



SCHOONHOVEN FARM

WEISER IDAHO



SCHOONHOVEN FARM

439 +/- ACRES OF PRODUCTIVE ROW CROP GROUND LOCATED ALONG THE BANKS OF THE WEISER RIVER

The Schoonhoven Farm is a beautiful, immaculately maintained river-front row-crop farm with rare adjudicated water rights from the Weiser River, as well as 436 shares of Weiser Cove Irrigation District. Watered with a state of the art, Valley, 8000-Series 6-pivot system, installed in 2016 and supplemented with wheel and handlines for optimal irrigation and crop coverage. The north portion of the Schoonhoven farm lies along the Weiser River with 2750 linear feet of river frontage, access and rim top views. The South portion of the farm features rolling hilltop vistas and rim views over the Weiser Valley. Neighboring farms surround the Schoonhoven Farm with a picturesque landscape of farm fields, pasture, and long-established ranches. Located only minutes from the town of Weiser, this acreage offers 7 homesites/building rights within the acreage.



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LOCATION

Located at the confluence of the Weiser and Snake Rivers, with its mild climate, and the rich soils, the Weiser area has long been known as a rich agricultural community supporting farming, orchards, livestock, and more. With a consistent population of approximately 5500, the city of Weiser is the county seat of Washington County, recently voted one of the

Safest Cities in the USA, and home to the National Old Time Fiddle Contest wherein 100's of contestants visit Weiser each year to compete in the national competition. Weiser is centrally located approximately 75 miles away from Boise, Idaho's state capitol and main metropolitan area, yet only miles away from recreational areas such as Mann



Creek Reservoir, Hells Canyon, and more. With a great school system and a strong sense of pride and community, the rural town of Weiser is quintessential. The Schoonhoven Farm sits only minutes from one of Idaho's main North/South Highways, Highway 95, and is only a few miles to city center of Weiser.



PROPERTY OVERVIEW

The Schoonhoven Farm is situated within 439 +/- deeded acres of row crop ground with 2750 linear feet of Weiser River Frontage. With 425 cultivable acres and water rights and irrigation water shares direct from the Weiser River, this farm is watered with ultimate efficiency with the recently installed 6 pivot system. Known for it's productivity, the Schoonhoven Farm is suitable for most row crop commodities, including but not limited to alfalfa, corn, potatoes, sugar beets, onions, and wheat.

Efficiently set up with 4 pumps directly from the Weiser River, this farm features underground pipeline to feed the Valley, 8000- Series 6 pivots, handlines, and wheel lines. All remotely monitored and controlled through Agscence wi-fi technology.





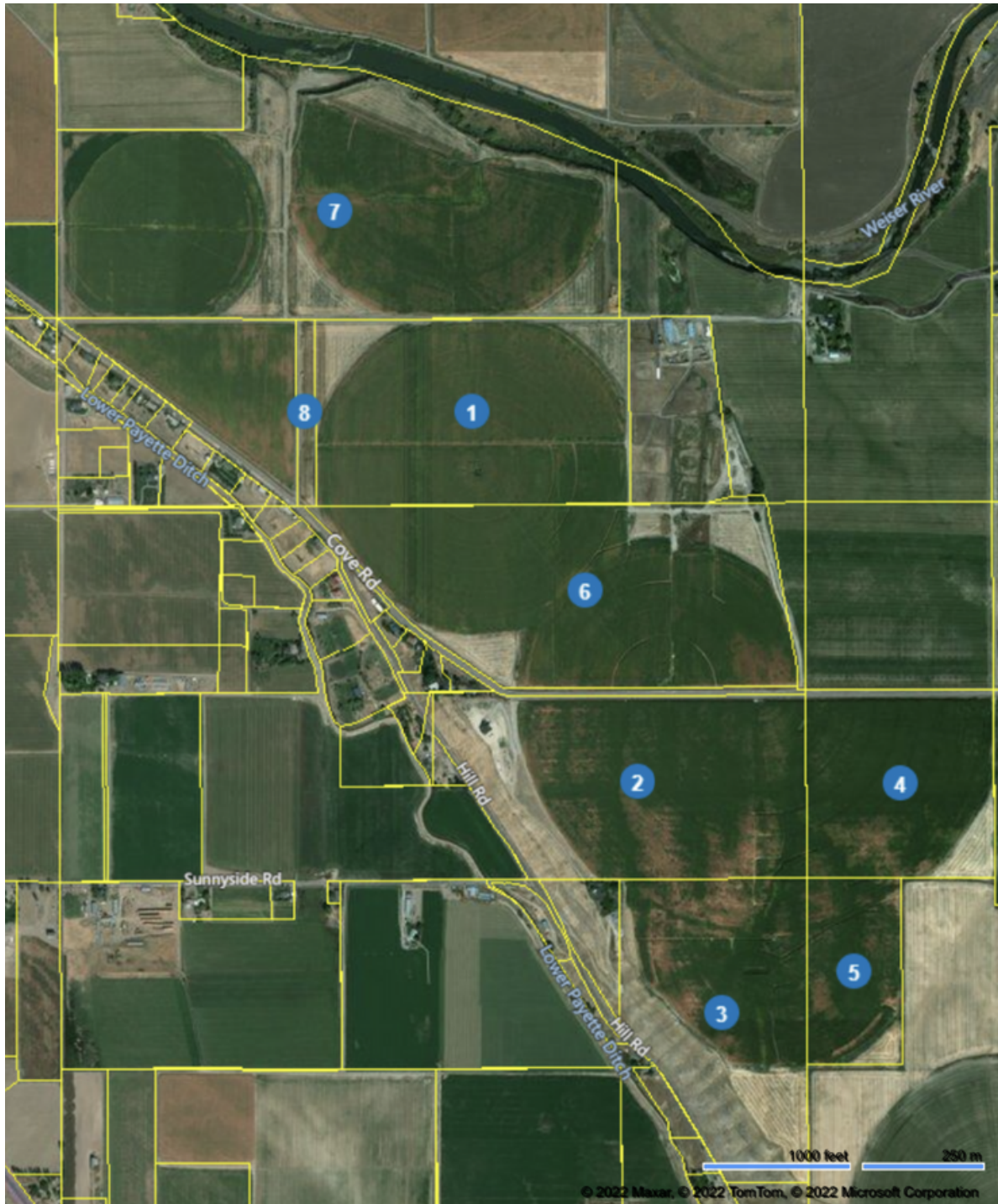
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PROPERTY OVERVIEW



The recreational opportunities are endless with direct river access for fishing, rafting, hunting and more. This property also features not only great farm and recreational opportunities, but has 7 building rights confirmed available throughout the acreage per Washington County Planning and Zoning.

PROPERTY OVERVIEW





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PROPERTY OVERVIEW

Schoonhoven Property			
Parcel Number	Map #	Acreage	Tax Amount
RP10N05W034800	7	133.00	\$1,573.86
RP10N05W038410	1	67.35	\$825.86
RP10N05W036850	3	3.75	\$44.38
RP10N05W100100	6	83.00	\$940.38
RP10N05W107200	3	35.47	\$405.08
RP10N05W101200	2	57.00	\$530.13
RP10N05W113600	4	40.00	\$369.14
RP10N05W115550	5	20.00	\$189.28
		439.57	\$4,878.11

15 acres of RP10N05W101200 with the existing Schoonhoven Home and 15 acres of RP10N05W107200 (dry hillside) to be split off and excluded from the sale. None of acreage being split is farmable/cultivable ground. (Parcel list reflects acreage after split).

ACREAGE, PRODUCTION & OPERATIONS

The Schoonhoven Farm contains 439 +/- deeded acres with water rights to irrigate 436 acres as well as storage water. The farm is currently leased through December 2025. The farm tenant has rotated crops since 2016 as noted in the chart below, and the entire farm is currently planted in sugar beets for the 2022 season. Because the farm is leased, yield information is not currently available, but has been noted by the tenant as the “cornerstone” of their farming operations.

Previous Year Crop Rotations:

2016- Corn - Wheat (corners)

2017 - Potatoes

2018- Sugar Beets- Wheat (1 field)

2019- Onions (1 field)- Corn- Wheat (corners)

2020- Potatoes

2021- Corn- Wheat (corners)

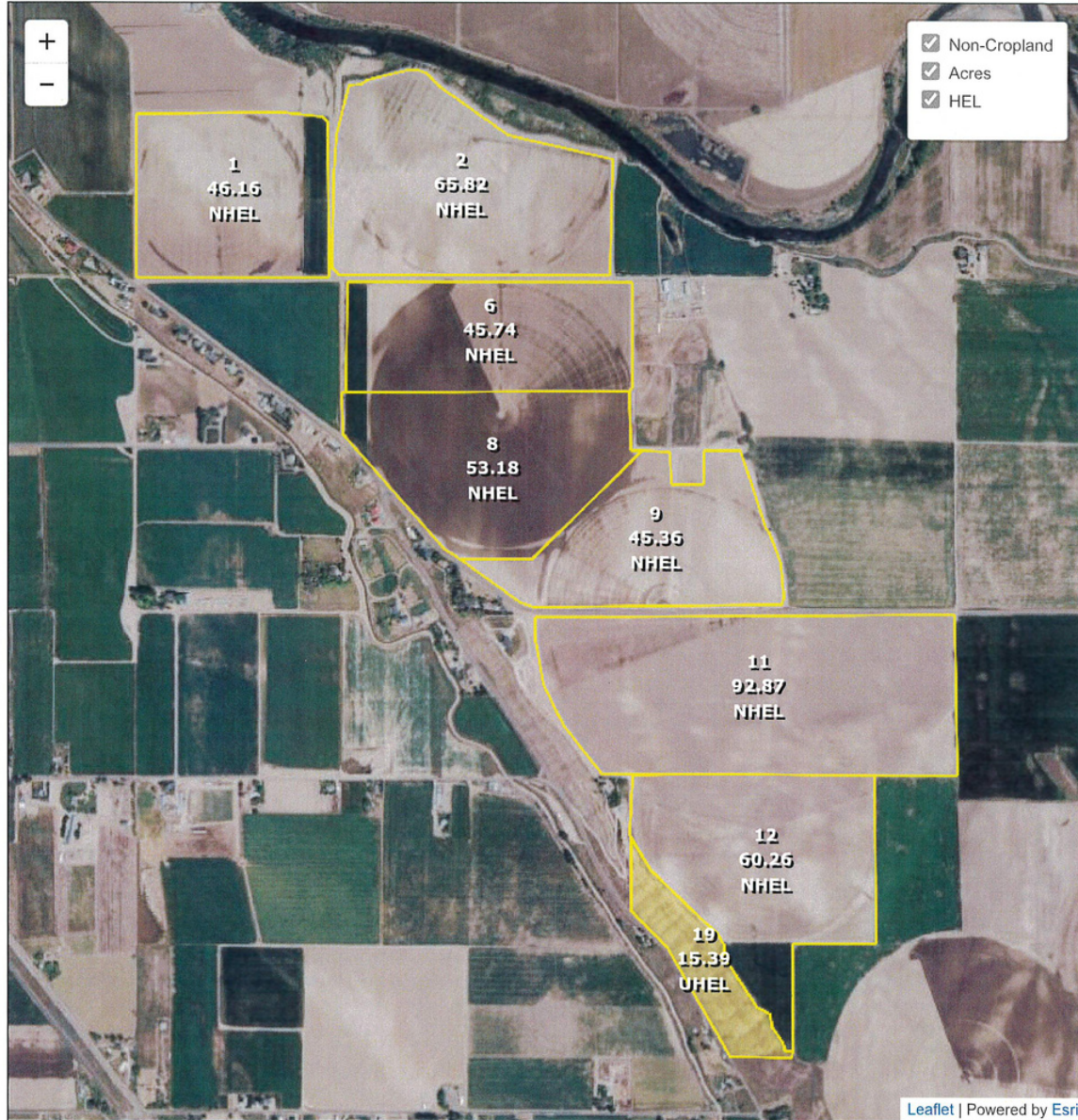
2022- Sugar Beets



ACREAGE, PRODUCTION & OPERATIONS



Washington County, Idaho



Common Land Unit

 Cropland
 Non-cropland
 CRP

Farm 423
Tract 717

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2022 Crop Year



Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do

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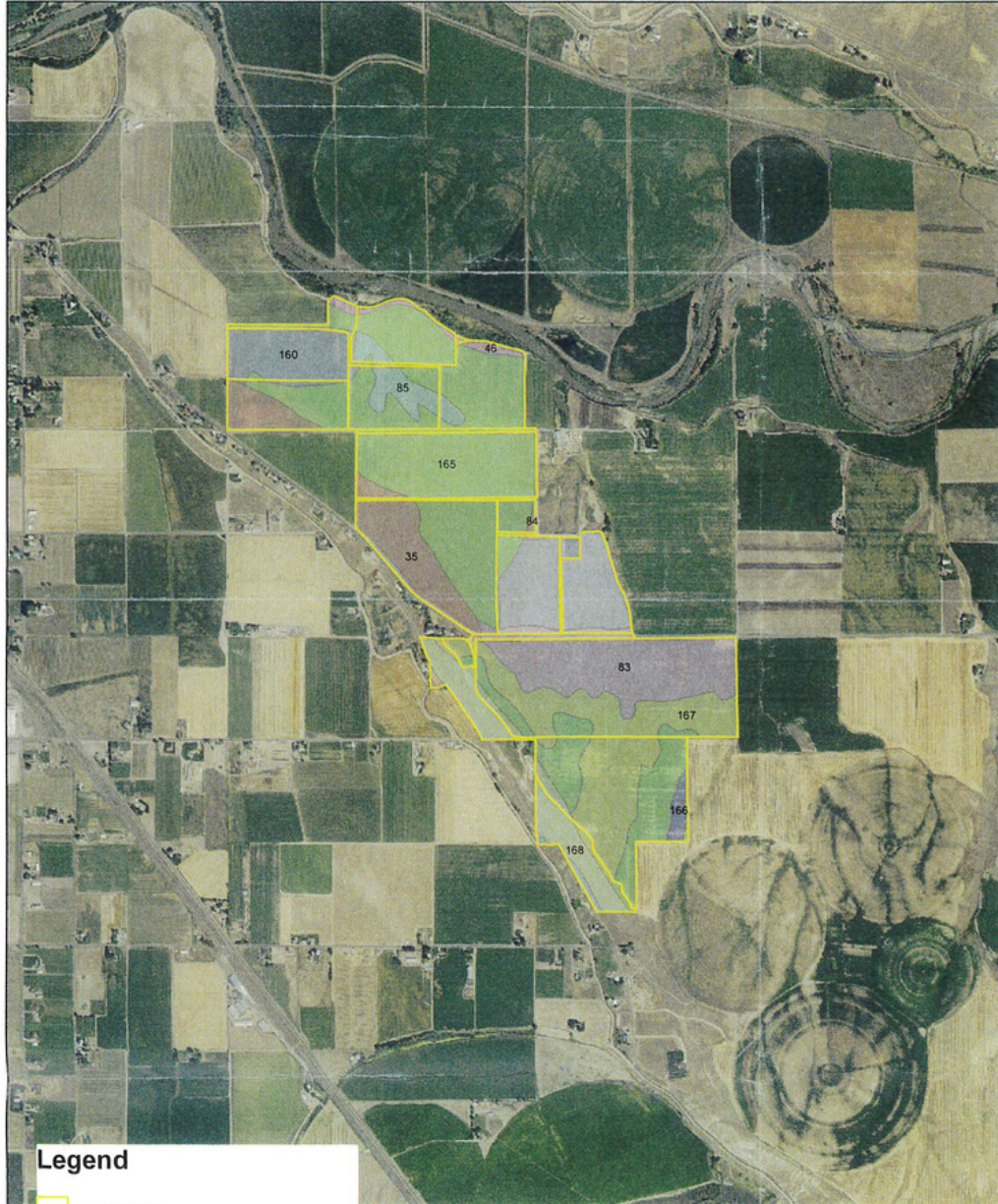
WEISER IDAHO

Soils Map

Date: 2/24/2014

Customer(s): GARY S SCHOONHOVEN,
DIANE M SCHOONHOVEN
District: WEISER RIVER SOIL CONSERVATION DISTRICT
Approximate Acres: 461.6
Legal Description: T10N R5W Sec(s): 3, 10, 11

Field Office: WEISER SERVICE CENTER
Agency: USDA/NRCS
Assisted By: TRAVIS YOUNGBERG
State and County: ID, Washington
Farm: 423 Tract: 717

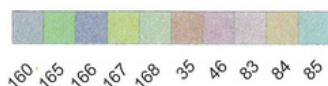


Legend

MasterPlan

T717_Soils_Map

MUSYM



2,000 0 2,000 4,000
Feet

1 inch = 1,320 feet



IRRIGATION

Water is the most important feature of the Schoonhoven farm, and this farm has some of the best water rights in Idaho. The Schoonhoven Farm has water rights from the Weiser River and Crane Creek Reservior. Featuring 5 Adjudicated Water Rights and 436 shares at 5-Acre Feet per Acre, totaling 2180 acre feet with 94 % of Primary “A” shares and 6% of Secondary “B” shares.

Currently irrigated under 6 Valley, 8000-Series Pivots installed in 2016, and supplemented with underground piped handlines, and 3 wheel-lines (2 of which belong to the tenant). Wi-fi monitored and controlled by AgScense.



IRRIGATION

North Side of Cove Road:

Pivot 1- 46.16 Acres under pivot and wheel line on east end and under-ground piped handlines on the corners.

Pivot 2 – 65.82 Acres under pivot and under-ground piped handlines on the corners.

Pivot 3 – Full circle pivot encompassing, 98.92 acres with wheel line on the west end and under-ground piped handlines on the corners.

Pivot 4- 45.36 Acres under pivot with under-ground piped handlines on the corners.





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IRRIGATION

South Side of Cove Road:

Pivot 5- 92.87 Acres under pivot.

Pivot 6 – 60.26 Acres under pivot with wheel line on the south end and underground piped handlines on the corners.



IRRIGATION

All 6 pivots and handlines are supplied through a 4 pump system pumping directly from the Weiser River.

The power and monitoring systems are:

- Pump 1 supplies Pivots 5 & 6, the wheel line and handlines south of Cove Road,
- Pump 2 supplies all hand lines and wheel lines north of Cove Road.
- Pumps 3 & 4 combine together to supply Pivots 1, 2, 3 & 4.





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IRRIGATION- EQUIPMENT LIST

Quantity	Pivot #	Description	Serial #
1	1	Valley Pivot 8000 Series 651' Standard Profile Pivot	11184587
1	2	Valley Pivot 8000 Series 1096' Standard Profile Pivot	11184586
1	3	Valley Pivot 8000 Series 1047' Standard Profile Pivot	11184588
1	4	Valley Pivot 8000 Series 961' Standard Profile Pivot	11184589
1	5	Valley Pivot 8000 Series 1611' Standard Profile Pivot	11184590
1	6	Valley Pivot 8000 Series 887' Standard Profile Pivot	11184591

Quantity	Pump #	Description	Serial #
1	1	American Marsh - US Motor 75HP Vertical Turbine Pump Pivots 5 and 6 Handline South of Cove Road Wheel line South of Cove Road	RS1607021213KW
1	2	American Marsh - US Motor 60 HP Vertical Turbine Pump Variable Speed Handlines North of Cove Road	RS160701210KW
1	3	American Marsh - US Motor 50 HP Vertical Turbine Pump Variable Speed Pivots 1, 2, 3 and 4	RS160701211KW
1	4	American Marsh - US Motor 50 HP Vertical Turbine Pump Pivots 1, 2, 3 and 4	RS160701212KW



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IRRIGATION- EQUIPMENT LIST CONT

Quantity	Booster Pump	Description	Serial #
1		Paco - 20HP Booster Pump Pivot 2	RS1607021208KW
1		Paco - 50HP Booster Pump Pivot 5	RS1607021209KW
1		Paco - 5HP Booster Pump Pivot 6	RS1607021207KW

Quantity	Handlines	Description	Serial #
196		3" X 40' End Riser Hook & Latch Handline Purchased with Project	N/A
273		3" X 40' End Riser Hook & Latch Handline Previously owned	N/A
16		4" X 3" Valve Openers Purchased with Project	N/A
16		3" End Plugs Purchased with Project	N/A
12		3" End Plugs Previously owned	N/A
5		3" 90 Elbows Previously owned	N/A
10		3" Tees Previously owned	N/A

Quantity	Wheel Line	Description	Serial #
1		Wade Rain - Model 70 with 17 wheels	22793



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FARM PICTURES





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ADDITIONAL INFORMATION

This listing is presented by Melanie Davidson-Hickey and Francene Hickey of Two Rivers Real Estate Company LLC.

Additional information including soil reports, water right details, water diversion rights, farm lease, etc available upon request.

Please feel free to contact us today for more information and/or to schedule a farm tour.



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