

# DAIRY FOR SALE

3971 N 1200 EAST  
BUHL, IDAHO



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$ 6,975,000
<b>LCO Permit: Dairy</b>	1,120 AU
<b>LCO Permit: Feedlot</b>	770 AU
<b>DAIRY BARN:</b>	Double 20 Parallel
<b>DEED ACRES:</b>	160 +-
<b>IRRIGATED ACRES:</b>	91.12 +-
<b>IRRIGATION:</b>	Pivot-Gated Pipe
<b>HOUSES:</b>	3
<b>TAXES 2024:</b>	\$14,959.52



## PROPERTY OVERVIEW

### DAIRY FACILITY:

Well maintained, 2016 Built, Double 20 parallel Milking Barn, 1,290 +- Hatfield Dairy lockups plus 470 +- Feedlot Lockups. 6 Milking Corrals, 4 Feedlot Corrals. Equipment by Delaval, Parallel with turner stalls, Automatic interior foot bath, Seasonal recycled water heated holding pen floor and alley, Full automated energy efficient barn lighting. 8 bay commodity barn, 3 - sided equipment shed with 2 - bays enclosed with rollups. 3 bay insulated shop. 110 ft +- truck scale with 2-keypad on each end. 1 - Milk Silo 80,000 lbs. capacity, 1 - Milk tank 21,500 lbs. capacity, 1 - 10,000 Gallon water storage tank, 2 - Quincy rotary compressors, 2 - vacuum pumps, 3- Chiller Tables, 1 - 200 KW diesel generator 3 phase 480 volt.

**FARM LAND:** 91.12 +- acres irrigated acres, 65.59 +- acres under 7 tower pivot, 25.53 +- acres gated pipe. 3 houses - 2007 fully remodeled 3 bdrm, 3.5 bath, 3,866 +- sf, 1918 built, 3 bdrm, 1 bath, 1,328 +- sf, and 1977 MH, 1680 +- sf.

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**( Full brochure can be email upon request and offers can be submitted with Mark Jones )**

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