

Little Willow Road **IRRIGATED FARM**

299.73 +/- Deeded Acres | Payette, ID | Payette County, ID | Offered at \$3,500,000



OVERVIEW

This Idaho irrigated farm asset is comprised of 299.73 +/- deeded acres across two tax parcels in Payette County, Idaho, approximately 63 miles northwest of Boise. There are 198.04 +/- cropland acres, of which 172.17 +/- acres are under pivot (per the Payette County Farm Service Agency), and the farm is currently used as a rotational grazing operation for sheep.

There are currently 300 +/- ewes, with a lambing percentage of 1.75%, and the farm has historically held up to 800 sheep at one time. The cropland acres are under pivot and wheel line and a variety of grasses are grown for the rotational grazing program.

Wildlife is abundant in the region; pheasant, chukar, quail, waterfowl, and passing herds of elk and deer are often found on the property. A new owner could utilize this irrigated farm asset to raise livestock, convert the grass stand to a wide variety of row crops or a combination of the two.



OVERVIEW DETAILS

TOTAL ACRES

- Per the Payette County Assessor, there are 299.73 +/- deeded acres included in the sale of this asset.
 - » The deeded property consists of two tax parcels.
 - » The total property taxes for 2025-2026 are \$1,118.01.
 - » Access to the data room containing the full list of tax parcels and associated information will be granted upon request.
- There are 198.04 +/- cropland acres, per the Payette County Farm Service Agency.
- There are 101.69 +/- acres which consist of outground, roads, windbreaks, and other acres.

ZONING

- Per the Payette County Planning and Zoning Department, the property is located in an 'Agricultural Zone' (Zone A) with a minimum parcel size of 40,000 square feet.
- Per the Payette County Planning and Zoning Department, there is an additional building permit available for the property.

CURRENT FARM OPERATION

- The farm asset is currently operated as a rotational grazing operation for sheep.
 - » A variety of grasses are grown on the irrigated, cropland acres.
- A new owner could continue to raise livestock, convert the grass stand to a wide variety of row crops or a combination of the two.

WATER RIGHTS & IRRIGATION

- Irrigation water for the asset is provided by the Little Willow Irrigation District.
 - » The water rights, included in the sale, consist of an allocation of 173.30 shares.
 - » The 2026 irrigation assessment is \$5,025.70.
- The residence and buildings are served by a domestic well and a private septic system serves sanitation needs.
- All irrigation infrastructure located on the property is included in the sale of this asset.

INCOME SOURCES – CURRENT AND POTENTIAL

- Current income sources:
 - » Rotational grazing operation for sheep.
 - » Livestock sales.
- Potential income sources:
 - » Cash rent lease on tillable acres under pivot.
 - » Convert grass stand to high-value crops.
 - » Residential lease of the home and/or buildings.

STRUCTURES AND EQUIPMENT

- Residence:
 - » 1,767 +/- square-foot dwelling, built in 2019.
- General-Purpose Buildings:
 - » 2,995 +/- square-foot shop building.
 - » 2,640 +/- square-foot pole building.
 - » 2,046 +/- square-foot pole building.
 - » 560 +/- square-foot pole building.
 - » 540 +/- square-foot lean-to.
 - » 512 +/- square-foot lean-to.
 - » 200 +/- square-foot lean-to.
- 1 Grain Bin
 - » 1,000 +/- bushel storage.

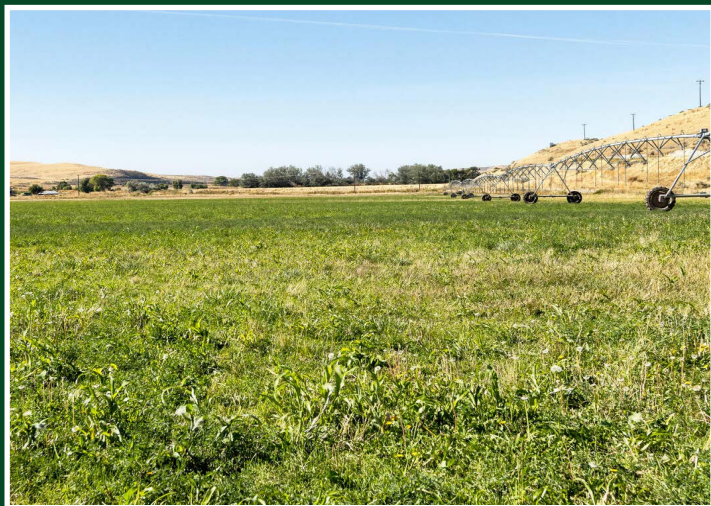


REGION & CLIMATE

This irrigated farm asset is located in southwestern Idaho, approximately 63 miles northwest of Boise and just 14 miles outside of Payette, Idaho. Although Payette County is the state's smallest county in size, it ranks in the top third of counties statewide for its total value of agricultural production.

Idaho ranks as the fifth largest state agriculture economy in the United States; in 2020, export sales of Idaho food and agriculture products totaled over \$2.3 billion! The state may be best known for its status as the number one producer of potatoes in the country, however, Idaho farmers produce over 185 commodities including alfalfa hay, sugar beets, asparagus, onions, and wheat.

Precipitation for this asset averages 16-18 inches annually, per the USDA Natural Resources Conservation Service. The mild winters and solid availability of water make this region a prime location for row crop farms and livestock operations.



CURRENT FARM OPERATION

There are 198.04 +/- cropland acres, of which 172.17 +/- acres are under pivot (per the Payette County Farm Service Agency), and the farm is currently used as a rotational grazing operation for sheep.

There are 300 +/- ewes, with a lambing percentage of 1.75%, and the farm has historically held up to 800 sheep at one time. The cropland acres are under pivot and wheel line and a variety of grasses are grown for the rotational grazing program.

A new owner could utilize this irrigated farm asset to raise livestock, convert the grass stand to a wide variety of row crops or a combination of the two. High-value crops grown throughout the region include alfalfa hay, corn, wheat, barley, grass seed, and beans.



STRUCTURES & EQUIPMENT

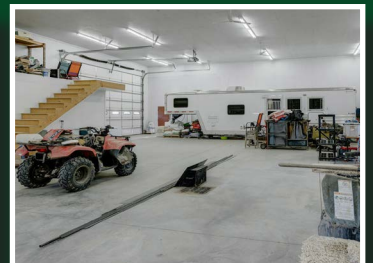


There is a custom-built home, insulated shop, haybarn, and numerous general-purpose buildings located on the property and included in the sale of this asset. The structures are currently occupied by the landowner.

The residence is 1,767 +/- square feet, was built in 2019, and has 3 bedrooms and 2 bathrooms. A new owner could utilize this residence for themselves, a farm manager, or rent it out for an additional source of income.



There is a 2,995-square-foot insulated shop with heating and cooling, a 2,640-square-foot haybarn, and multiple pole buildings and lean-tos. Access to the data room containing the full list of tax parcels and associated information will be granted upon request.



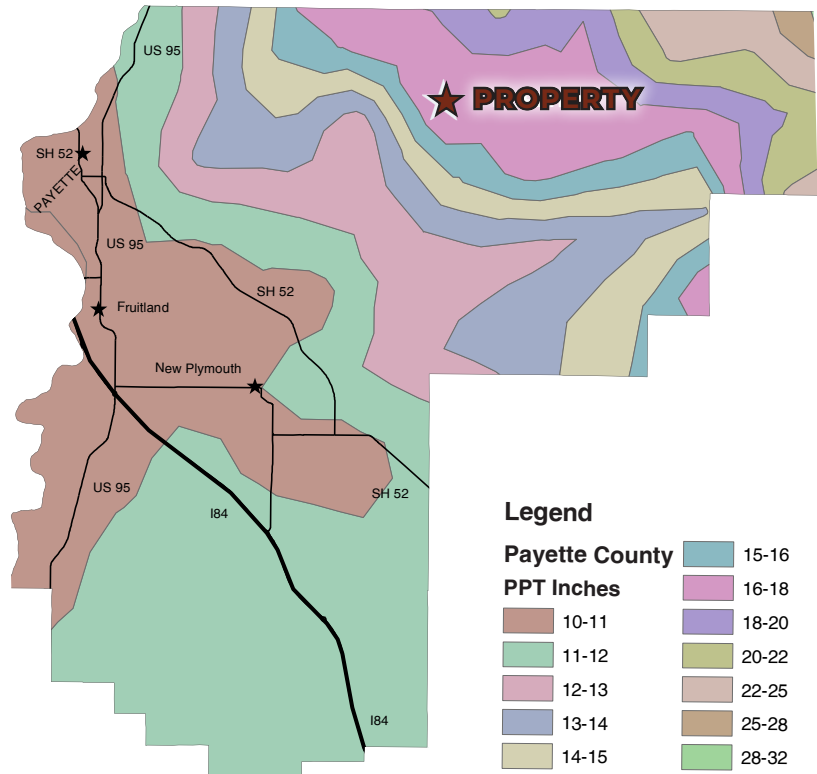
IRRIGATION EQUIPMENT & WATER RIGHTS

Water for the entire property is delivered via surface water rights from the Little Willow Irrigation District (LWID). These water rights, included in the sale, consist of an allocation of 173.30 shares. The 2026 irrigation assessment for these rights totals \$5,025.70.

The Little Willow Creek watershed is located in the northwestern portion of the Lower Payette River subbasin and flows south toward the Lower Payette River. The creek originates in the foothills approximately 18 miles east of Weiser and flows into the Paddock Valley Reservoir, where it is then diverted into irrigation canals that allow for the irrigation of approximately 2,700 acres in the region.

There are 198.04 +/- cropland acres currently irrigated via 3 pivot systems and wheel lines. All irrigation infrastructure located on the property is included in the sale of this asset.

PAYETTE COUNTY PRECIPITATION MAP



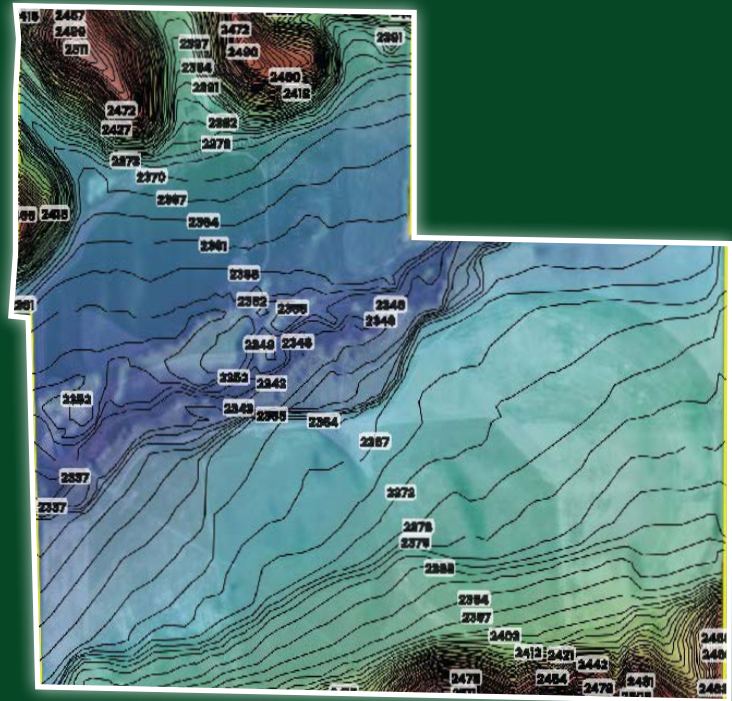
SOILS & TOPOGRAPHY

Soils on the property consist primarily of Haw loam and Greenleaf silt loam. The Haw and Greenleaf soil series consists of very deep, well-drained soils with moderately slow permeability.

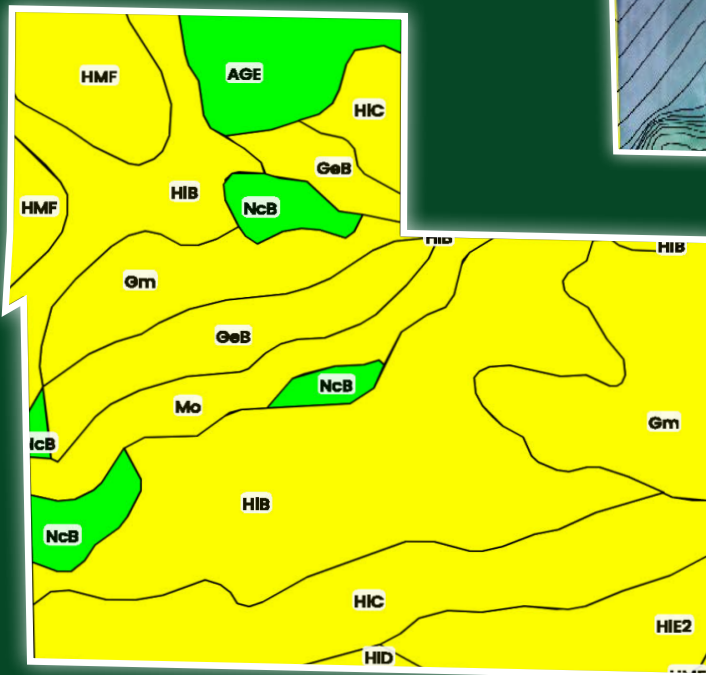
The elevation of the property runs from approximately 2,337 to 2,523 feet.

This rich combination of topography, climate, and reliable irrigation water creates an ideal growing region for crops such as alfalfa hay, corn, and other irrigated crops.

TOPOGRAPHY MAP



SOILS MAP



Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
HIB	Haw loam, 1 to 3 percent slopes	97.03	32.60 %	22	2	6	Well drained
Gm	Greenleaf silt loam, wet variant	47.77	16.05 %	27	3	6	Somewhat poorly drained
HIC	Haw loam, 3 to 7 percent slopes	46.32	15.56 %	22	3	6	Well drained
GeB	Greenleaf silt loam, 1 to 3 percent slopes	24.28	8.16 %	19	3	6	Well drained
HMF	Haw loam, 30 to 65 percent slopes	18.45	6.20 %	10	-	7	Well drained
HIE2	Haw loam, 12 to 30 percent slopes, eroded	17.66	5.93 %	20	-	6	Well drained
Mo	Moulton fine sandy loam	16.61	5.58 %	17	4	6	Poorly drained
AGE	Ager clay, deep variant, 12 to 30 percent slopes	14.34	4.82 %	17	-	4	Well drained
NcB	Newell clay loam, 1 to 3 percent slopes	13.68	4.60 %	36	2	3	Well drained
HID	Haw loam, 7 to 12 percent slopes	1.20	0.40 %	22	4	6	Well drained
LSF	Lolalita-Saralegui association, steep	0.26	0.09 %	8	-	7	Well drained
Average:				21.8			

