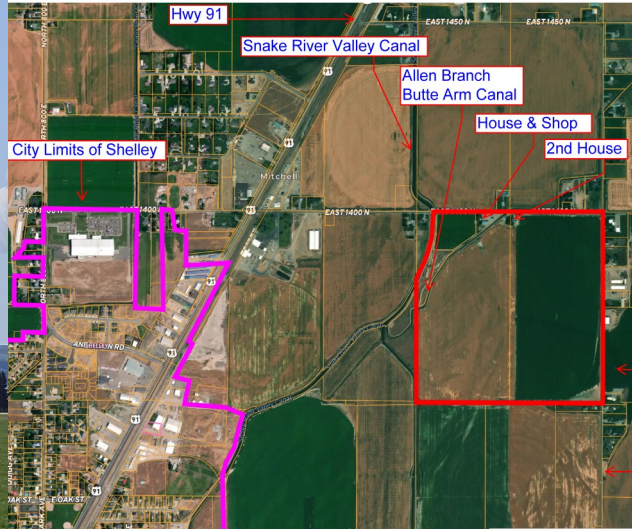


FARM FOR SALE

# CALL FOR OFFERS

**919 E 1400 N**  
SHELLEY, ID 83274



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,700,000
<b>DEEDED ACRES:</b>	156.37 +/-
<b>IRRIGATED ACRES:</b>	141.18+/-
<b>WATER:</b>	Idaho Irrigation district
<b>IRRIGATION:</b>	1 Pivot/ Handlines
<b>HOMES:</b>	2
<b>ZONING:</b>	Agriculture
<b>TAXES 2024:</b>	\$4,759.75

## PROPERTY OVERVIEW

**All offers to be received by: August 27, 2025.** Seller's to respond to offers by August 28, 2025. Farm Lease to be assumed or can be negotiated. Homes are vacant. Seller's reserves the right to reject any offer, accept one, or multi-counter back to multiple Buyers. All offers are contingent upon Seller's final approval. 157 +/- acres of assessed water, \$14.25 per acre. 1 pivot irrig. 130 +/- ac., 11.18 +/- ac. handlines, 0.82 +/- ac. se corner not irrigated. Farm is regulated with presents of nematode. Call for detailed brochure on property.

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**  
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Note: This information is from sources deemed reliable and in which we believe to be correct, however Robert Jones Realty, Inc. Nor their agents assume no liability for errors or omissions therein. We make no guarantee, warranty or representation about it. Opinions, projection, assumptions or estimates are included for example only, and they may not represent current or future performance of the property. You, your tax and legal advisors should conduct your own investigation of the property and transaction. Prospective buyers shall check all data ( water rights, water tests, soils, home inspections, state and county regulations/permits, boundary lines, rental incomes, etc.) to their satisfaction prior to closing. This property is submitted subject to, prior sales, price change, rental or other conditions, correction or withdrawal without notice. All measurements are approximate and acreages stated are plus or minus.