

NOTUS FARM

409 Tillable Acres located in Canyon County, Idaho

Provided by:



PROPERTY PROFILE

COUNTY:	Canyon County, Idaho
ADDRESS:	27425 Iverson Road, Parma, Idaho
GROSS ACRES:	452 Ac (+/-)
CROPLAND ACRES:	409 Ac (+/-)
WATER RIGHTS:	Black Canyon/Farmers Co-Op
PROPERTY TAXES:	\$8,667.40 / \$19.18 per acre (2023)
WATER ASSESSMENTS:	\$27,410,68 / \$60.64 per acre
PRICE:	\$8,200,000 / \$20,000 per tillable ac



OVERVIEW

Farm Summary: This farm has grown most any variety of crops grown in this area locally including sugar beets, to onions, to various seed crops, potatoes and grain. All fields are contiguous. The Irrigation system has been kept up. A rare large tract of land in the Treasure Valley for sale.

Irrigation System: The farm includes (2) linears, (6) pivots, some wheel lines, solid set end guns, multiple booster pumps, a couple wells "see farm acreage map for more details". The irrigation system has been repaired and maintained when needed and kept up to speed.

Soils: The majority of the soils are silt loams with a variety of Greenleaf-Owhyee and Elijah-Vickery types silt loams. There is some Falk Fine sandy loam as well.

Crops Produced from 2022 to 2024:

Crop:	Alfalfa	Corn	Potatoes	Sugar Beets
Yield Averages:	7.5 ton/ac	180 bu/ac	450 cwt/ac	39 ton/ac

- Due to this farm being leased annually to Seller's son, this data has not yet been made available. Annual rent is \$250/ac and market it around \$450-500/ac for sprinkler ground.

Improvements / Dwellings: There is a house, and multiple shop/grain storages on this farm that can be purchased at an additional price.

Water Rights: The farm is mostly irrigated by surface irrigation rights through Black Canyon ID with some rights with Farmers Co-Op Ditch. There are a couple of wells on the farm that could be used as well.

For More Information: Please contact Broker, Garren Apple with Ag Pro Consulting, LLC at (208) 546-1194, check us out on youtube, or you can visit our website at www.agproconsulting.net



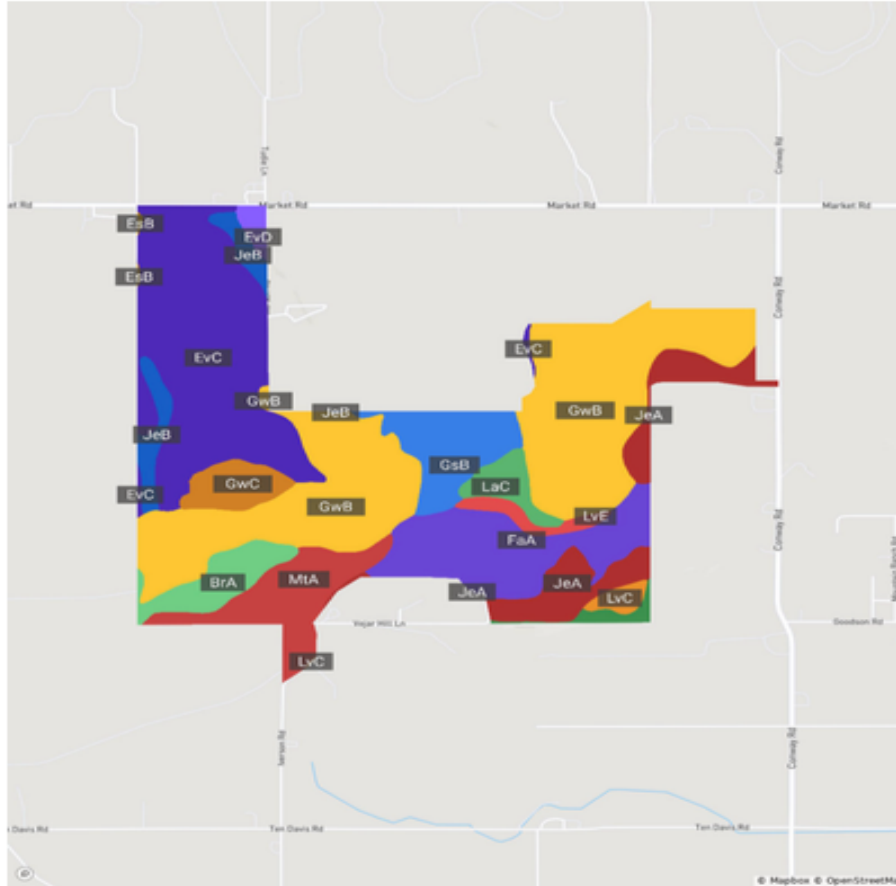
Soils Map

Notus Farm

Soils

Canyon, ID - Township: Notus

Locations: 22-5N-4W, 16-5N-4W, 15-5N-4W



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
GwB	Greenleaf-Owyhee silt loams, 1 to 3 percent slopes	152.4	33.7%	6c	3e	19
EvC	Elijah-Vickery silt loams, 3 to 7 percent slopes	100.2	22.2%	6c	4e	15
FaA	Falk fine sandy loam, 0 to 2 percent slopes	47.7	10.6%	6c	3e	22



Farm Photos

Notus Farm



Irrigation System Acreage Summary

Notus Farm

452 deeded acres and 408.51 cropland acres +/-

289.33 pivot/linear acres in Blue 71%

89.60 flood/furrow acres in Red 22%

29.58 wheel line/hand line/ss in Green 7%

