



HANSEN FARM WEISER IDAHO



HANSEN FARM

148 +/- ACRES OF PRODUCTIVE ROW CROP GROUND LOCATED ALONG THE BANKS OF THE SNAKE RIVER

The Hansen Farm is an organic-certified, river-front row-crop farm with rare water rights from the Snake River. Watered with a state of the art, Zimmatic, 9500-Series 3-pivot system, installed in 2021 and supplemented with handlines for optimal irrigation and crop coverage. The west portion of the Hansen farm lies along the Snake River with over 1/2 a mile of river frontage, access and far reaching views. The North portion of the farm features an old homesite with a 2880 sf pole building . Neighboring farms surround the Hansen Farm with a picturesque landscape of farm fields, pasture, and norther mountain ranges.

Located only minutes from the town of Weiser, this acreage offers 15 homesites/building rights within the acreage.



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LOCATION

Located at the confluence of the Weiser and Snake Rivers, with its mild climate, and the rich soils, the Weiser area has long been known as a rich agricultural community supporting farming, orchards, livestock, and more. With a consistent population of approximately 5500, the city of Weiser is the county seat of Washington County, recently voted one of the

Safest Cities in the USA, and home to the National Old Time Fiddle Contest wherein 100's of contestants visit Weiser each year to compete in the national competition. Weiser is centrally located approximately 75 miles away from Boise, Idaho's state capitol and main metropolitan area, yet only miles away from recreational areas such as Mann



Creek Reservoir, Hells Canyon, and more. With a great school system and a strong sense of pride and community, the rural town of Weiser is quintessential. The Hansen Farm sits only minutes from one of Idaho's main North/South Highways, Highway 95, and is only a few miles to city center of Weiser.



PROPERTY OVERVIEW

The Hansen Farm is situated within 148 +/- deeded acres of certified organic row crop ground with over 1/2 a mile of Snake River Frontage. With 140 cultivable acres and water rights and irrigation water direct from the Snake River, this farm is watered with ultimate efficiency with the recently installed 3 pivot system. The Hansen Farm is suitable for most row crop commodities, including but not limited to alfalfa, corn, barley, and more.

Efficiently set up with a 45 HP turbine pump that pumps directly from the Snake River to feed the Zimmatic, 9500- Series, three pivot system. All monitored and controlled through FieldNet technology.

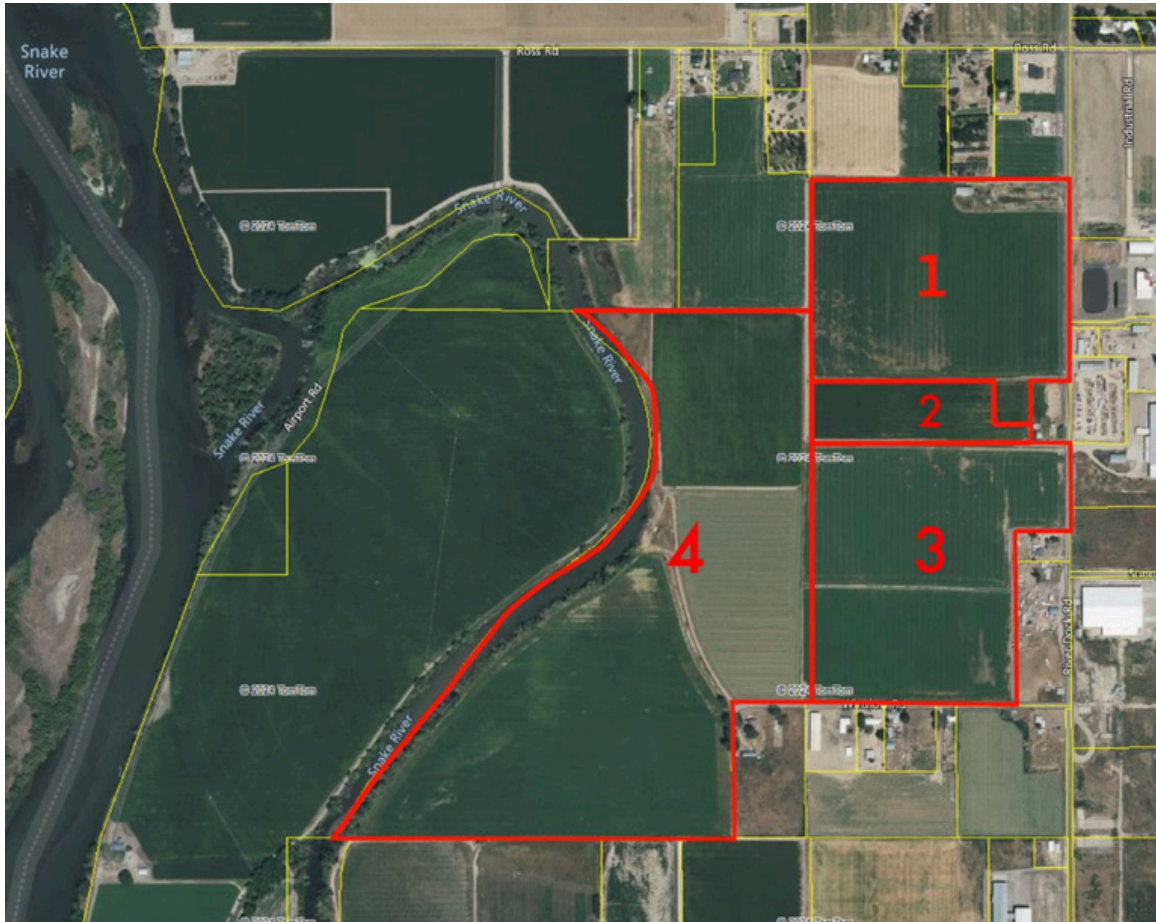


PROPERTY OVERVIEW



The recreational opportunities are endless with direct river access for fishing, rafting, hunting and more. This property also features not only great farm and recreational opportunities, but has an old homesite with a 2880 SF Onion Shed/Shop, and 15 building rights confirmed available throughout the acreage per Washington County Planning and Zoning.

PROPERTY OVERVIEW



Hansen Farm				
Parcel #1	Map Ref	Acreage	Property Taxes	Building Rights
RP10N05W082120	1	34.28	559.38	SIX- 5 Guaranteed 1- 1st Come/1st Serve
RP10N05W081200	4	75.28	1,121.36	THREE- 1 Guaranteed 1- 1st Come/1st Serve
RP10N05W080320	3	31.5	725.48	4
RP10N05W081950	2	7	115.16	2



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ACREAGE, PRODUCTION & OPERATIONS

The Hansen Farm contains 148 +/- deeded acres with water rights to irrigate acres . The farm is currently in alfalfa and barley for the 2025 Season.

Previous Crop Rotations:

Alfalfa

Corn

Barley

Oats



IRRIGATION

Water is always an important feature of any farm. The Hansen Farm has water rights from the Snake River as well as other ground water rights at \$0 water costs per year.

Currently irrigated under 3 Zimmatic , 9500-Series Pivots installed in 2021, and supplemented with handlines, controlled by FieldNet.



IRRIGATION

Pivot 1- 5 Towers, 893 feet with a heavy duty pivot point. 33 Acres under pivot and handlines on the corners.

Pivot 2 - 3 Towers, 566 feet with a heavy duty pivot point. 20 Acres under pivot and handlines on the corners.

Pivot 3 - 5 Towers, 945 feet with a heavy duty pivot point. Full circle pivot encompassing 65 acres with handlines on the corners.





HANSEN FARM
WEISER IDAHO

FARM PICTURES





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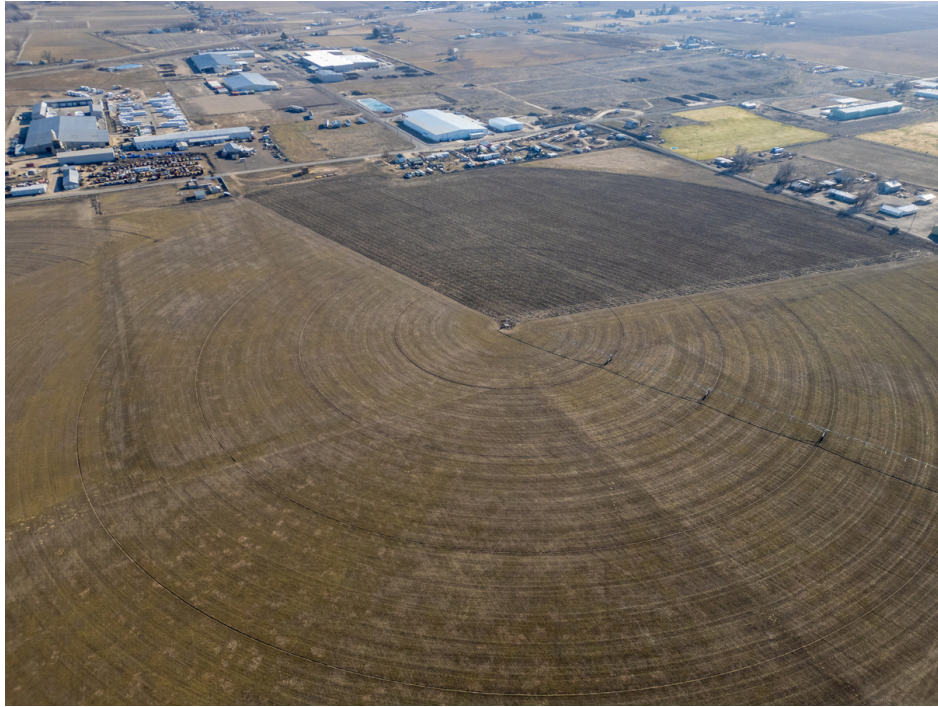
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ADDITIONAL INFORMATION

This listing is presented by Melanie Davidson-Hickey of Two Rivers Real Estate Company LLC.

Additional information including water right details, available upon request.

Please feel free to contact us today for more information and/or to schedule a farm tour.



Melanie Davidson-Hickey

Broker/Owner

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