

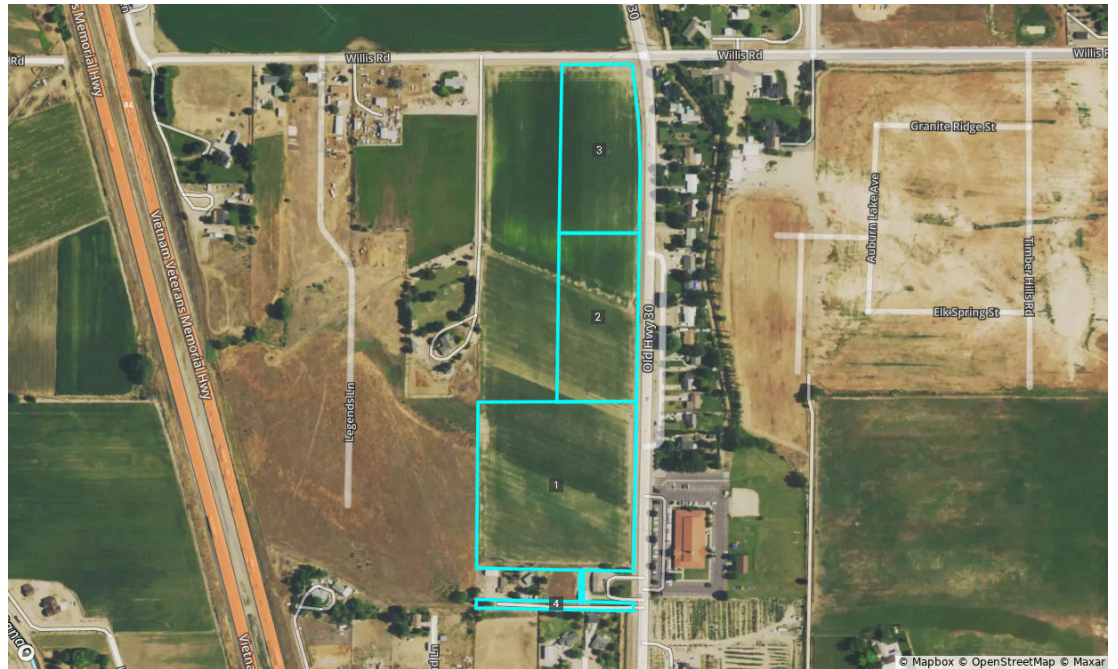
AGPro CONSULTING

Garren Apple
Broker

Al's Farm

Canyon County
Idaho

20 Acres



Ag Pro Consulting, LLC



Summary



Canyon, ID • Township: Middleton • Location: 4-4N-3W

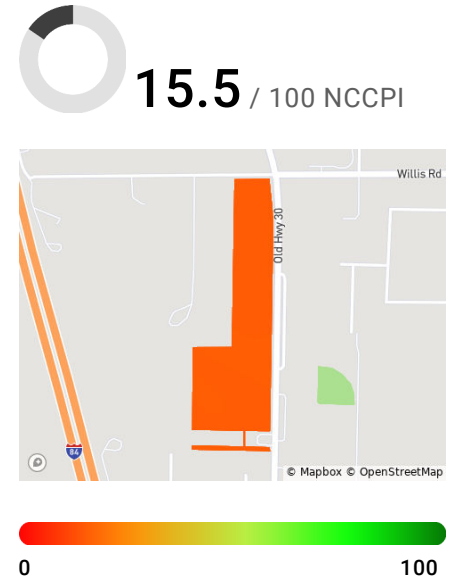
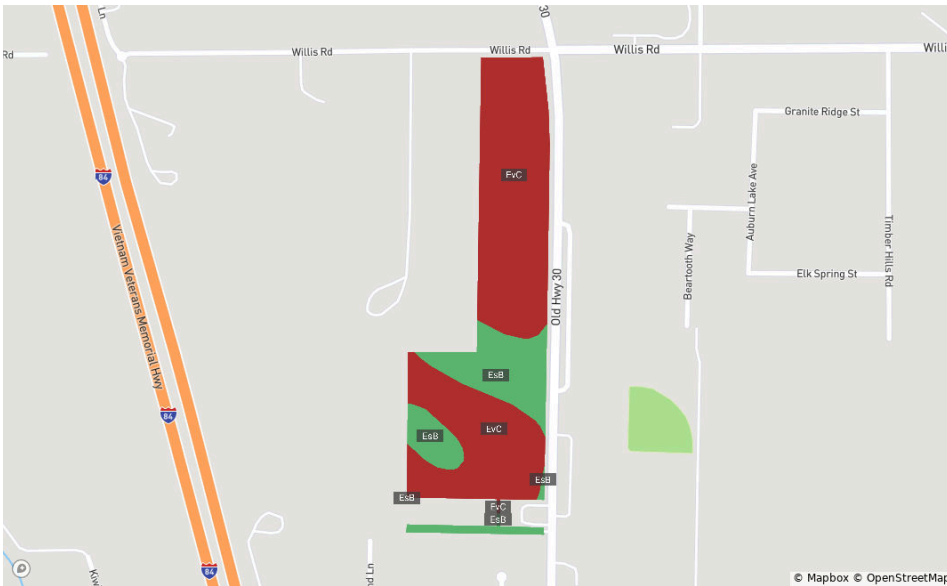
19.86 acres, 4 selections

Overview

| Selections | Acres | Parcel ID Number | Owner |
|------------|-------|------------------|---------|
| 1 | 9.65 | R3452100000 | AL HECK |
| 2 | 4.90 | R3451301600 | AL HECK |
| 3 | 4.79 | R3451301700 | AL HECK |
| 4 | 0.52 | R3452101200 | HECK |



Soils



| Code | Soil Description | Acres | % of Field | Non-IRR Class | IRR Class | NCCPI |
|-------|---|-------|------------|---------------|-----------|-------|
| ● EvC | Elijah-Vickery silt loams, 3 to 7 percent slopes | 15.2 | 76.3% | 6c | 4e | 15 |
| ● EsB | Elijah-Chilcott silt loams, 1 to 3 percent slopes | 4.7 | 23.7% | 6c | 3e | 16 |

Overview 19.86 acres, 4 selections

Canyon, ID • Township: Middleton • Location: 4-4N-3W

Type: Parcel



Acres
9.65

Parcel ID Number
R3452100000

Property Address
Roadrunner Ln
Caldwell, ID 83607

Owner 1
AL HECK

Owner 2
HECK JEAN

Owner Address
402 Georgia Ave
Caldwell, ID 83605-3090

Total Assessed Value
\$23,350

Assessed Land Value
\$23,350

Assessed Improvement Value
—

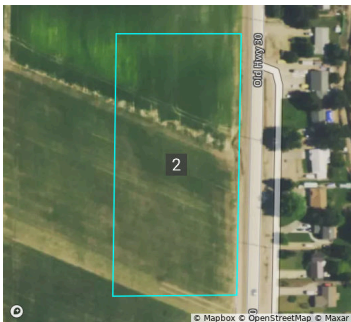
Assessed Year
2023

County Use Description
IRR AG

Legal Description
04-4N-3W NE TX 22065 IN E 1/2 NE

Canyon, ID • Township: Middleton • Location: 4-4N-3W

Type: Parcel



Acres
4.90

Parcel ID Number
R3451301600

Property Address
Roadrunner Ln
Caldwell, ID 83607

Owner 1
AL HECK

Owner 2
HECK JEAN

Owner Address
402 Georgia Ave
Caldwell, ID 83605-3090

Total Assessed Value
\$11,860

Assessed Land Value
\$11,860

Assessed Improvement Value
—

Assessed Year
2023

County Use Description
RURAL RES TRACT

Legal Description
04-4N-3W NE TX 22066 IN E 1/2 NE

Overview 19.86 acres, 4 selections



Canyon, ID • Township: Middleton • Location: 4-4N-3W

Type: Parcel



Acres
4.79

Parcel ID Number
R3451301700

Property Address
Roadrunner Ln
Caldwell, ID 83607

Owner 1
AL HECK

Owner 2
HECK JEAN

Owner Address
402 Georgia Ave
Caldwell, ID 83605-3090

Total Assessed Value
\$11,590

Assessed Land Value
\$11,590

Assessed Improvement Value
—

Assessed Year
2023

County Use Description
IRR AG

Legal Description
04-4N-3W NE TX 22067 IN E 1/2 NE

Canyon, ID • Township: Middleton • Location: 4-4N-3W

Type: Parcel



Acres
0.52

Parcel ID Number
R3452101200

Property Address
Roadrunner Ln
Caldwell, ID 83607

Owner 1
HECK

Owner 2
ALOIS W HECK

Owner Address
402 Georgia Ave
Caldwell, ID 83605-3090

Total Assessed Value
—

Assessed Land Value
—

Assessed Improvement Value
—

Assessed Year
2023

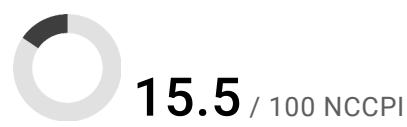
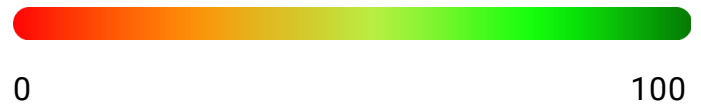
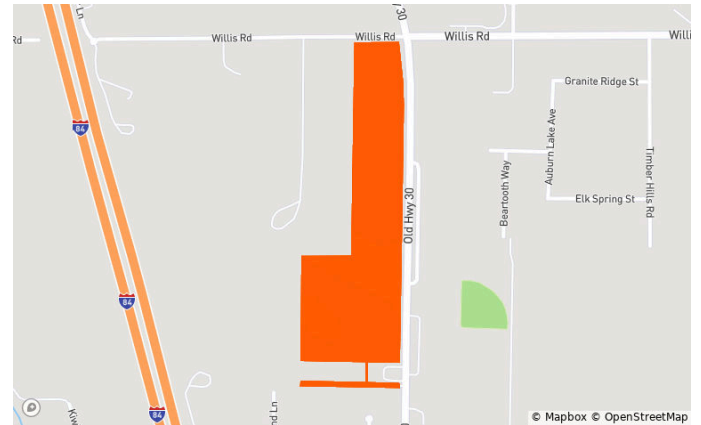
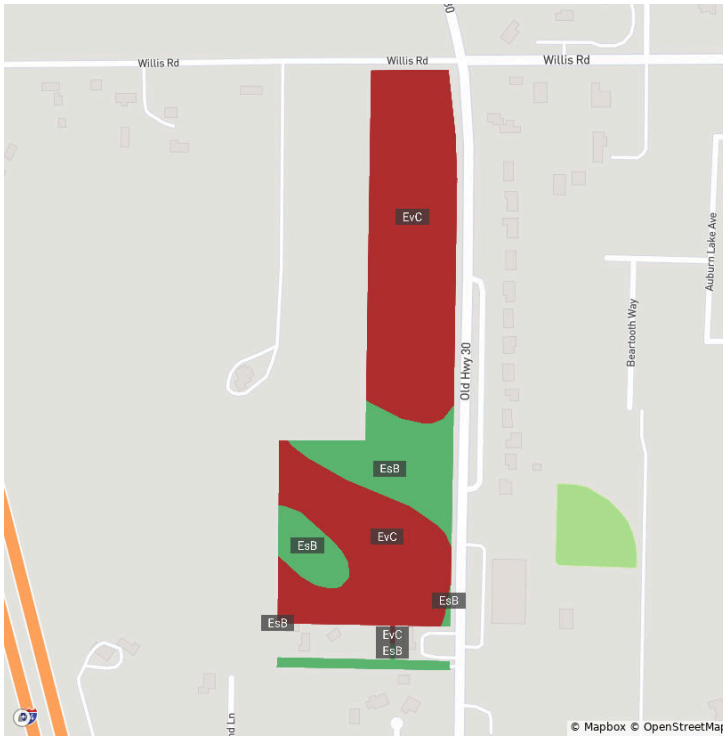
County Use Description
—

Legal Description
04-4N-3W NE SWSENE LYING N OF TX 14B & YOTIE SUB LS TX 22, 01236 & 22065

Soils

Canyon, ID • Township: Middleton • Location: 4-4N-3W

19.86 acres, 4 selections

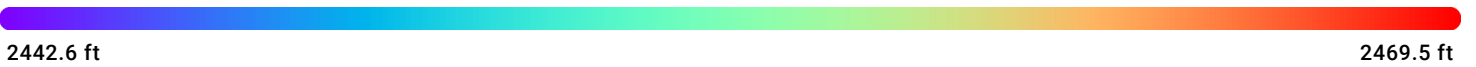
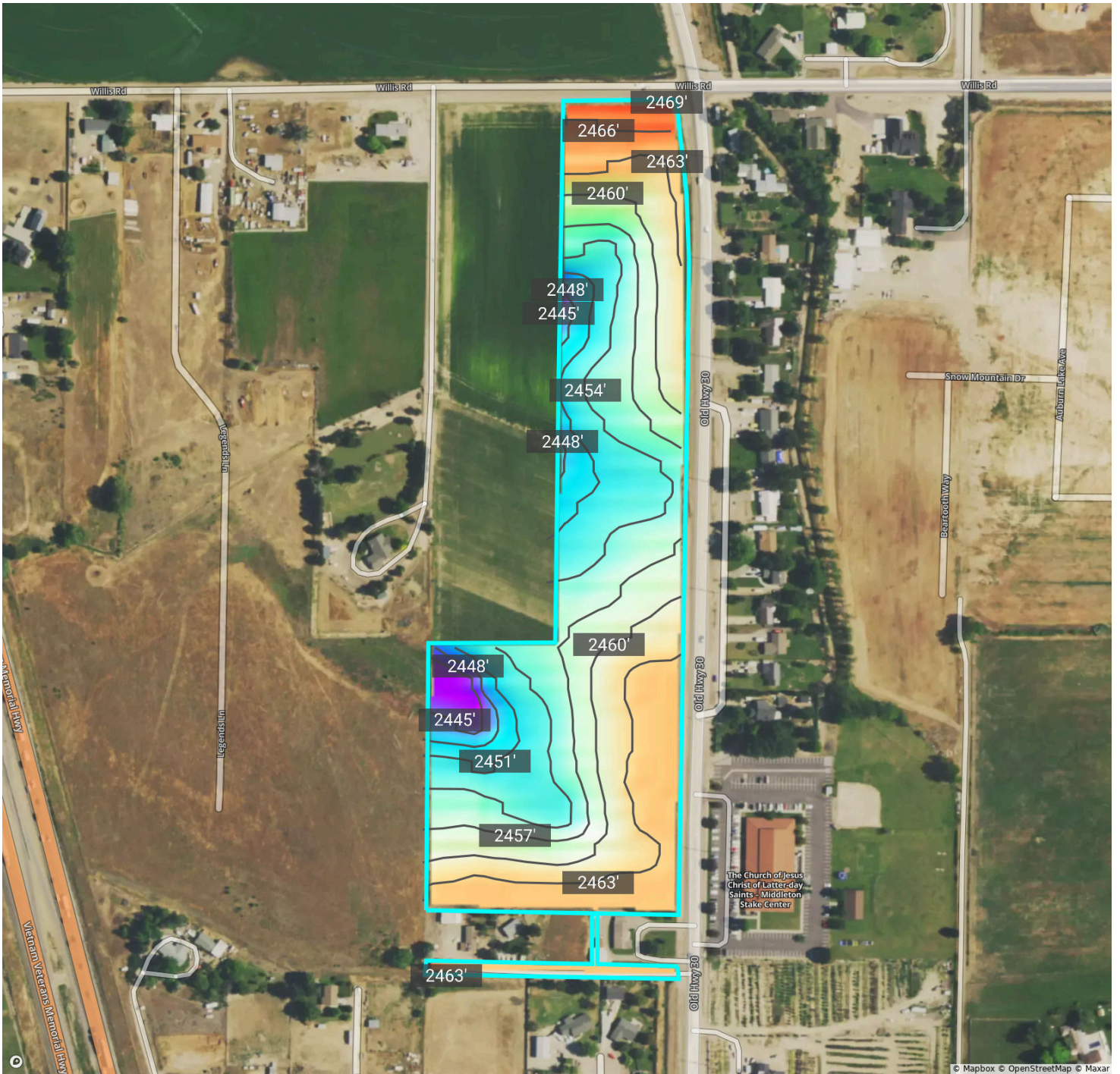


| Code | Soil Description | Acres | % of Field | Non-IRR Class | IRR Class | NCCPI |
|-------|---|-------|------------|---------------|-----------|-------|
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| ● EsB | Elijah-Chilcott silt loams, 1 to 3 percent slopes | 4.7 | 23.7% | 6c | 3e | 16 |

Elevation

Canyon, ID • Township: Middleton • Location: 4-4N-3W

19.86 acres, 4 selections



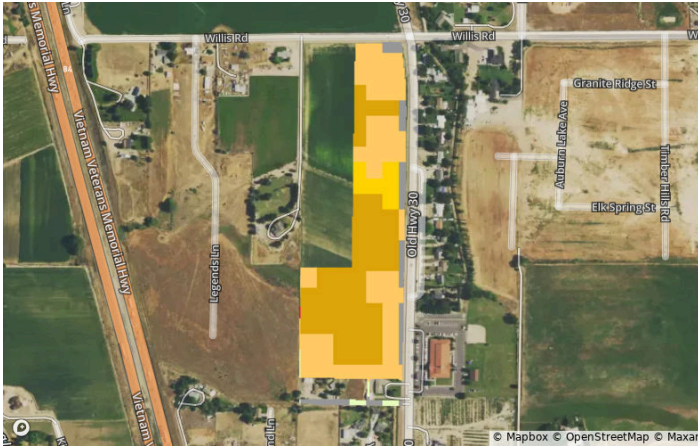
Source: USGS 3 Meter Dem Interval: 3.0 ft Range: 26.9 ft Min: 2442.6 Max: 2469.5

Crop History

Canyon, ID • Township: Middleton • Location: 4-4N-3W

19.86 acres, 4 selections

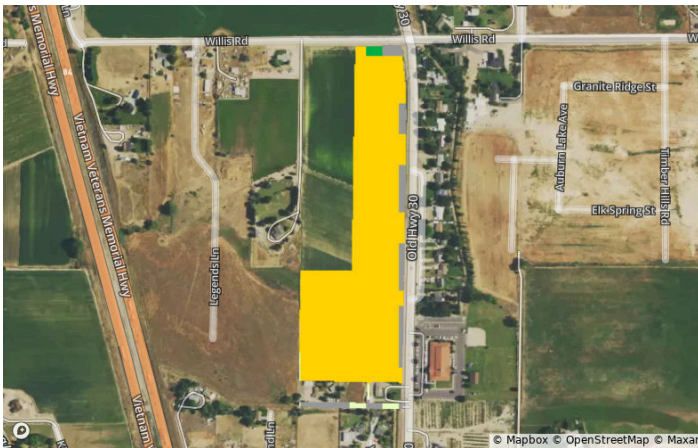
2023



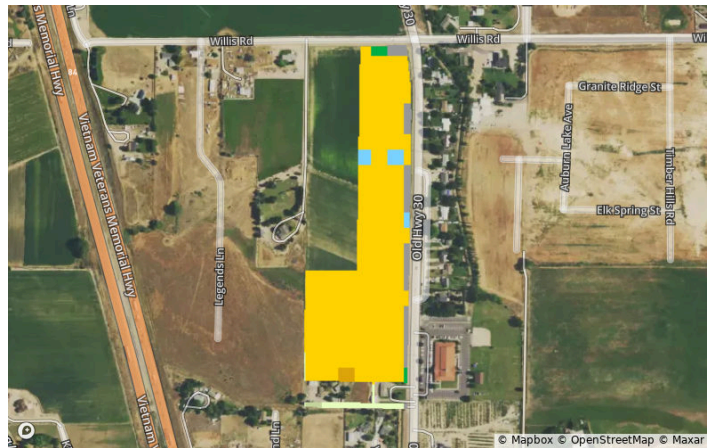
2022



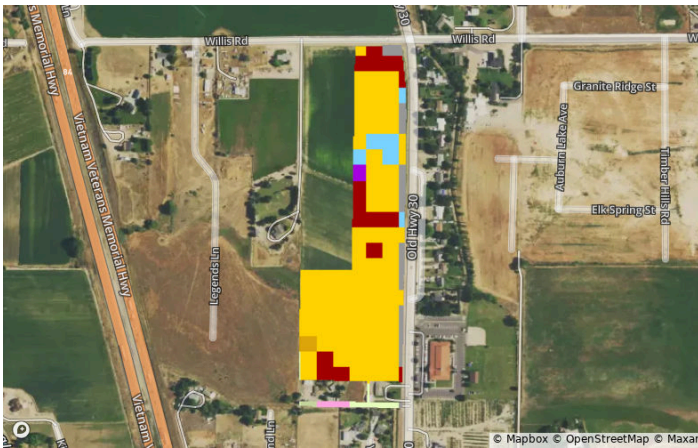
2021



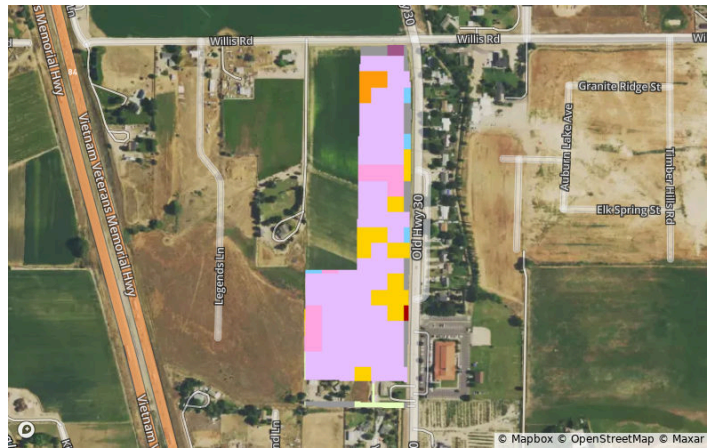
2020



2019



2018



Crop History



Canyon, ID • Township: Middleton • Location: 4-4N-3W

19.86 acres, 4 selections

All Selections



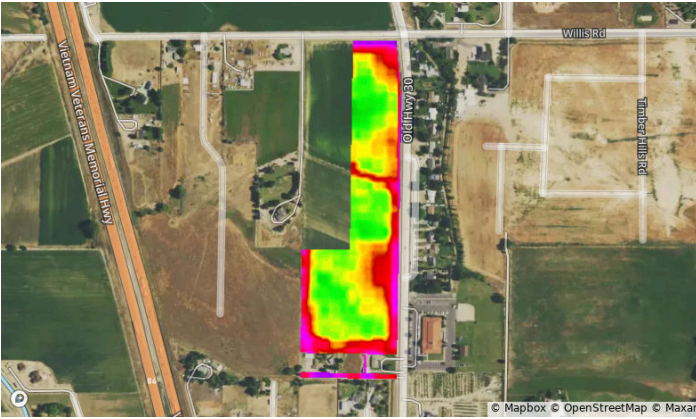
| Crop | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
|----------------------|-------|-------|-------|-------|-------|-------|
| Corn | 6.1% | 91.1% | 91.1% | 87.7% | 71.8% | 12.0% |
| Clover/Wildflowers | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 67.2% |
| Sweet Corn | 44.5% | 0.0% | 0.0% | 1.0% | 1.1% | 0.0% |
| Onions | 41.2% | 0.7% | 0.1% | 0.0% | 0.0% | 0.1% |
| Developed/Open Space | 5.3% | 5.3% | 5.3% | 4.1% | 4.1% | 4.5% |
| Other | 1.8% | 1.9% | 2.4% | 2.6% | 2.6% | 6.6% |
| Dry Beans | 0.0% | 0.0% | 0.0% | 0.0% | 13.1% | 0.3% |
| Alfalfa | 0.0% | 0.0% | 0.0% | 0.0% | 0.8% | 7.8% |
| Grassland/Pasture | 1.1% | 1.1% | 1.1% | 2.3% | 1.5% | 1.5% |
| Mint | 0.0% | 0.0% | 0.0% | 2.3% | 4.9% | 0.0% |

Vegetation Index (NDVI)

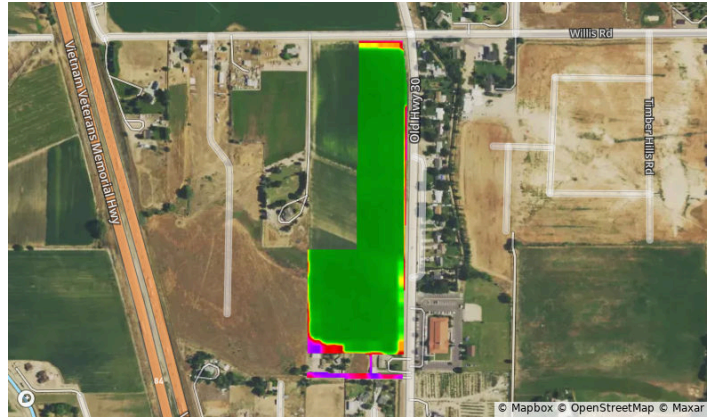
Canyon, ID • Township: Middleton • Location: 4-4N-3W

19.86 acres, 4 selections

2023



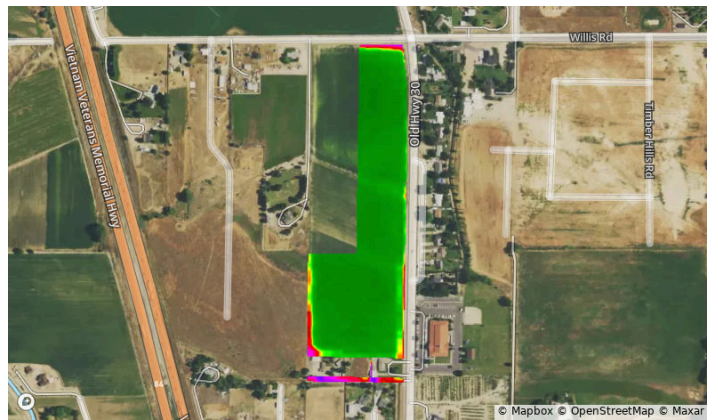
2022



2021



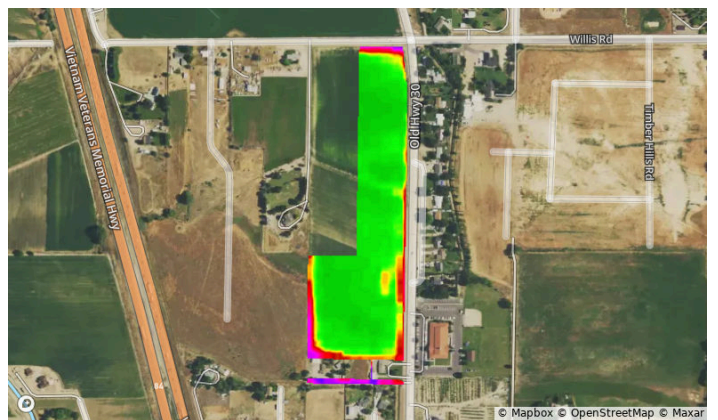
2020



2019



2018



Vegetation Index (NDVI)



Canyon, ID • Township: Middleton • Location: 4-4N-3W

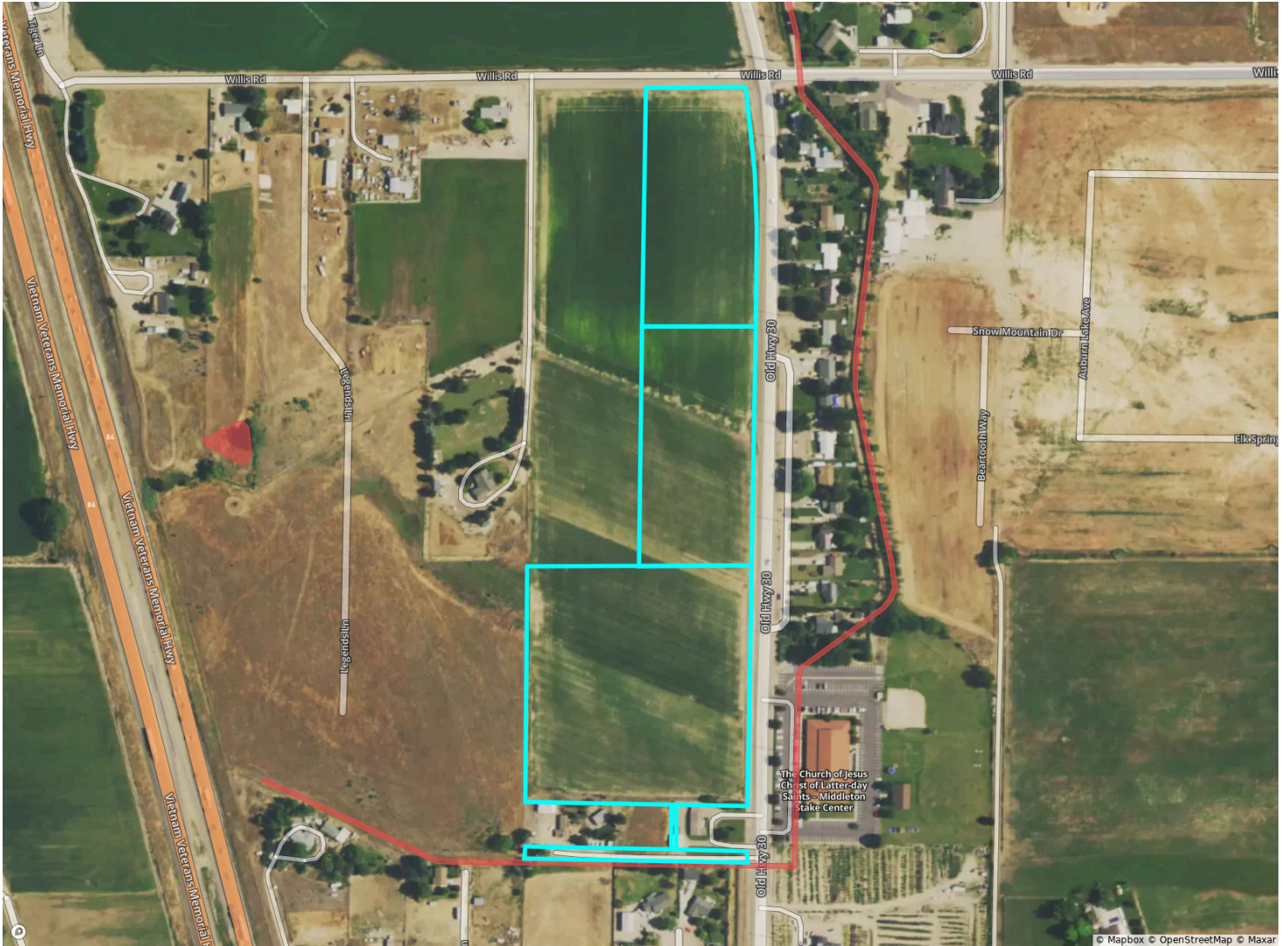
19.86 acres, 4 selections

| Year | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
|--------------------|------|------|------|------|------|------|
| Standard Deviation | 12 | 12 | 10 | 10 | 10 | 10 |
| Mean | 69 | 89 | 91 | 90 | 86 | 78 |
| Min | 22 | 20 | 23 | 20 | 15 | 18 |
| Max | 84 | 95 | 96 | 96 | 94 | 84 |

Flood (FEMA Report)

Canyon, ID • Township: Middleton • Location: 4-4N-3W

19.86 acres, 4 selections



Flood Hazard Zone

| | % of Selection | Acres |
|--|----------------|-------|
| ● 100 Year Flood Zone (1% annual chance of flooding) | 0.0% | 0.0 |
| ● 500 Year Flood Zone (0.2% annual chance of flooding) | 0.0% | 0.0 |
| ● Regulatory Floodway | 0.0% | 0.0 |
| ○ No Flood Hazard Zone | 100.0% | 19.9 |

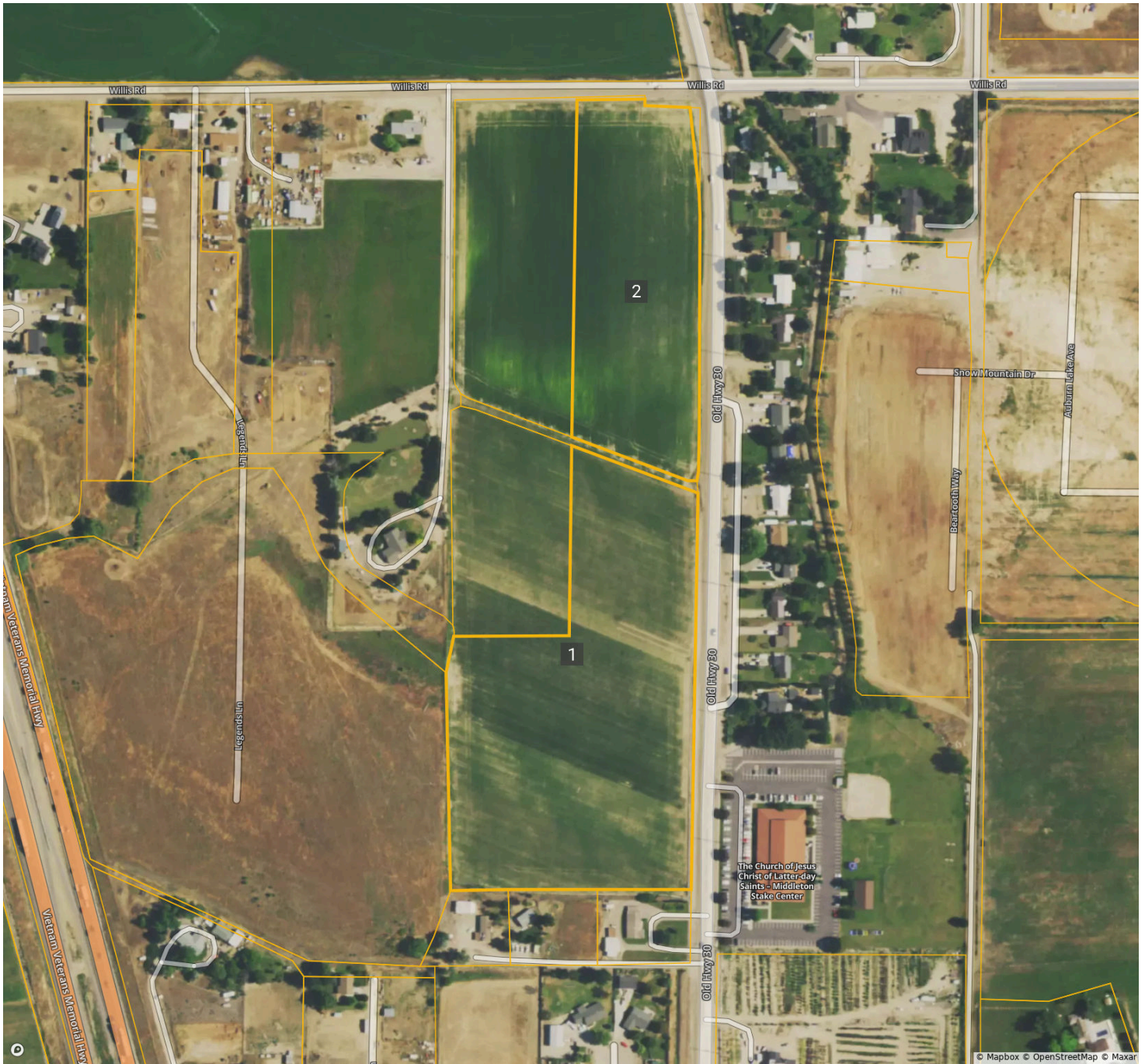
Wetlands



| | % of Selection | Acres |
|---------------------|----------------|-------|
| ● Assorted Wetlands | 0.0% | 0.0 |

FSA Overview

Canyon, ID • Township: Middleton • Location: 4-4N-3W

19.86 acres, 4 selections



| CLU | Acres |
|---|-------|
| 1  | 12.01 |
| 2  | 6.41 |

Historical Imagery

Canyon, ID • Township: Middleton • Location: 4-4N-3W

19.86 acres, 4 selections

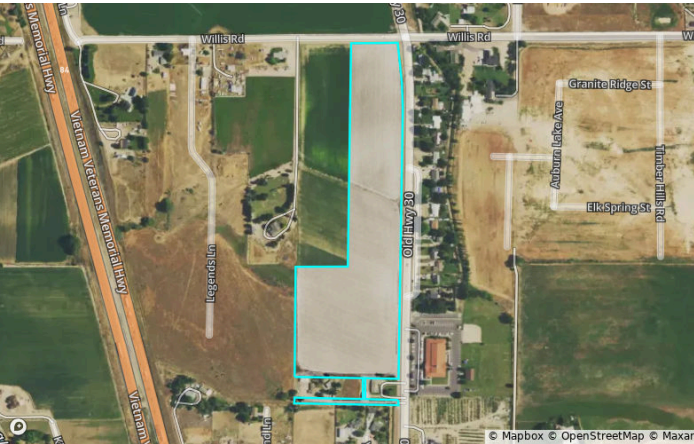
2021



2019



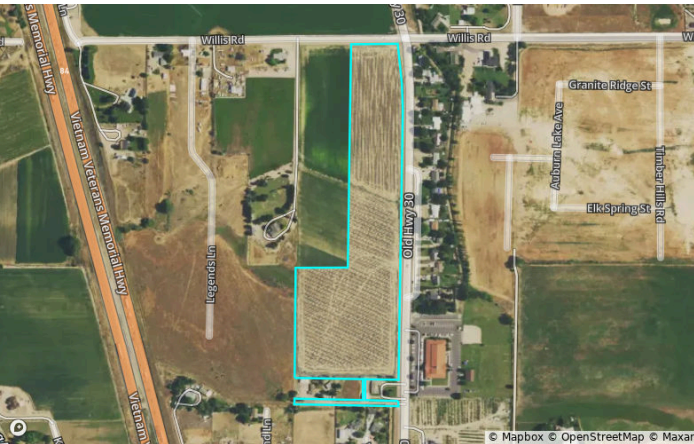
2017



2015



2013



2011

