

TWIN BUTTES FARM

BINGHAM COUNTY, IDAHO

1,843 TILLABLE ACRES

\$8,200 PER TILLABLE ACRE

LISTED AT \$15,112,600

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LIVE WATER

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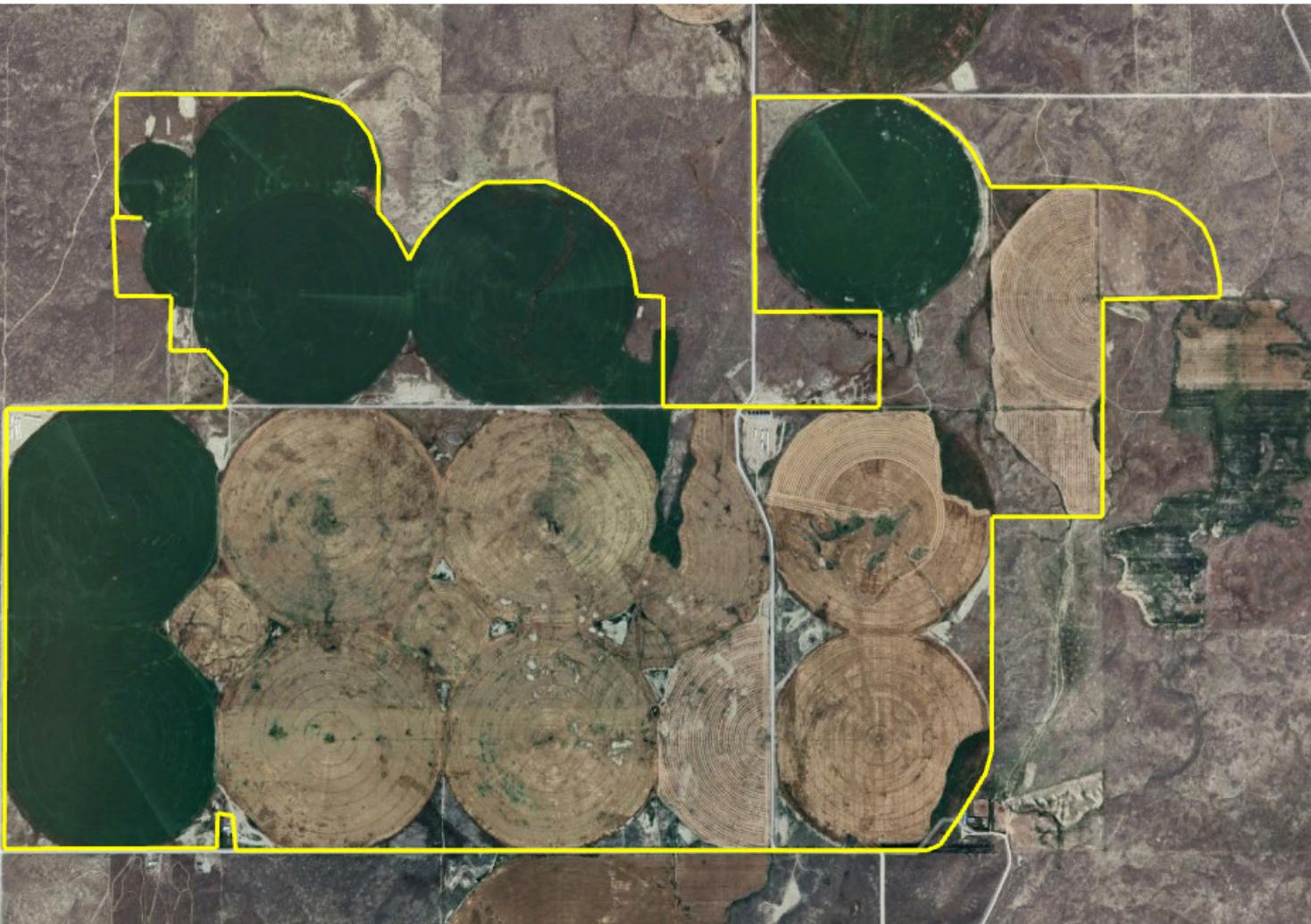
Twin Buttes Farm is located in Bingham County, Idaho approximately 13 miles to the NW of downtown Blackfoot, ID. The farm's southern boundary is a mere two miles from State Highway 26 and county roads, North 1400 West, provides direct access to the southwest corner of farm and West 1000 North defines the southern border of the farm. The well-maintained road system ensures convenient access and ease of management.

This Idaho farm consists of approximately 2,145 deeded acres of which 1,867.9 are water right acres and 1,843 acres are tillable. Suitable crops at Twin Butte include potatoes, hay, grain, sugar beets & corn. The state-of-the-art irrigation system adds to the efficiency of the farm, beginning with the pumps, motors, panels, interconnected main lines and well-maintained pivots. The farm includes (six) 27,000-bushel granaries providing onsite grain storage and elevated Stack Pads for hay storage.

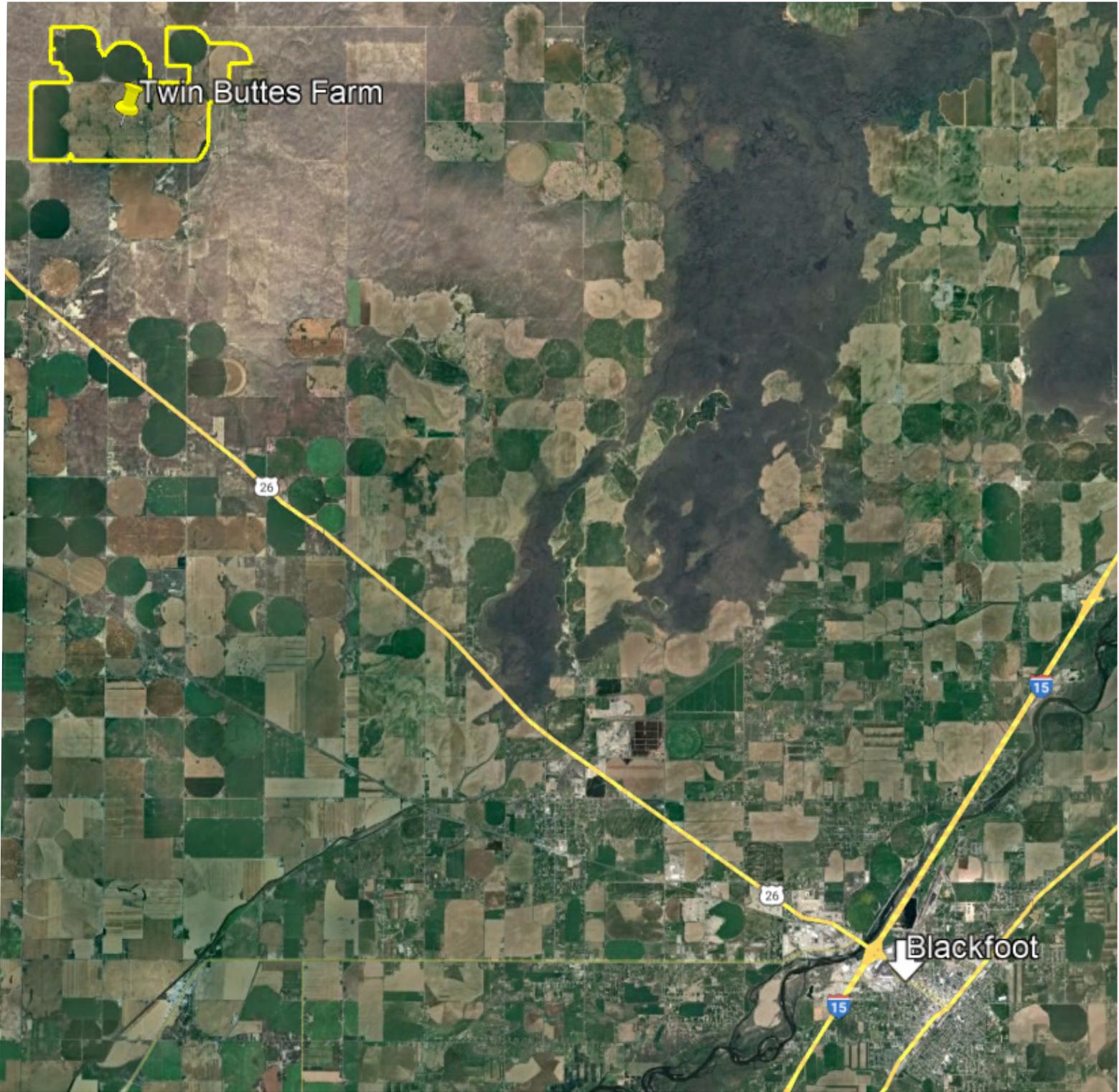
There is a 4-bedroom home which is owned by the Seller not included in the offering price, this home is located on the south side of the farm on a separate legal parcel and can be made available per separate agreement.

Pivot Manufacturer and Age

Field Number	Manufacturer	Age
4	Reinke	2005
5	Valley	2022
6	Valley	2022
6A	Valley	2022
7	Valley	2005
8	Valley	2005
8A	Valley	2022
9	Valley	2017
10	Valley	2017
10A	Valley	1998
11	Valley	2020
11A	Reinke/GH	1976
12	Valley	2020
13	Valley	2005
14	Valley	2005
14A	Gifford Hill	1998



*** This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you.*



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