

FARM FOR SALE

CALL FOR OFFERS

2900 S 1265 E
WENDELL, ID 83355



OFFERING SUMMARY

SALE PRICE:	\$4,500,000
DEEDED ACRES:	307.36 +/-
IRRIGATED ACRES:	206.72 +/-
WATER:	IDWR / NSCC
IRRIGATION:	3 Pivots/ Handlines
HOMES:	2 Rental Homes
ZONING:	Agriculture
TAXES 2024:	\$11,988.44

PROPERTY OVERVIEW

All offers to be received by: August 21, 2025. Seller's to respond to offers by: August 22, 2025. Possession of farm is when last crop is off. Rental leases shall be assumed. Seller's reserves the right to reject any offer, accept one, or multi-counter back to multiple Buyers. All offers are contingent upon Sellers's final approval. 170 shares of NSCC and 1.82 CFS for 109 +/- ac., priority 1961. 3 pivots irrig. 203.92 +/- ac., 2.8 +/- ac. handlines. 2000 +/- feet of canyon rim frontage, on separate tax parcel of 26.88 +/- acres. Rental homes are 2bdrm, 1bath.

Property is being sold AS-IS, with all faults, Listing Broker and Sellers assume no responsibility and make no guarantees, representations, warranties (express, implied or otherwise) as to the availability or accuracy of information contained herein. Buyer to verify all information.

(Full brochure can be email upon request and offers can be submitted with Mark Jones or use your own farm agent to make offer)

**ROBERT JONES
REALTY, INC.**

1766 Addison Ave. E.
Twin Falls, ID 83301

MARK E. JONES, GRI, RLC

Associate Broker
C 208.308.3030
O 208.733.0404



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