

FARM & RANCH FOR SALE

33 MECHAM LN
CAREY, ID 83320



OFFERING SUMMARY

SALE PRICE :	\$7,900,000
ACRES:	657.72 +-
IRRIGATED ACRES:	367 +-
IRRIGATION DISTRICT:	Little Wood River
IRRIGATION:	10 Pivots
ZONING:	Agricultural & Rural Remote
TAX:	\$4,749.98

SUMMARY OVERVIEW

There is 360 +- acres of irrigated farm land under 10 pivots and 7 +- acres of wheel lines. Pivots, buried main line and pumps were installed in 2015. Irrigation water is from Little Wood River Irrigation district, with 183.28 acre feet of old storage, 606 acre feet of new storage and 165.99 miner inches of natural flow rights. There are 3 IDWR water rights for domestic and stock water. 246 +- acres of Dry grazing in 5 sections with 4 water troughs. 55 AUM's in Dry Creek Allotment. Home was built in 2009, 4,613 +- sf, 4 bedrooms, 4.5 bath, with attached heated 4,686 +- sf garage. Second home was built in 1919 and is being updated, 3 bedrooms, 2.5 bath. There are 2 other studio apartments on the property. 2016 built 10,000 +- sf indoor riding arena, with a 3,600 +- sf barn with 3 stalls, tack room, bathroom and 3 bay equipment storage area. 2016 built shop, 2,400 +- sf, heated, with 3 bays one with drive through overhead doors. Elevation is 4900 to 5200 feet. Well maintained Ranch!

(Full brochure can be emailed upon request and offers can be submitted through Mark E Jones)

MARK E. JONES- GRI,CRS,RLI

Associate Broker, Realtor

208.308.3030



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