

For Sale – Irrigated Row Crop Farm

Executive Summary
Oreana, Owyhee County, Idaho
+/- 534 Gross Acres

Asking Price – \$2.6 million



Provided by:

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Description: The Hart Creek Farm is 534 gross acres and approximately 400 irrigated acres in Oreana, Idaho (Owyhee County).

Access: The property is located on Bachman Grade Road (also referred to as Triangle Road) approximately one mile west of the town of Oreana, Idaho. Access exists from Triangle Road, which is a typical rural two-lane gravel County road.

Features: The farm includes approximately 286 pivot irrigated acres and 114 wheeline/handline acres. Property elevation ranges between 2,800 to 2,900 ft. The sale does not include any rolling stock equipment.

Water Rights: The property is irrigated via two groundwater wells and provides reliable and high-quality water.

Water Right #	Priority Date	Source	Beneficial Use	From	To	Diversion Rate	Volume
57-11711	11/1/2007	GW	Irrigation	3/1	11/15	0.6 CFS	134.1 AF/35
57-2271	3/30/1964	GW	Irrigation	3/15	10/15	4.5 CFS	1,012.5 AF/225
57-2278	9/14/1964	GW	Irrigation	3/01	10/31	2.8 CFS	630.0 AF/140
57-10525	5/1/1950	GW	Domestic* Stockwater	1/01 1/01	12/31 12/31	0.02 CFS 0.04 CFS 0.06 CFS	---

*Note: Water right 57-10525 is a domestic well and is used for stock water, so **0.040 CFS will be excluded, therefore, 8.10 CFS is available for 400± acres.*

Soils: Davey sandy loams are the predominant soils covered by the pivots, and Mazuma and Typic Torriorthents making up the wheel line and solid set ground.

Taxes: The 2019 real estate taxes on the property were 1,340.02 or approximately \$2.52 per acre.

Irrigation: HCR has two groundwater irrigation wells capable of pumping approximately 2,400 gallons per minute (GPM).

- Well #1 has a 150 HP pump with the well set at 185' with a 10" column. Installed in 2002, and cleaned most recently in 2019, the well yields approximately 1,000 gpm. The current static level is 122'.
- Well #2 has a 200 HP pump with the well set at 240' with a 10" column. The yield is approximately 1,400 gpm. The well is 320' deep and current static water level is at 98'.

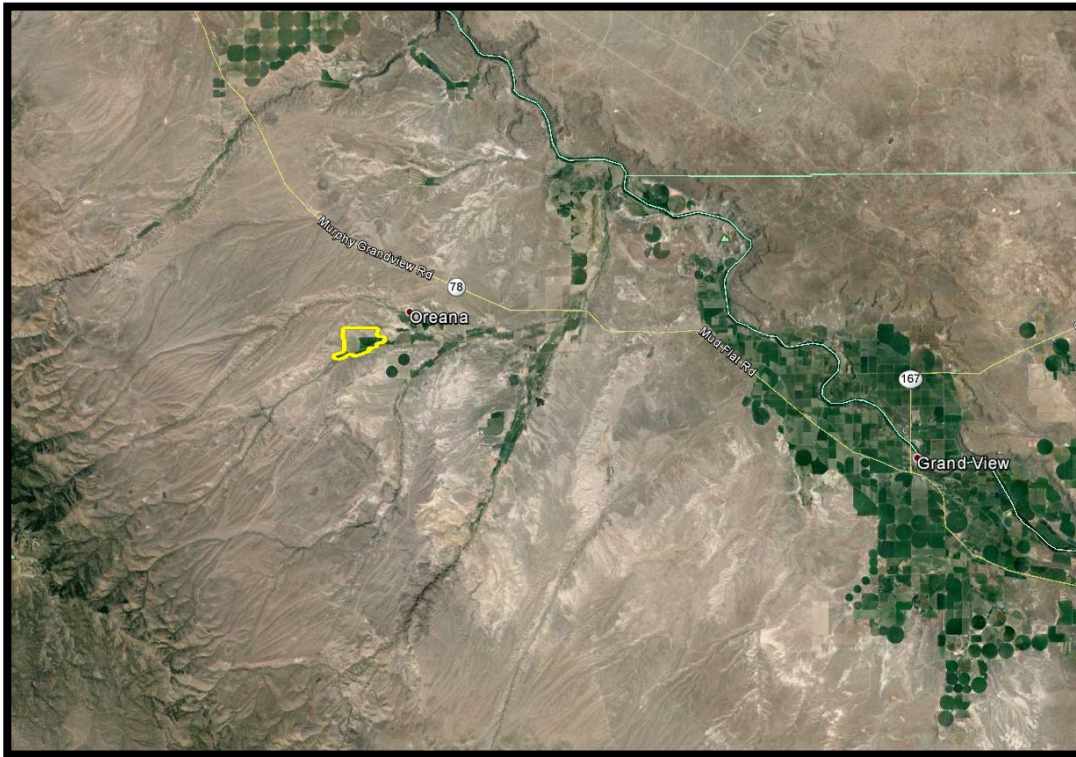
The current water delivery system includes two Zimmatic center pivots and gravity flow solid set.

- Pivot #1 is a full circle 9 tower pivot (1,462 feet long). It covers approximately 155 acres and is connected to well #2 by a 15" pvc pipe.
- Pivot #2 is a full circle 7 tower pivot (1,304 feet). It covers approximately 131 acres and is connected to both wells.

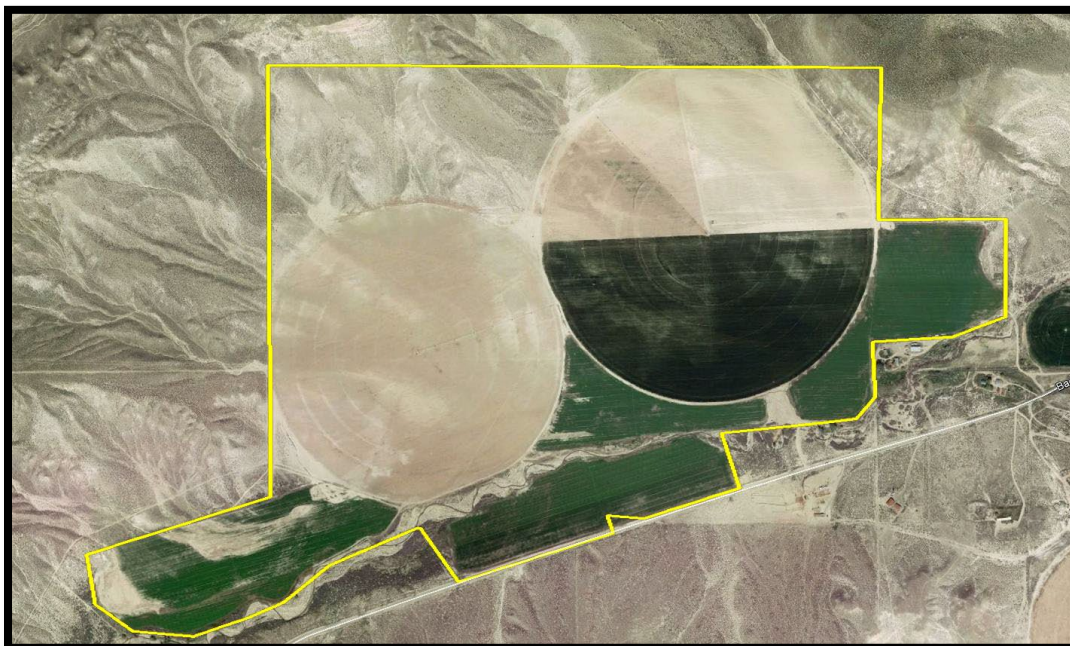
Lease: The farm is currently leased to a local farmer through December 31, 2020. The tenant is willing to continue to rent from a new owner or vacate after 2020 harvest.

Price: Asking price is **\$2.6 million**. Recent appraisal available upon request.

Location Map:



Aerial Map:



Notes:

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