

IDAHO IRRIGATED FARM

275.10 +/- DEEDED ACRES | JEFFERSON COUNTY, ID | OFFERED AT \$1,575,000



MICHAEL KEADY, Broker
208.696.9588 | Michael@AgTradeGroup.com
www.AgTradeGroup.com



OVERVIEW



This 275.10 ± deeded acre irrigated Idaho farm for sale is located approximately five miles west of Roberts in Jefferson County, within the highly productive Upper Snake River Valley of Eastern Idaho. Known for its fertile soils, established agricultural infrastructure, and access to strong regional crop markets, the area supports consistent forage and row crop production and remains one of Eastern Idaho's most dependable farming regions.

Irrigation water is delivered through surface water rights administered by the Butte & Market Lake Canal Company. The cropland acres are currently flood-irrigated through established canals and headgates, providing reliable, cost-effective water delivery. The property also offers a clear opportunity to transition to center pivot irrigation for enhanced efficiency and operational flexibility. Preliminary pivot installation quotes have been obtained by the Seller, with supporting documentation available upon execution of a Non-Disclosure Agreement.

Historically owner-operated, the farm has produced alfalfa, barley, and wheat, reflecting the area's favorable soils and climate. Existing improvements, including livestock corrals and a hay cover, support diversified use, including forage production, livestock operations, or a combination of the two.

The Seller is willing to consider a multi-year leaseback arrangement following closing, offering buyers immediate operational continuity while preserving long-term flexibility for future management or operational plans.

Located in convenient proximity to Idaho Falls and regional agricultural services, this Roberts, Idaho, farmland offering combines reliable surface water, an established production history, and irrigation improvement potential within one of Eastern Idaho's most recognized agricultural corridors.

OVERVIEW DETAILS

LOCATION

- The farm is located approximately five miles west of Roberts, Idaho.
 - » The Idaho Falls Regional Airport is approximately 21 miles away.

TOTAL ACRES

- Per the Jefferson County Assessor, there are 275.10 ± deeded acres included in the sale of this asset.
 - » The property consists of one tax parcel.
 - » The total 2025 property taxes were \$514.78.
- Per the Farm Service Agency, there are 212.69 ± cropland acres.
- Buyer to verify all acres.

CURRENT FARM OPERATION

- The current landowner has operated the farm for many years, and the historical crop rotation has included wheat, barley, and alfalfa.
- The landowner will sell the farm outright but will also consider leasing it back via a multi-year lease.

IRRIGATION AND WATER RIGHTS

- Irrigation water is delivered via surface water rights from the Butte & Market Lake Canal Company.
 - » These water rights, included in the sale, consist of an allocation of 15 shares.
 - » The 2026 irrigation assessment is \$1,350.00.
- There is one stockwater groundwater right with a 1968 priority date, allowing a diversion rate of 0.23 CFS.
- The cropland acres are flood irrigated via a system of canals and headgates.
 - » The Seller has obtained quotes for the installation of a pivot irrigation system. Information available upon request.

ZONING

- The property is located in an Agricultural 40 Zone (Ag-40), per Jefferson County.
 - » Buyer to consult planning and zoning regulations for permitted uses.

RECREATIONAL OPPORTUNITIES

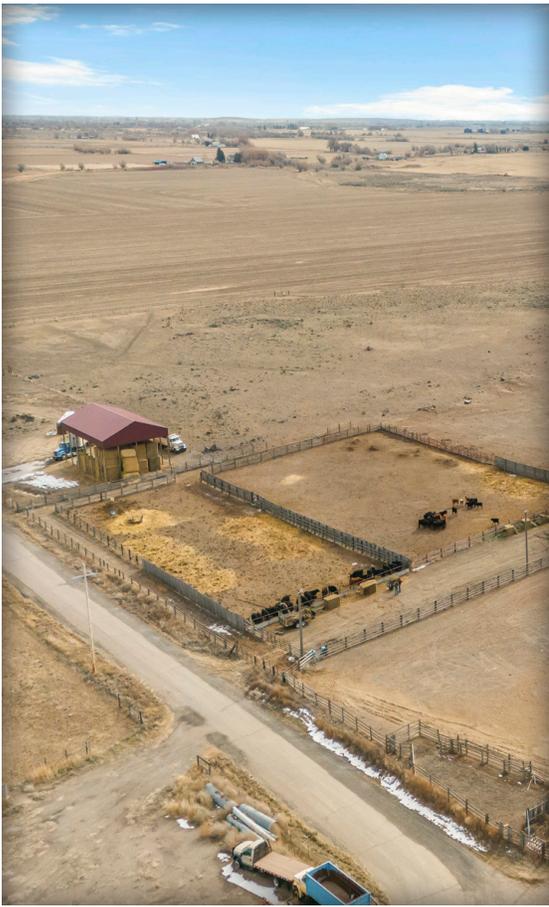
- Eastern Idaho is widely recognized for its exceptional outdoor recreation opportunities, offering year-round access to fishing, hunting, and mountain recreation within a short drive of the property.

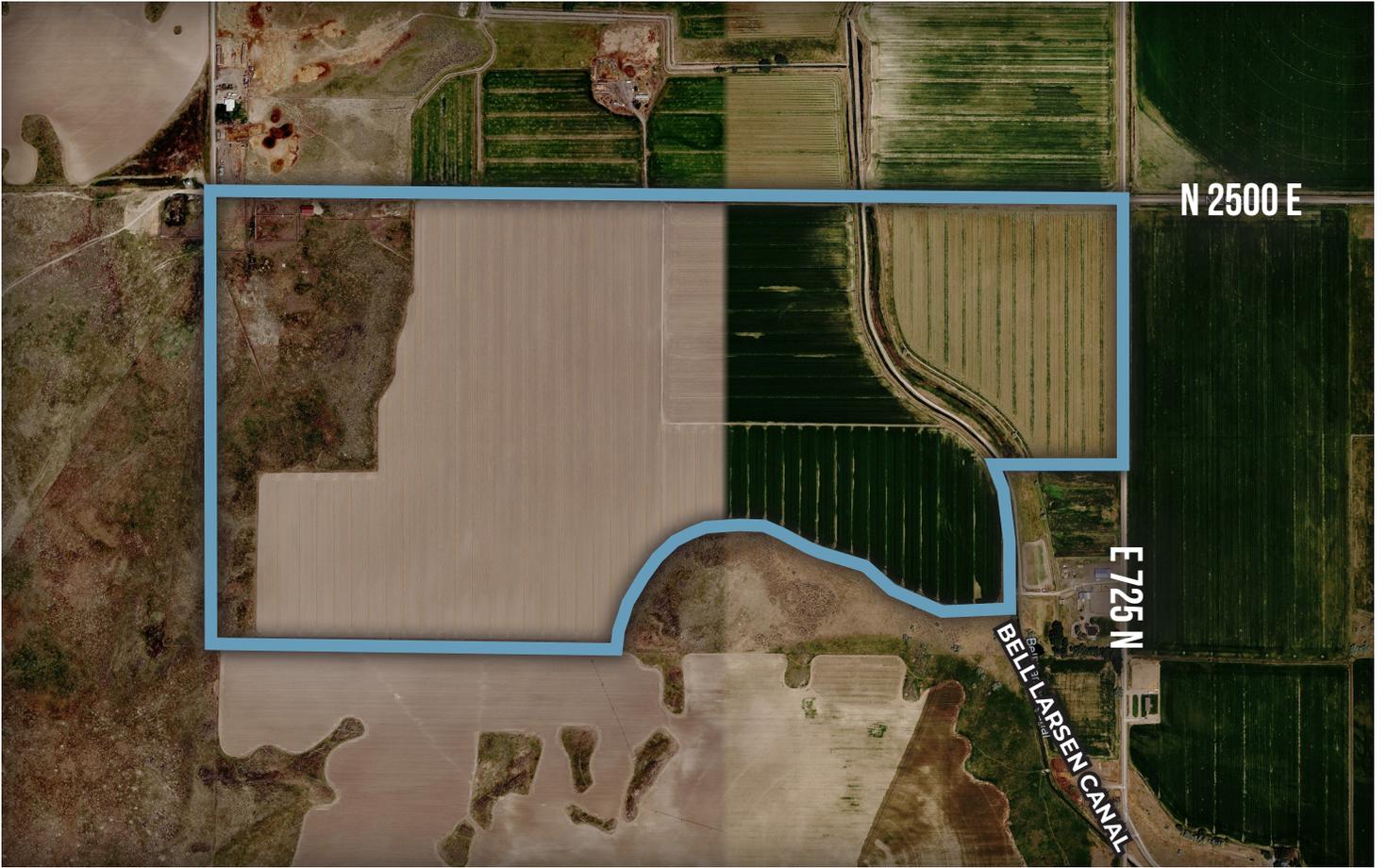
INCOME SOURCES - CURRENT & POTENTIAL

- Current income sources:
 - » Irrigated farmland production.
- Potential income sources:
 - » Row crop or forage lease to a third-party tenant.

IMPROVEMENTS

- Hay cover.
- Livestock corrals.





REGION

