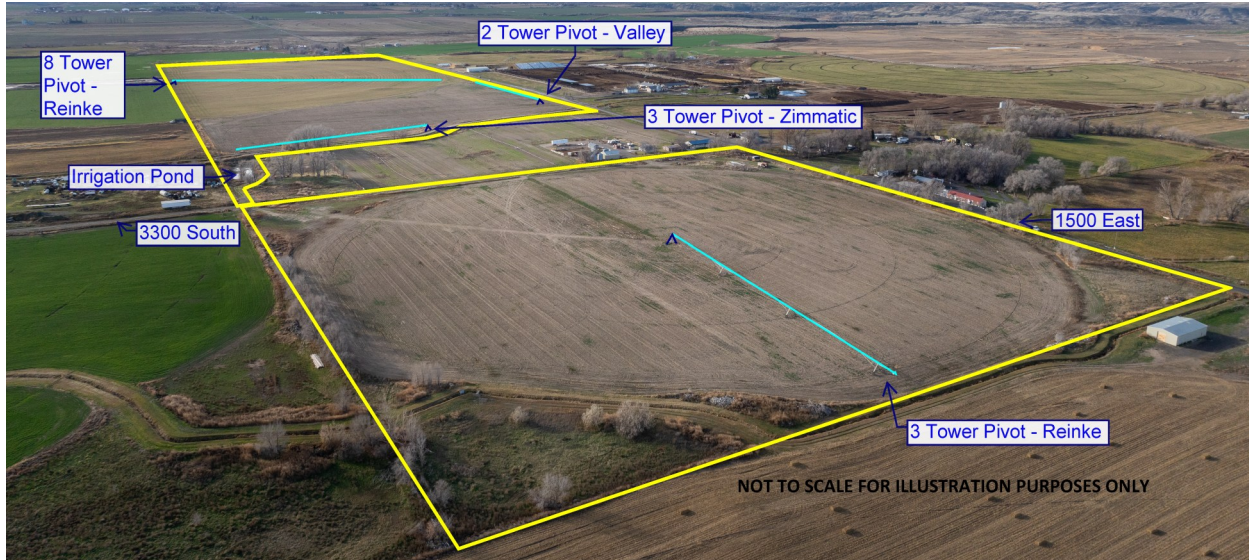


FARM FOR SALE

CALL FOR OFFERS

APPROX. 1500 E 3300 S
WENDELL, ID 83355



OFFERING SUMMARY

| | |
|---------------------------|-------------|
| SALE PRICE: | \$2,000,000 |
| DEEDED ACRES: | 135.63 +/- |
| IRRIGATED ACRES: | 116 +/- |
| NSCC WATER SHARES: | 140+/- |
| IRRIGATION: | 4 Pivots |
| ZONING: | Agriculture |
| TAXES 2025: | \$2,874.64 |

PROPERTY OVERVIEW

All offers to be received by: May 27, By 5pm. Seller's to respond to offers by: May 28, 2026 By 5pm. There is a 2026 shared irrigation agreement to be assumed at closing. No farm lease, Buyer to have possession of farm at the time of closing. Farm has been split and surveyed to 135.63 +/- acres. Property Taxes will be less in 2026. Seller's reserves the right to reject any offer, accept one, or multi-counter back to multiple Buyers. All offers are contingent upon Sellers's and Attorney final approval.

Property is being sold AS-IS, with all faults, after Buyers due diligences. Listing Broker and Sellers assume no responsibility and make no guarantees, representations, warranties (express, implied or otherwise) as to the availability or accuracy of information contained herein. Buyers to verify all information. Sellers reserves the right to eject any offer, accept one, or multi-counter back to multiple Buyers. All offers are contingent upon Sellers and attorney final approval

**ROBERT JONES
REALTY, INC.**
1766 Addison Ave. E.
Twin Falls, ID 83301

MARK E. JONES, GRI, RLI
Associate Broker
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Note: This information is from sources deemed reliable and in which we believe to be correct, however Robert Jones Realty, Inc. Nor their agents assume no liability for errors or omissions therein. We make no guarantee, warranty or representation about it. Opinions, projection, assumptions or estimates are included for example only, and they may not represent current or future performance of the property. You, your tax and legal advisors should conduct your own investigation of the property and transaction. Prospective buyers shall check all data (water rights, water tests, soils, home inspections, state and county regulations/permits, boundary lines, rental incomes, etc.) to their satisfaction prior to closing. This property is submitted subject to, prior sales, price change, rental or other conditions, correction or withdrawal without notice. All measurements are approximate and acreages stated are plus or minus.