

Magic Valley Farmland

Blaine & Minidoka Counties, Idaho (Row Crops)

1,500.81 Gross Acres | 1,213.5 Irrigated Acres

Asking Price: \$15,750,000



- This asset is comprised of three noncontiguous tracts equating to 1,213.5 irrigated acres found in the sought after region of the Magic Valley.
- The three tracts are spread across Minidoka County (2 farms) and Blaine County (1 farm).
- Historically grown commodities include barley, corn, potatoes, sugar beets and wheat.
- The property improvements include a two-bedroom, one bath home built around 1940.
- Irrigation consists of 13 center pivots and approximately 44 acres of wheel-lines.
- All tracts possess robust water profiles with adequate water rights.



Call for Offers Deadline: July 1st, 2024
Anticipated Closing Date: October 31st, 2024



Skye Root

Owner

+1 208 908-3848

skye@rootagadvisory.com

Bradley Calaway

VP – Row Crops

+1 509 201-0022

bradley@rootagadvisory.com

Root Realty LLC – Lic. #21056 – Boise, ID