

# PRATT FARM

632 Tillable Acres located in Bingham County, Idaho

Listed by:



## PROPERTY PROFILE

COUNTY:	Bingham County, Idaho
ADDRESS:	TBD Grandview Road, Aberdeen ID
GROSS ACRES:	638 Ac (+/-)
CROPLAND ACRES:	632 Ac (+/-)
WATER RIGHTS:	642 Acres (2 Irrigation Wells)
TAXES:	\$1,411 / \$2.21 per acre (2022)
PRICE:	\$7,302,500 / \$11,554 per tillable ac



## OVERVIEW

**Farm Summary:** This farm was a productive farm 3 decades ago. With challenges to make ends meet as a Farmer, the original owner put this farm in CRP and CREP to preserve the water rights and collect Government payments. Recently, PEP (Seller) has brought this farm back online with a new and improved irrigation system and would like a lease back.

**Irrigation System:** The farm includes (2) Zimmatic pivots installed in 2022, 20 ¼ mile thunderbird wheel lines with new hubs and refurbished transmissions, 4 corners of smaller wheel lines, new PVC mainline as of 2022, and 2 irrigation wells (static water at 125') with refurbished motors/pumps and new electric panels. (Irrigation summary available upon request)

**Soils:** With virgin dirt to grow potatoes and sugar beets, these soils consist of a silt loam variety with approximately 6% classified as Class II, 80% Class III, and the remaining 14% being Class IV+. (see Soil Map on pg 3)

### Crops Produced for 2022:

Crop:	Alfalfa	Corn	Potatoes	Sugar Beets
Yield:	6.5 ton/ac	TBD	TBD	TBD

- Due to this farm being newly developed in 2022 and 2023, current crop data is limited.

**Improvements / Dwellings:** No improvements included in sale and will be carved out by Seller.

**Water Rights:** Some of the more senior water rights in the area for 642 acres. (see Water Right Summary on pg 2)

**For More Information:** Please contact Listing Broker, Garren Apple with Ag Pro Consulting, LLC at (208) 546-1194 or you can visit our website at [www.agproconsulting.net](http://www.agproconsulting.net)



# Water Rights

Pratt Farm

## Water Right Summary

Water Right Number:	Priority Date:	Source:	Basis:	Purpose of Use:	Volume AFA:	Diversion Rate in CFS:	Acreage Limit:
35-7603A	1986	Ground Water	Decreed	Irrigation	648	2.12	162
35-2187	1950	Ground Water	Decreed	Irrigation	940	4.40	234
35-4031	1957	Ground Water	Decreed	Irrigation		2.34	235
35-7603C	1986	Ground Water	Decreed	Irrigation	19.2	0.06	4.8
35-2727A	1965	Ground Water	Decreed	Irrigation	24.8	0.13	6.2
				Totals:		9.05	642

*1-All data above provided by IDWR & subject to changes*

*2-Water rights overlap on place of use*

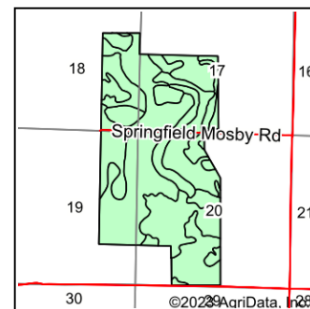
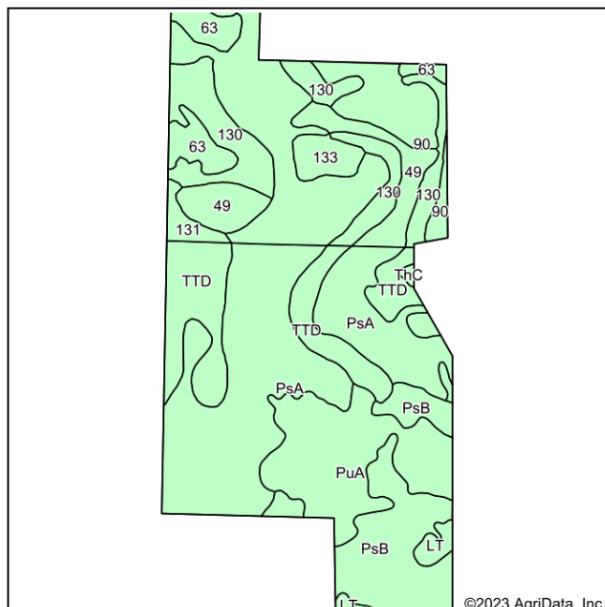


# Aerial & Soils Map

Pratt Farm (SW corner of western pivot now planted into Alfalfa)



## Pratt Farm Soils Map



State: **Idaho**  
County: **Bingham**  
Location: **20-4S-31E**  
Township: **Atomic City**  
Acres: **673.69**  
Date: **12/4/2023**



Area Symbol: ID763, Soil Area Version: 21  
Area Symbol: ID770, Soil Area Version: 20

# Farm Photos

Pratt Farm



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