

HUGE PRICE REDUCTION

"THE WASHOUT"

FULL SERVICE TRAILER WASHOUT

428 S 200W Rupert, ID 83350



OFFERING SUMMARY

SALE PRICE:	\$999,000
ACRES:	33.39 +/-
IRRIGATED PASTURE:	31.38+-
IRRIGATION DISTRICT:	MID
IRRIGATION:	Wheel Lines
ZONING:	Rural Residential
TAXES 2022:	\$1,915.42

PROPERTY DESCRIPTION

Established livestock truck washing facility that generates income year around with a 8% CAP. Multiple use facility also has a 999 CAFO/commercial water rights 0.19 CFS/30.4 AF, 31.38 acres of MID water rights 15,000 +/- sf barn, 3,000 +/- sf dairy barn, not in use, 3 corrals, 2 with shades, 6 bay commodity storage 2017 Manufactured home, 2040 +/- sf, 3 bedroom, 2 bath.

MARK E. JONES- GRI,CRS

Associate Broker, Realtor

208.308.3030

ROBERT JONES REALTY, INC.

1766 Addison Ave. E.

Twin Falls, ID 83301

208.733.0404



JULIE JONES, ABR

Associate Broker, Realtor

208.404.1106

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