
- Parcel ID: RP04N38E134275
- Zoning: R1 (Residential 1 acre per dwelling) in Jefferson County, Idaho
- One mile from Rigby and I-15



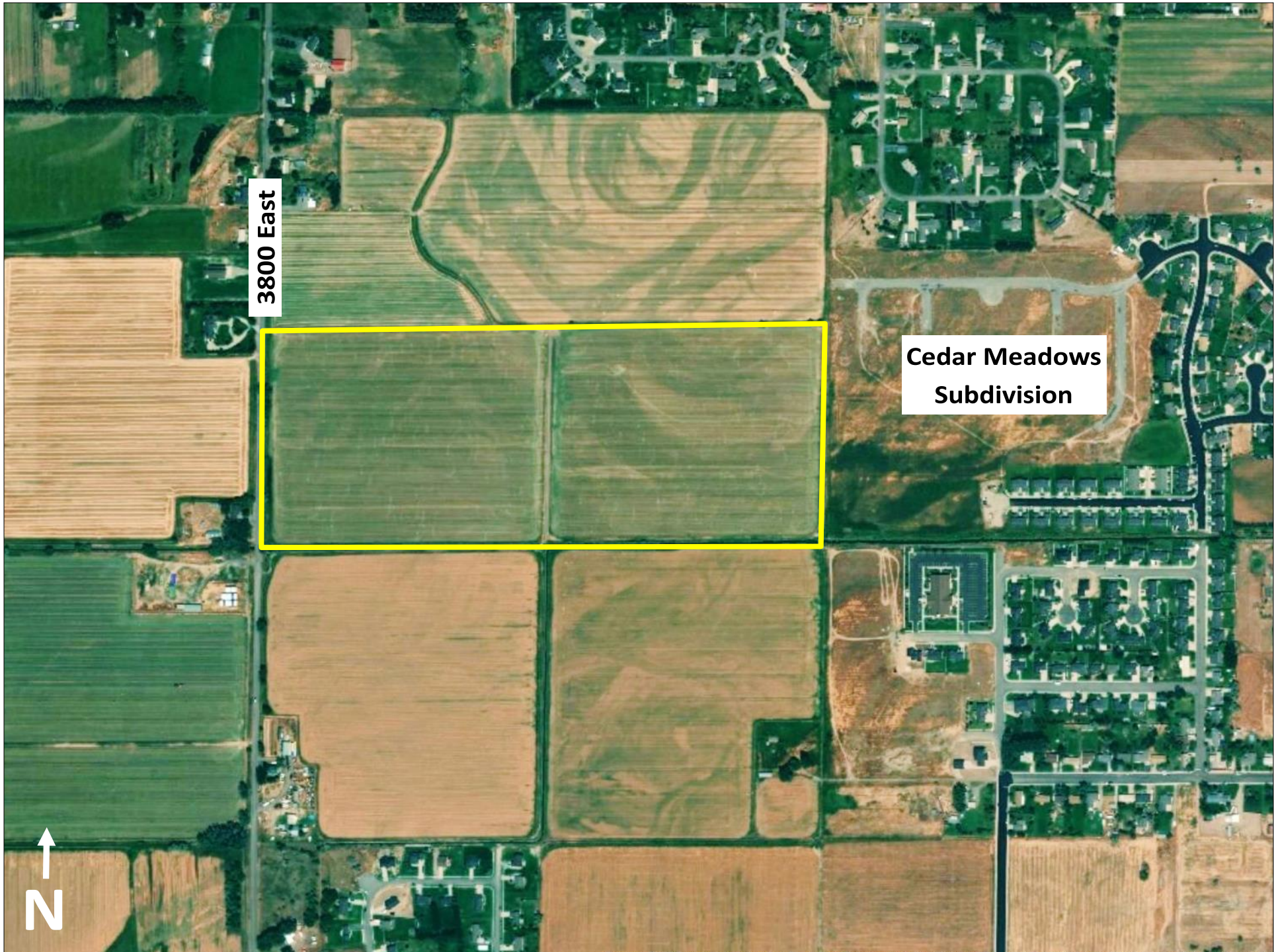
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801-487-6100

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3800 East

Cedar Meadows  
Subdivision

N ↑

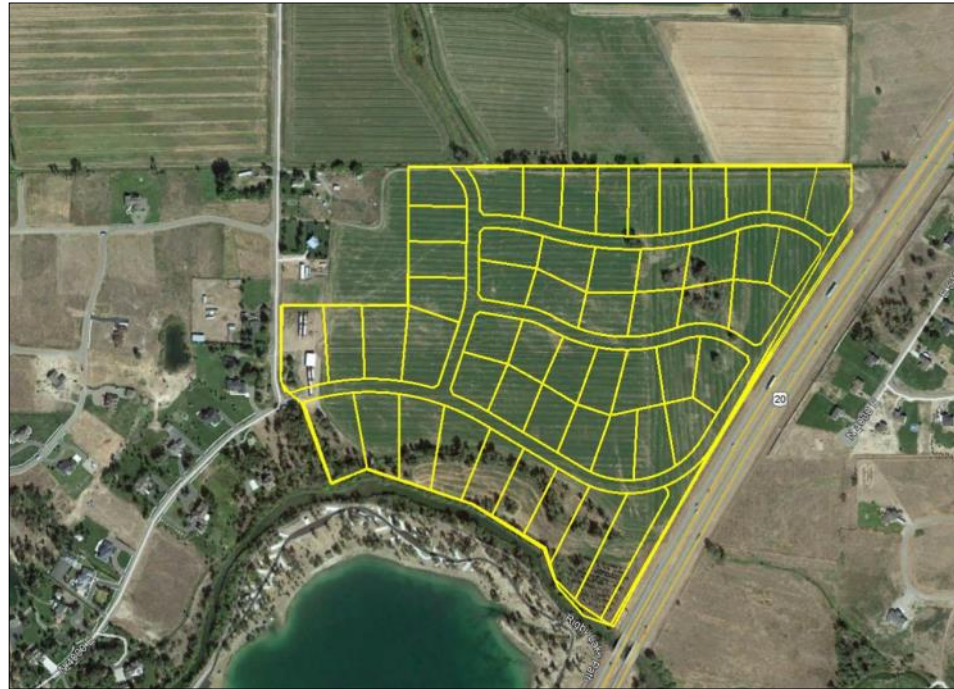


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# Rigby—Waterstone Irrigated Farm

76 acres in Jefferson County, Idaho



## EXECUTIVE SUMMARY:

**List Price: \$982,464 (\$17,863/lot)**

**Dan Nelson | Mike Nelson**

**801-482-7564 | [daniel@hciutah.com](mailto:daniel@hciutah.com)**

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- 55 residential lots spread over 76 acres
- Located at approximately 520 North 4000 East near Rigby, Idaho
- Productive irrigated farmland (wheel line)
- 253 shares in the West Labelle Irrigation Company
- Adjacent to the Waterstone Subdivision and Jefferson County Lake Recreation Area
- Property Taxes: \$421.16
- Please contact us for plats and development information.



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