



Johnson Ag
IDAHO FALLS, IDAHO





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\$65,000,000 | 10,587± ACRES



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MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Johnson Ag is a fifth-generation, large-scale dryland farming operation located in southeast Idaho. This expansive farm comprises 10,587± deeded acres in a single contiguous tract, offering exceptional logistical efficiency and operational ease. Currently producing Yellowstone Winter Wheat and Jefferson Spring Wheat, the farm also benefits from additional income via a 57-turbine wind farm situated entirely within its boundaries. The wind energy project includes its own substation and operates under a 30-year lease agreement, with 16 years remaining, providing stable, long-term energy lease revenue to the landowner. Accessibility is excellent, with paved roadways leading directly through the property, and on-site infrastructure includes a 243,000-bushel grain storage facility and multiple equipment shops. Located just 18 miles from Idaho Falls, the property is within easy reach of ski resorts, national forests, and rivers, and it offers close proximity to premier recreational and resort destinations such as Grand Teton National Park, Driggs, and Jackson Hole. From its scenic setting near the Ririe Reservoir to its mix of agricultural and renewable energy income streams, Johnson Ag presents a rare opportunity to acquire a generational-scale property with multi-sector revenue potential.



Location

Johnson Ag is situated 18 paved miles from Idaho Falls, Idaho, which offers full commercial services, including a regional airport with commercial flights. The farm's proximity to notable natural and recreational attractions is exceptional. Kelly Canyon Ski Resort and the Caribou-Targhee National Forest are located just 15 miles away. The famed South Fork of the Snake River, renowned for its fly fishing, lies within ten miles, as does Heise Hot Springs. For those seeking resort-town amenities, Driggs, Idaho is 60 miles to the northeast, offering access to Grand Targhee Ski Resort in Alta, Wyoming. Jackson Hole, Wyoming, home to a world-class ski resort and luxury amenities, is only 70 miles away. Grand Teton National Park and the gateway to Yellowstone National Park are approximately 80 miles away via Jackson Hole. Johnson Ag also borders the Ririe bench and Ririe Reservoir, known for boating, camping, and high-quality fishing.



Locale

The property is surrounded by expansive, locally owned dryland and irrigated farms typical of southeast Idaho's agricultural base. The terrain transitions from open flats to gently rolling farmland, framed by mountain peaks from the Caribou-Targhee National Forest and the Caribou Range. Nearby farming communities such as Ririe and Rigby, located five to ten miles from the farm, offer essential services and a strong sense of rural community. Idaho Falls, the region's primary urban center, lies 18 miles to the southwest and provides a wide range of commercial, retail, and medical services, including a regional mall, Eastern Idaho Regional Medical Center, farming and ranching supply businesses, and a vibrant downtown along the Snake River.



General Description

Accessed via paved roads just off the highway, Johnson Ag offers sweeping views of rolling wheat fields and modern wind turbines on approach. The land consists primarily of gently undulating hills and flat fields, typical of dryland grain production in this region. A well-organized headquarters sits amid a large wheat field, marked by a spacious main shop that includes office space and a kitchen. This central facility is complemented by two additional machine shops for extra storage and maintenance, and a well-maintained lawn bordered by mature trees. A substantial 243,000-bushel grain storage facility sits near the highway entrance, enabling efficient commodity management. The 57-turbine wind farm is interspersed throughout the property, with its operational substation situated in the southern sector.





Acreage Breakdown

The farm encompasses 10,587± deeded acres, with approximately 9,717± acres in active agricultural production. The current rotation includes Yellowstone Winter Wheat, Jefferson Spring Wheat, and summer fallow practices, consistent with dryland farming in the region.



Improvements

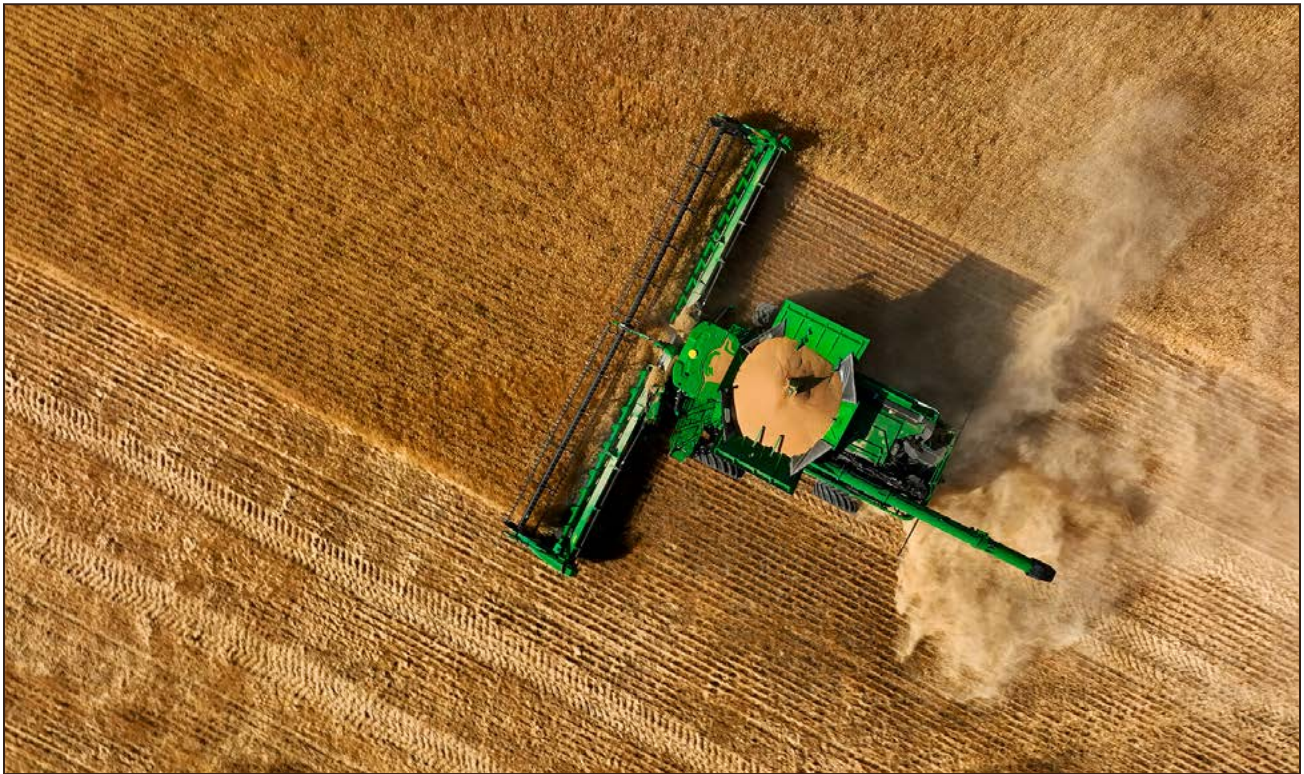
At the operational core of Johnson Ag is a main 75' x125' shop with ample space for machinery storage, complete with office amenities and a kitchen, along with a parts room, ideal for managing day-to-day operations on-site. Adjacent to the main shop is a landscaped lawn shaded by old-growth trees, offering a comfortable setting amid the working environment. Two secondary shops, located behind the main structure, provide additional workspace and equipment storage. A 243,000-bushel grain storage facility is located just off the main highway at the farm's entry road, facilitating easy loading and distribution. The infrastructure is arranged for functionality, durability, and efficient workflow. The wind energy infrastructure, including a 57-turbine array and dedicated substation, is fully integrated into the layout of the property, maximizing land use without disrupting agricultural productivity.





Climate

Johnson Ag lies within a semi-arid, humid continental climate zone. Summers are typically warm, with average highs in the 80s and lows in the 50s. Winters are cold and dry, with average highs in the 20s and lows in the teens. Annual precipitation is modest, with April being the wettest month and August the driest. The growing season typically runs from late April through late August, offering a consistent window of frost-free days suitable for dryland wheat cultivation.



General Operations

The property operates as a dryland wheat farm, producing both spring and winter wheat. The 57-turbine wind farm integrated into the property is under a 30-year lease agreement with 16 years remaining. The farm infrastructure and operational setup are designed to support both agricultural and renewable energy production at scale.

Water Resources

There are no natural or developed water features on the property. As a dryland operation, the farm is not dependent on irrigation and does not contain wells, ponds, or canals.

Wildlife Resources

While Johnson Ag is primarily agricultural, the open terrain and location support seasonal populations of deer and elk. Upland game birds, including Sharp-tailed grouse and Hungarian partridge, are frequently observed. Raptors such as hawks, owls, and eagles are also common, benefitting from the expansive open fields and undisturbed wind turbine corridors.

Recreational Considerations

Johnson Ag provides fall and early winter hunting opportunities for upland game birds, deer, and elk. For non-hunting recreation, the property's proximity to regional destinations significantly enhances its appeal. Skiing at Kelly Canyon and Grand Targhee, hiking and wildlife viewing in Caribou-Targhee National Forest and Grand Teton National Park, and fishing and boating at nearby Ririe Reservoir and the South Fork of the Snake River are all within easy driving distance. These resources position the property as both an agricultural asset and a gateway to year-round outdoor recreation.



RIRIE RESERVOIR



Taxes

Based on past years the annual real estate taxes are estimated at \$14,094.

Mineral Rights

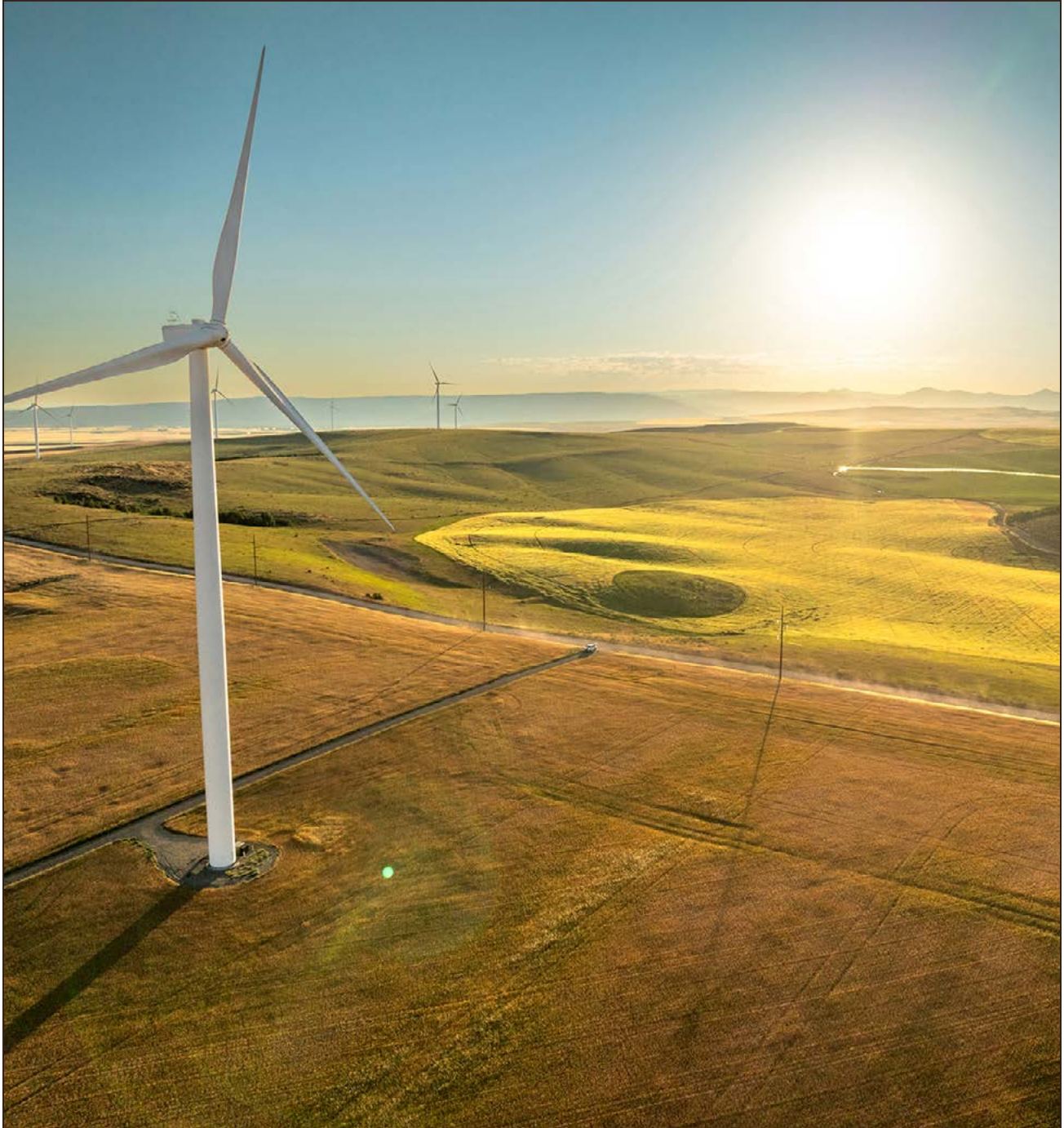
Any and all minerals owned by the Seller will convey at Closing.

Additional Information

Johnson Ag owns and maintains all farming equipment. The offering includes only the real property; however, machinery and equipment may be available via separate treaty.

Broker's Comments

Johnson Ag represents a rare combination of scale, location, and diversified income streams. With 10,587± contiguous deeded acres, modern grain storage infrastructure, and a leased 57-turbine wind farm exclusive to the property, it is uniquely suited for buyers seeking agricultural productivity with renewable energy income potential. The proximity to Idaho Falls, Driggs, Jackson Hole, and major outdoor destinations enhances the property's overall value and accessibility. With its functional layout, operational self-sufficiency, and strategic location near one of Idaho's fastest-growing cities, Johnson Ag stands as a compelling investment-grade agricultural and renewable energy asset.





Price

\$65,000,000



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Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

Idaho Brokerage Disclosure

The law requires all real estate licensees to perform certain basic duties when dealing with any real estate buyer or seller. You can expect any real estate licensee you deal with to provide the following "customer-level" services:

- To perform necessary and customary acts to assist you in the purchase or sale of real estate;
- To perform these acts in good faith and with reasonable care;
- To properly account for money or other property you place in his or her care; and
- To disclose "adverse material facts" which are, or should be, within that licensee's knowledge. These include facts that would significantly affect the desirability or value of the property to a reasonable person, and facts that would indicate to a reasonable person that one of the parties cannot, or will not, complete his obligations under the contract. (Note: Idaho law exempts "psychological" impacts from this disclosure requirement. See Section 55-2701, Idaho Code)

Unless or until you enter a written agreement with the brokerage for agency representation, you are considered a "Customer" of the brokerage, and the brokerage will not act as your agent. As a Customer, you should not expect the brokerage or its licensees to promote your best interest, or to keep your bargaining information confidential.

Whenever you speak to a licensee who represents a party on the other side of the transaction, (e.g., you are seeking to buy the property, and the licensee represents the seller), you should assume that any information you provide **will be** shared with the other party.

If offered by the real estate brokerage, you may enter a written agreement for "Agency Representation," requiring that the brokerage and its licensees act as an "Agent" on your behalf and promote your best interests as their "Client." Idaho law authorizes three types of Agency Representation.

Single Agency:

If you enter a written agreement for Agency Representation, you, as a Client, can expect the real estate brokerage to provide the following services, in addition to the basic duties and obligations required of all licensees:

- To perform the terms of your written agreement with skill and care;
- To promote your best interest, in good faith, honest and fair dealing;
 - **If you are the seller**, this includes seeking a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assisting in the negotiation thereof; and, upon your written request, asking for reasonable proof of a prospective buyer's financial ability to purchase your property;
 - **If you are the buyer**, this includes seeking a property to purchase at an acceptable price, terms and conditions, and assisting in the negotiation thereof; and, when appropriate, advising you to obtain professional inspections of the property, or to seek appropriate tax, legal and other professional advice or counsel.
- To maintain the confidentiality of specific client information, including bargaining information, even after the representation has ended.

Limited Dual Agency:

At a time you enter an agreement for Agency Representation, you may be asked to give written consent allowing the brokerage to represent both you and the other party in a transaction. This "dual agency" situation can arise when, for example, the brokerage that represents you, the seller, also represents buyers who may be interested in purchasing your property. When this occurs, it is necessary that the brokerage's representation duties be "limited" because a buyer and seller have built-in conflicts of interest. Most significantly, the buyer typically wants the property at the lowest price, while the seller wants top dollar. **As a "limited dual agent," the brokerage and its licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning price negotiations, terms or factors motivation the client/buyer to buy or the client/seller to sell.** However, the brokerage must otherwise promote the best interests of both parties, perform the terms of the written representation agreement with skill and care, and perform all other duties required by law.

Buyers and sellers alike often find it desirable to consent to limited dual agency: buyers do not want the brokerage to be restricted in the search for suitable properties, and sellers do not want the brokerage to be restricted in the search for suitable buyers. Thus, when all parties agree in writing, a brokerage may legally represent both the buyer and the seller in the same transaction, but only as a ***“limited dual agent.”***

Limited Dual Agency with Assigned Agents:

In some situations, a brokerage that has obtained consent to represent both parties as a limited dual agent may assign individual licensees (“sales associates”) to act solely on behalf of each party. (The brokerage must have an office policy that ensures client confidences are protected.) Where this is the case, the sales associate, or “assigned agent,” is not limited by the brokerage’s agency relationship with the other party, but instead has a duty to promote the best interest of the client that he or she is assigned to represent, including negotiating a price. The designated broker (the licensee who supervises the sales associates in the brokerage firm) remains a limited dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients.

What to Look For in Any Agreement for Agency Representation:

Whatever type of representation you choose, your written Agency Representation Agreement should answer these questions:

- How will the brokerage be paid?
- When will this Agreement expire?
- What happens when a transaction is completed?
- Can I cancel the Agreement, and if so, how?
- Can I work with other brokerages during the time of the Agreement? And what happens if I sell or buy on my own?
- Am I willing to allow this brokerage to represent me and the other party in the same transaction?

Real Estate Licensees Are Not Inspectors:

Even if you have a written agreement for agency representation, you should ***not*** expect the brokerage or its licensees to conduct an independent inspection of the property, or to independently verify any statement or representation made by any party to the transaction or other reasonably reliable sources (such as a licensed appraiser, home inspector, or the county assessor’s office). Real estate licensees are entitled to reasonably rely on the statements of their clients and other third-party sources. ***If the condition of the property is important to you, you should hire an appropriate professional, such as a home inspector, surveyor, or engineer.***

Idaho Real Estate Brokerage Representation Act:

The specific duties owed by the real estate brokerage and its licensees to a customer or client are defined by the “Idaho Real Estate Brokerage Representation Act,” located at Idaho Code Section 54-2052, et seq.

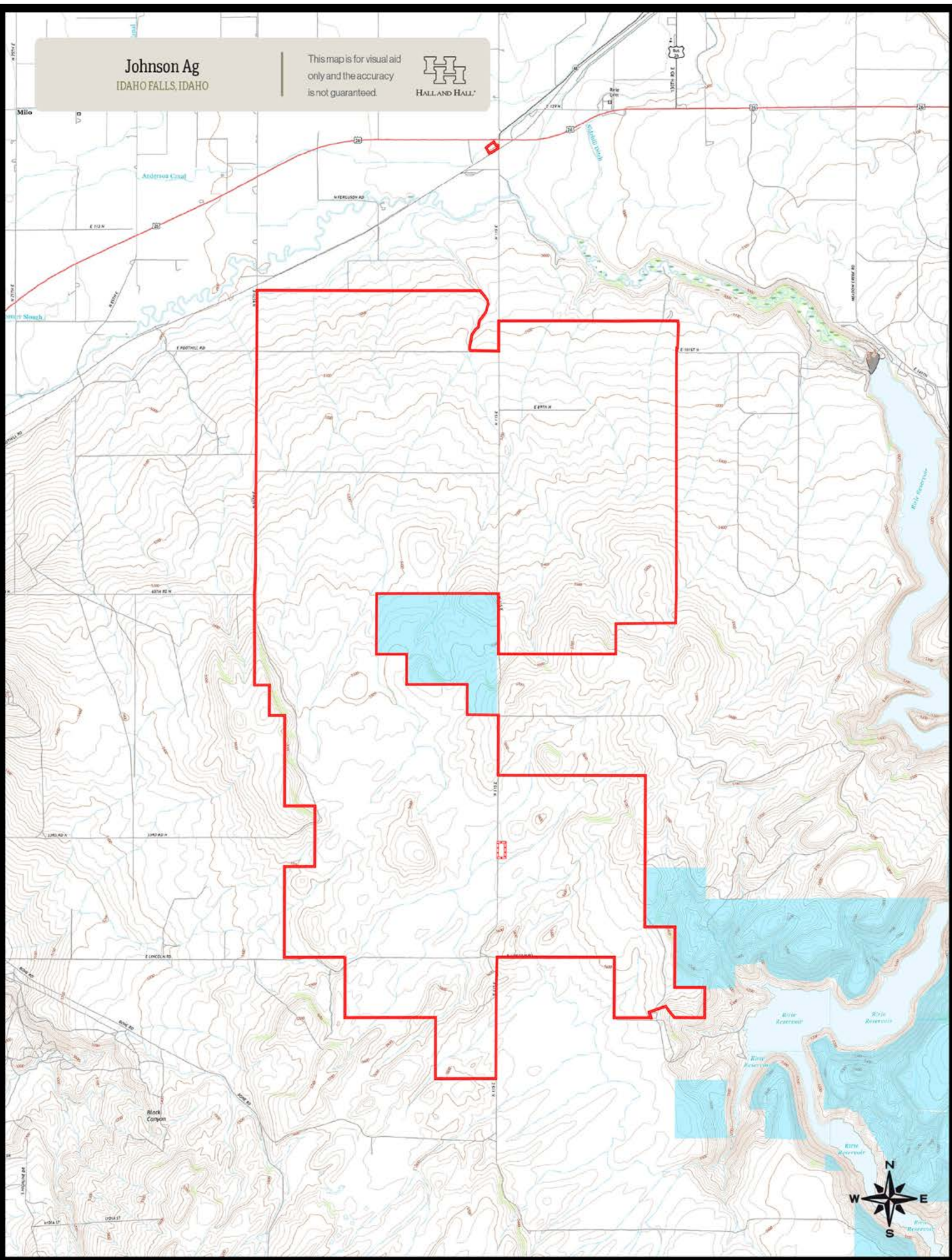
When you sign a real estate Purchase and Sale Agreement as a buyer or seller, you will be asked to confirm:

1. that this disclosure was given to you and that you have read and understand its contents; and
2. the agency relationship, if any, between you and the brokerage working with you.

[Carlos Ordoñez](#) of Hall and Hall is the exclusive agent of the Seller.

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Rigby

Ririe

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Ag



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