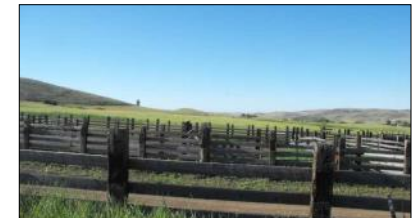


NEW LISTING

Visit highlandranches.com for additional maps and photos.

Mann Creek Ranch

1,169 Acres in Washington County, Idaho



EXECUTIVE SUMMARY:

List Price: \$2,400,000

Joe Nelson | Dan Nelson

801-487-6100

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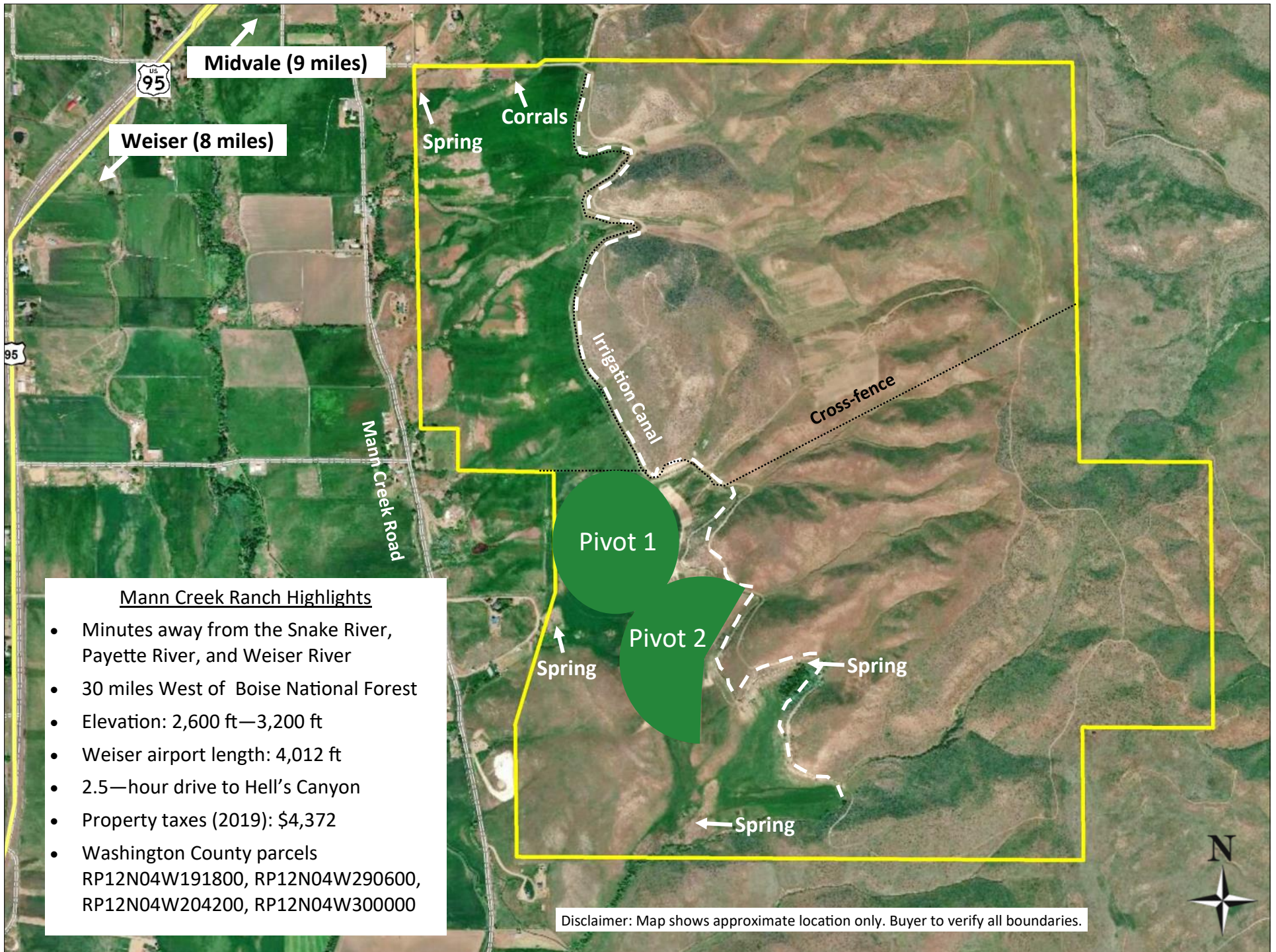
Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to price change and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial, Inc.

- Scenic cattle ranch and gravity-irrigated farm set amid rolling hills in western Idaho.
- Approximately 1,168.71 fully fenced acres 8 miles NE of Weiser, Idaho (Washington County)
- Includes priority water shares for 252 acres and flood rights for 150 acres from the Mann Creek Reservoir and delivered by the Joshlin Ditch Company
- Year 2020 farm plan (approximate):
 - 64 Irrigated acres under pivot (alfalfa) Yield: 6t/acre
 - 111 Acres irrigated pasture
 - 994 Acres unirrigated pasture
- Potential to dry farm approximately 254 Acres
- Currently running 212 pair cattle with 11 bulls
- Wildlife: Abundant upland game, mule deer, and elk



2733 East Parley's Way, Suite 304
Salt Lake City, UT 84109
801-487-6100

www.highlandranches.com



Mann Creek Ranch Highlights

- Minutes away from the Snake River, Payette River, and Weiser River
- 30 miles West of Boise National Forest
- Elevation: 2,600 ft—3,200 ft
- Weiser airport length: 4,012 ft
- 2.5—hour drive to Hell’s Canyon
- Property taxes (2019): \$4,372
- Washington County parcels
RP12N04W191800, RP12N04W290600,
RP12N04W204200, RP12N04W300000

Disclaimer: Map shows approximate location only. Buyer to verify all boundaries.