

**For Sale: Rigby Area Farms**

±507 irrigated acres near Rigby in Jefferson County, Idaho  
 Farms sold individually or all together

Farm	Parcel	Total Acres	List Price	List Price/Acre
Waterstone	55 Parcels	76.16	\$ 982,464	\$ 12,900
347 North	RP04N38E147200	80.00	\$ 760,000	\$ 9,500
350 North	RP04N38E134275	60.00	\$ 720,000	\$ 12,000
<del>SOLD: Barlow</del>	<del>RP04N38E174949</del>	<del>79.00</del>	<del>\$ 647,800</del>	<del>\$ 8,200</del>
<del>SOLD: West River</del>	<del>RP05N37E136470</del>	<del>151.92</del>	<del>\$ 987,480</del>	<del>\$ 6,500</del>
<del>SOLD: 461 North</del>	<del>RP04N38E111875</del>	<del>60.00</del>	<del>\$ 492,000</del>	<del>\$ 8,200</del>

Together with associated water rights and shares. Buyer to verify information.

Contact: Dan Nelson / Mike Nelson / Gary Nelson

801-482-7564

Highland Commercial, Inc. [www.highlandranches.com](http://www.highlandranches.com)

FOR SALE

# 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)

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.

- 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.



2733 East Parley's Way, Suite 304  
Salt Lake City, UT 84109  
801-487-6100

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



Rexburg

Property

Waterstone  
Subdivision

Jefferson  
County Lake

20

Rigby

3950 East

N

FOR SALE

# 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)**

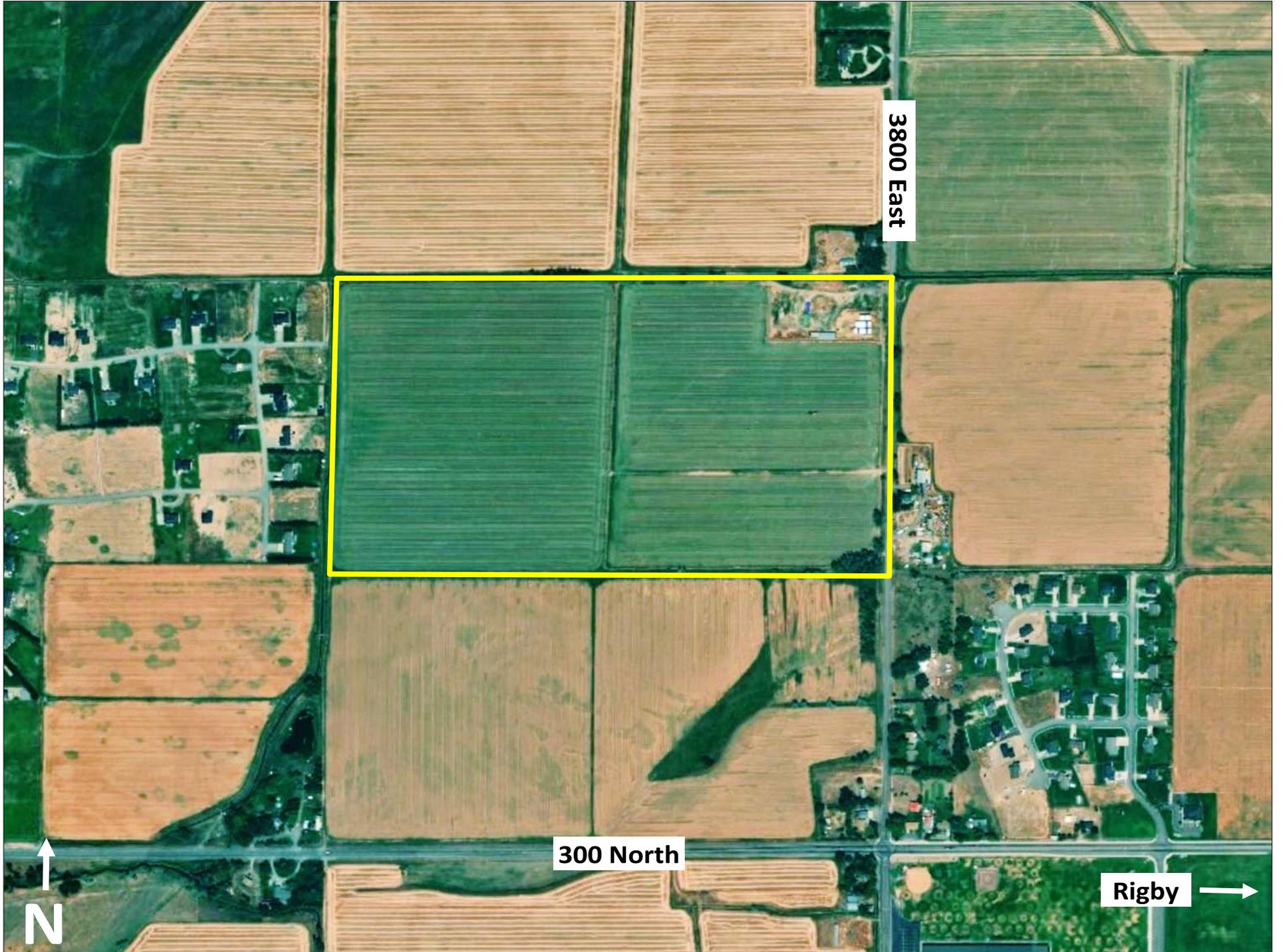
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- 80 acres (per Jefferson County records) at approximately 347 North and 3800 East near Rigby, Idaho
- Flood-irrigated farmland
- Hay shed
- 120 shares in Rigby Canal and Irrigation Company
- Adjacent to Woodhaven Creek Estates subdivision
- Property 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



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3800 East

300 North

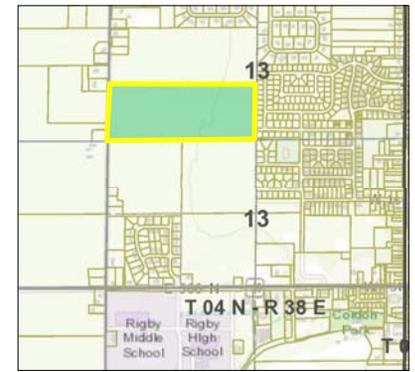
Rigby →

↑  
N

FOR SALE

# 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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3800 East

Cedar Meadows  
Subdivision

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# Agency Disclosure Brochure

## A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions



Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the "Idaho Real Estate Brokerage Representation Act." Idaho Code 54-2082 through 54-2097.



This informational brochure is published by the Idaho Real Estate Commission.

**Effective July 1, 2018**

### Right Now You Are a Customer

Idaho law says a real estate brokerage and its licensees owe the following "Customer" duties to all consumers in real estate transactions:

**"Agency" is a term used in Idaho law that describes the relationships between a licensee and the parties to a real estate transaction.**

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose "adverse material facts" which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

**If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.**

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

- Be available to receive and present written offers and counter-offers to you or from you.

### You May Become a Client

If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

**Important Notice:**  
**Never wire money without double-checking that the wiring instructions are correct. Cyber criminals are hacking email accounts and sending fake wiring instructions. Always independently confirm wiring instructions in person or via a telephone call TO a trusted and verified phone number.**

- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account for money or property you place in the care and responsibility of the brokerage;
- Find a property for you or a buyer for your property, and assist you in negotiating an acceptable price and other terms and conditions for the transaction;
- Disclose all "adverse material facts" which the licensee knows or reasonably should have known, as defined above; and
- Be available to receive and present written offers and counter-offers to you or from you.

**The above Customer or Client duties are required by law, and a licensee cannot agree with you to modify or eliminate any of them.**

**A "Sold" price of property is not confidential client information, for either buyers or sellers, and may be disclosed by a licensee.**

If you have any questions about the information in this brochure, contact:  
Idaho Real Estate Commission  
(208) 334-3285  
[irec.idaho.gov](http://irec.idaho.gov)

## Agency Representation (Single Agency)

Under "Agency Representation" (sometimes referred to as "Single Agency"), you are a Client and the licensee is your

Agent who represents you, and only you, in your real estate transaction. The entire brokerage is obligated to promote your best interests. No licensee in the brokerage is allowed to represent the other party to the transaction.

**If you are a seller**, your Agent will seek a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assist with your negotiations. If you request it in writing, your Agent will seek reasonable proof of a prospective purchaser's financial ability to complete your transaction.

**If you are a buyer**, your Agent will seek a property for you to purchase at an acceptable price and terms, and assist with your negotiations. Your Agent will also advise you to consult with appropriate professionals, such as inspectors, attorneys, and tax advisors. If disclosed to all parties in writing, a brokerage may also represent other buyers who wish to make offers on the same property you are interested in purchasing.

## Limited Dual Agency

"Limited Dual Agency" means the brokerage and its licensees represent both the buyer and the seller as Clients in the same transaction. The brokerage must have both the

buyer's and seller's consent to represent both parties under Limited Dual Agency. You might choose Limited Dual Agency because you want to purchase a property listed by the same brokerage, or because the same brokerage knows of a buyer for your property. There are two kinds of Limited Dual Agency:

**Without Assigned Agents** The brokerage and its licensees are Agents for both Clients equally and cannot advocate on behalf of one client over the other. None of the licensees at the brokerage can disclose confidential client information about either Client. The brokerage must otherwise promote the non-conflicting interests of both Clients, perform the terms of the Buyer and Seller Representation Agreements with skill and care, and other duties required by law.

**With Assigned Agents** The Designated Broker may assign individual licensees within the brokerage ("Assigned Agents") to act solely on behalf of each Client. An assigned Agent has a duty to promote the Client's best interests, even if your interests conflict with the interests of the other Client, including negotiating a price. An Assigned Agent must maintain the Client's confidential information. The Designated Broker is always a Limited Dual Agent for both Clients and ensures the Assigned Agents fulfill their duties to their respective clients.

## What to Look For in Any Written Agreement with a Brokerage

A Buyer or Seller Representation Agreement or Compensation Agreement should answer these questions:

- How will the brokerage get paid?
- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I cancel this agreement, and if so, how?
- Can I work with other brokerages during the time of my agreement?
- What happens if I buy or sell on my own?
- Under an Agency Representation Agreement, am I willing to allow the brokerage to represent both the other party and me in a real estate transaction?

**Real Estate Licensees Are Not Inspectors** Unless you and a licensee agree in writing, a brokerage and its licensees are not required to conduct an independent inspection of a property or verify the accuracy or completeness of any statements or representations made regarding a property. To learn about the condition of a property, you should obtain the advice of an appropriate professional, such as a home inspector, engineer or surveyor.

**Audio/Video Surveillance** Use caution when discussing *anything* while viewing a property; audio or video surveillance equipment could be in use on listed properties.

**If you sign a Representation Agreement or Compensation Agreement with a licensee, the contract is actually between you and the licensee's brokerage. The Designated Broker is the only person authorized to modify or cancel a brokerage contract.**

The licensee who gave you this brochure is licensed with:

Name of Brokerage: Highland Commercial, Inc. Phone: 801-487-6100

## RECEIPT ACKNOWLEDGED

Rev 07/01/18

By signing below, you acknowledge only that a licensee gave you a copy of this Agency Disclosure Brochure.  
**This document is not a contract, and signing it does not obligate you to anything.**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_