



## For Sale

### Silver Leaf Farm

Emmett, Idaho



**\$1,850,00 – 80 Acres**

**2 Homes (4,540 sf)**

**Shop (5,120 sf)**

**Contact: Bob Larison 208-871-0343**

## Structures

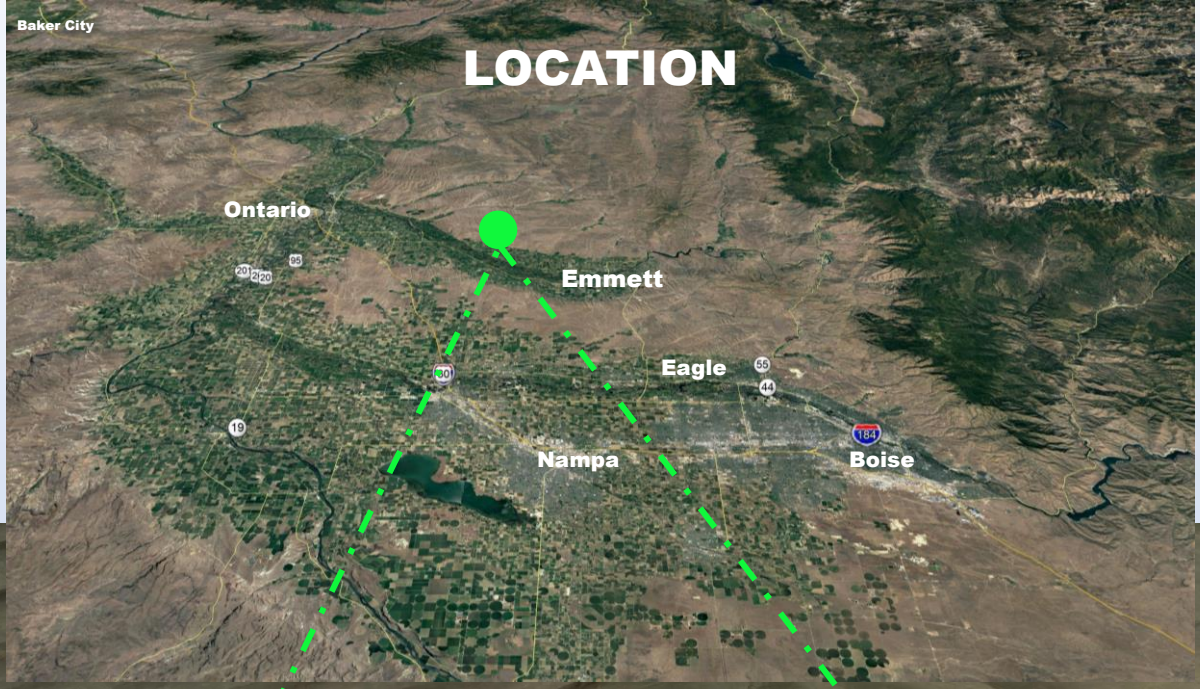
**5710 Shop** – 5,120 sf – Steel Bldg. 18 acres – 5 Bays

**5722 - Home** – 2,500 sf – 1 acre - 3 bed / 2.5 Baths - View

**5726 - Home** – 2,040 sf - 18 acres - 3 bed / 2 Baths– 1,300 sf deck - Detached Garage 1,344 sf – View

- Mineral & Premium Water Rights.
- 2+ miles Gravel roads, Walking, Cross-Country Skiing.
- Surrounded by Private Landowners - NOT Public Lands.
- 450+ GPM Variable Frequency Drive (VFD) Pump Station.
- 1.5+ miles of buried irrigation pipe, 6" & 4" Class 200 PSI mainline.
- Home site with Southern exposure - Ideal for Energy Independence.
- A-1 Zoning makes this one of the few gems available on the market.
- Irrigation: Wheel Lines, Hand Lines, PODS, Drip & Rotor Automated Zones.
- 5K+ sq. ft. Engineered Steel building, Insulated, plumbed for radiant heat..
- USDA 7-B Zone Southern Slope Exposure - Ideal for Energy Independence.
- 50 miles to Boise • 7 miles to downtown Emmett • 77 miles to McCall.
- Already an income generating property with many options!





# INTRODUCTION

Silver Leaf [Farm](#) is a turnkey operation, featuring many amenities, now being offered for sale in beautiful [Gem County, Idaho](#). Located on the Emmett Valley's North Bench, this sustainable property is a productive alfalfa farm 10 miles west of Emmett, less than 50 miles from BOI airport in Boise. The property consists of 80 deeded acres, custom 5,000+ sq. ft. steel building/shop, next to your dream home-site with endless breathtaking views. Farm your own crops or lease ground for income. Enjoy deer, elk, pheasant, turkey, and hummingbird wildlife in your own backyard!

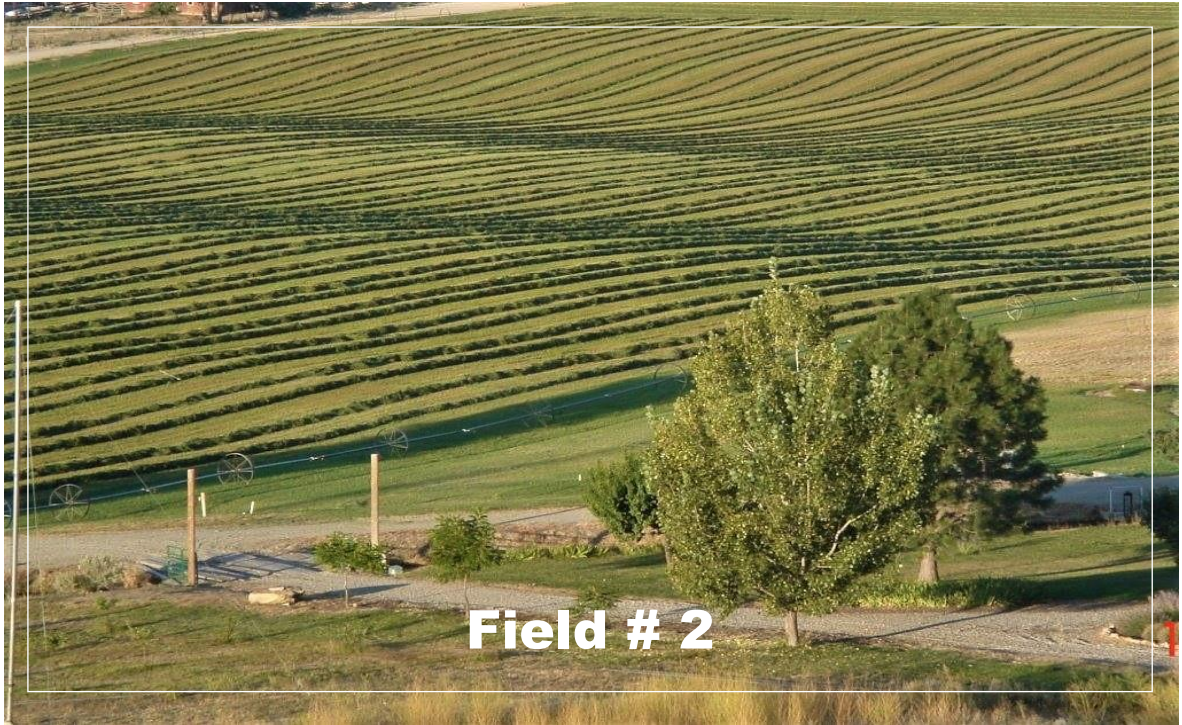
The 1/2-mile-long, south-facing slope provides opportunity for [solar energy](#), equestrian, row crops, [hops](#), or any crop requiring [drip](#), gravity or pressure irrigation. The [Payette River](#) provides water to this property via 1/2-mile [Emmett Irrigation](#) canal frontage, 2 head gates, and a 25HP variable frequency drive 450 GPM pump station. Power is underground with over 1 mile of surfaced roads.



**Acreage**  
**80 deeded acres of Agriculture land**

# Agriculture

**37 acres in Alfalfa – Production 7+ tons per acre**





**2021 – 1<sup>st</sup> Cutting – Field # 3  
Vineyard – Field # 4  
South View**



**2021 – 1<sup>st</sup> Cutting – Field # 2  
East View**



# IMPROVEMENTS





# VIEWS



**North West**



**South West**



**South**



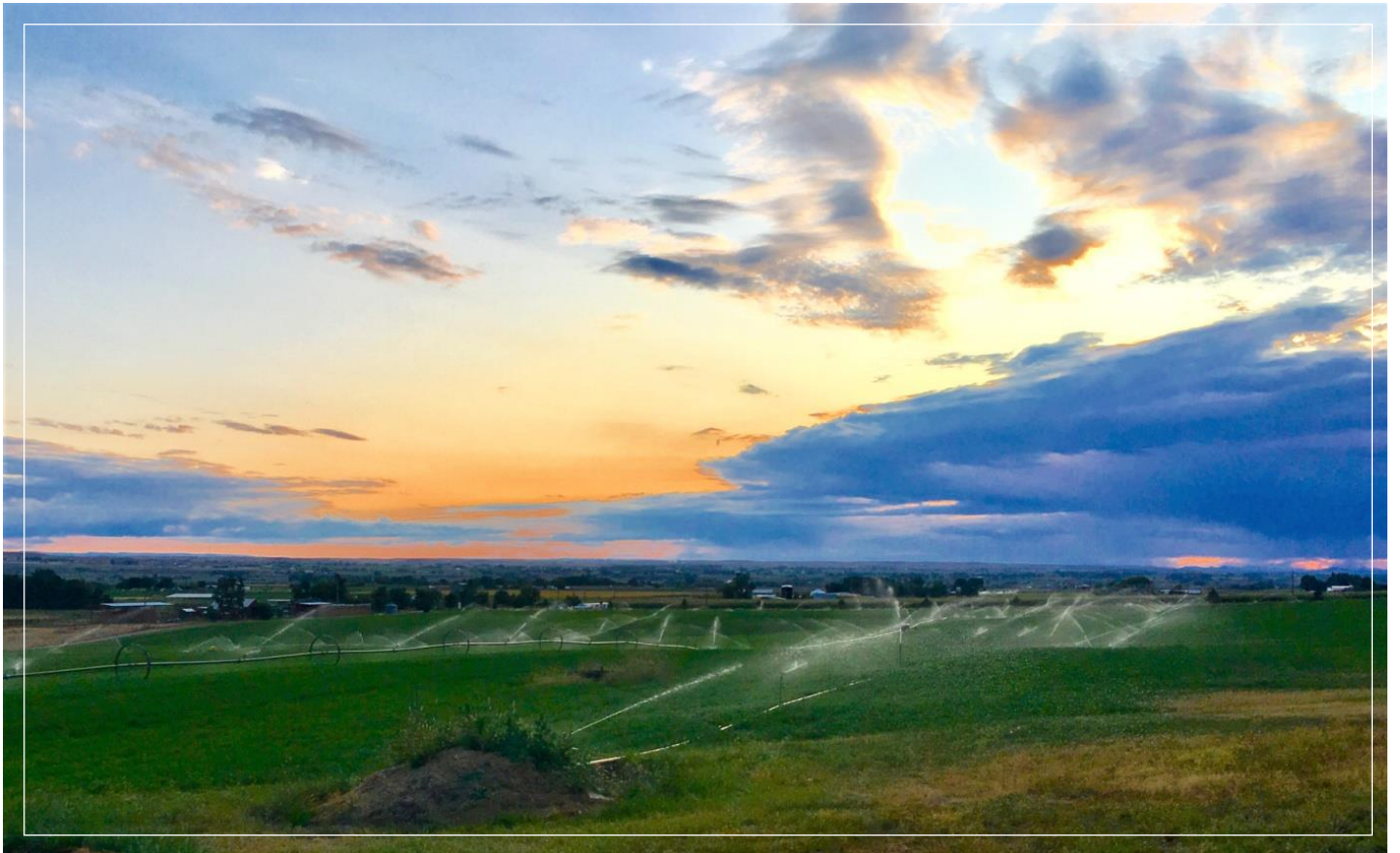
**East**

# ADDITIONAL FEATURES

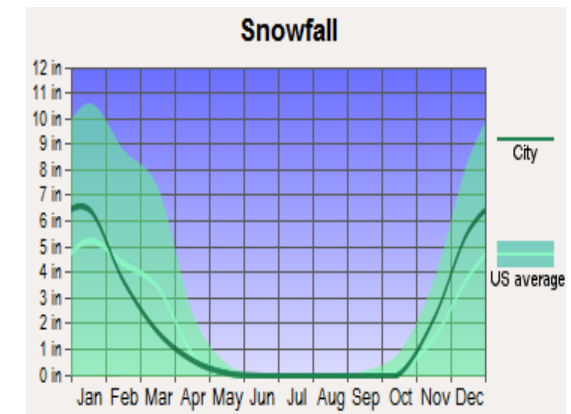
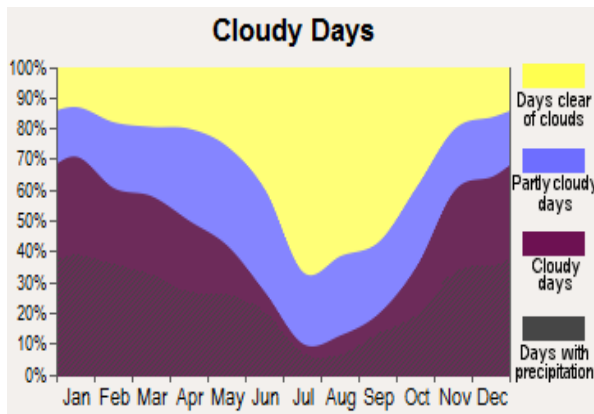
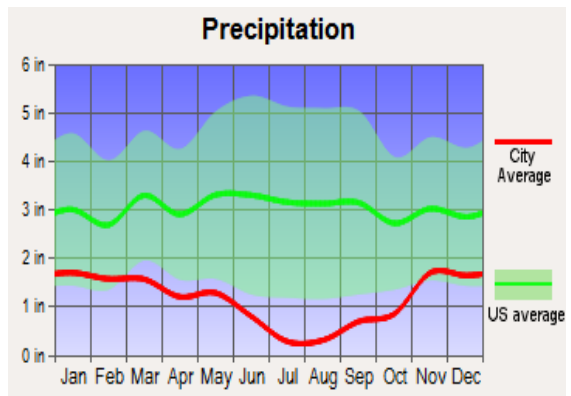
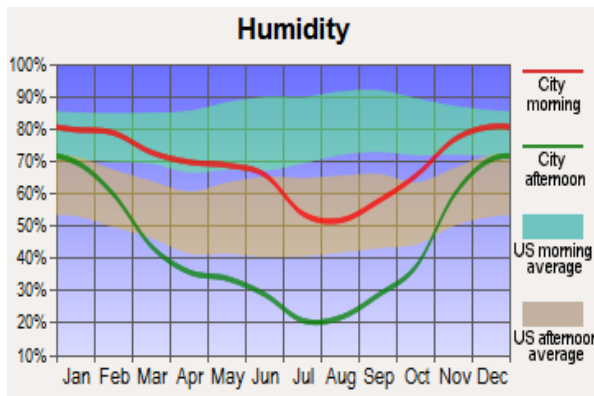
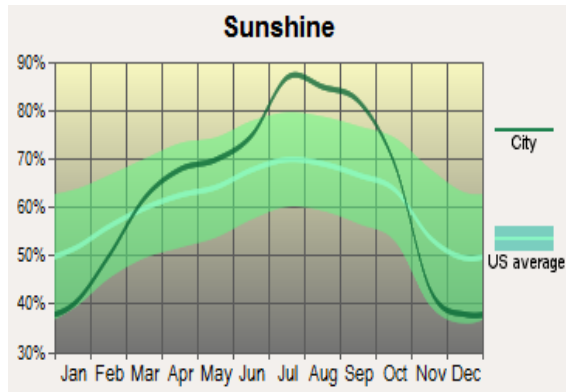
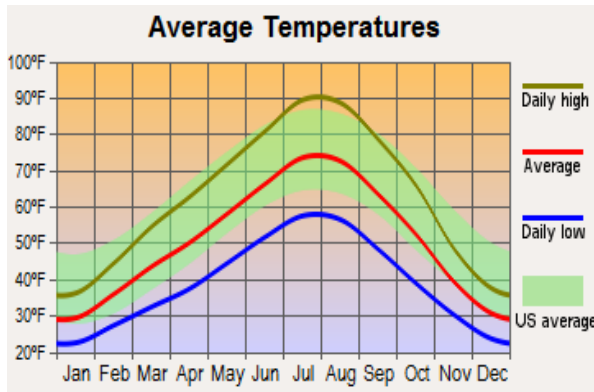
- Type 'B' private road.
- Underground 3-phase power – 5 Idaho Power meters.
- Pressurized irrigation throughout – drip/rotor (60+ zones).
- 450+ GPM variable frequency drive (VFD) pump station.
- The 80 acres has elk, deer, turkey, pheasant, and hawk.
- The property has southern slope exposure with incredible views of rolling hills, along with plenty of off-road paths plus all-weather roads and paths for walking, as well as a 100+ yard shooting range.
- 5,120 sq. ft. steel building with 1,600 sq. ft. workshop area with completely insulated shop slab, walls, and ceiling – 3,500 sf storage area with 7 roll-up 14' & 16' wide doors – 18' ceiling height – Shop plumbed for radiant heat.
- Pallet racks, shelving, complete nut/bolt/hardware cabinets.
- Survey noting As-Built locations of valves, pipe, & utilities.
- Irrigation pipe, supplies & fittings.

This property boasts of opportunities for seasoned veteran farmers as well as willing beginners with Silver Leaf Farms. The current owner/operator is willing to partner/teach/advise as much or as little as needed to help ensure a successful transition that is mutually beneficial for all. Tenant/ caretaker would like to purchase & build home on the available homesite.






# CLIMATE



**Contact: Bob Larison 208-871-0343**

**Notice:**

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is in-tended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are advised to perform their own due diligence and research the information to their own satisfaction.



**SILVER LEAF**

**ORGANIC**

**FARM**

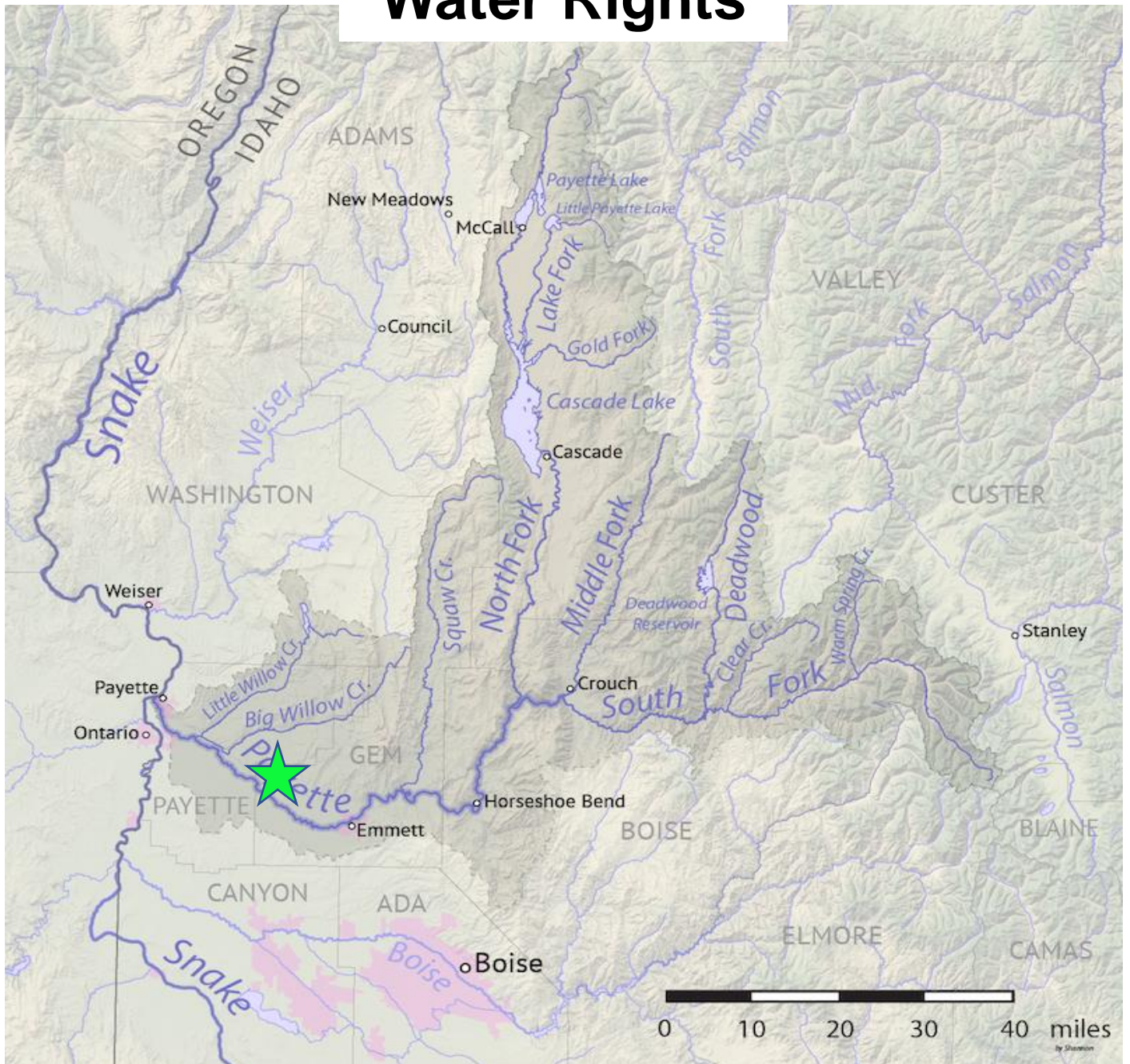
5710-5722-5726  
Silver Leaf Extension  
Emmett, Idaho

**Appointment Only**

**208-871-0343**



# Water Rights



## ★ Silver Leaf Farm Location

The Payette River's [drainage basin](#) comprises about 3,240 square miles. **Emmett Irrigation** North Bench Canal Diversion is located at [Black Canyon Dam](#).

**Silver Leaf Farm** has 65.2 acre unit water right that conveys with the property. 2021 Water Assessment was approximately \$1,900.

# Irrigation Water Rights



**Field - Location**

**Acres**

**A - SW**

**42.0**

**B - NW**

**3.5**

**C - 2 Homes**

**2.0**

**D - NE**

**8.7**

**E - SE**

**9.0**

**Irrigation Water Rights**

**65.2**