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MOUNTAIN HOME, IDAHO 83647



## Hammett Valley Farm

Located just west of Hammett, Idaho and lies north and south of Old Highway 30 and bordered by the Union Pacific mainline on the north. Hammett is located on the banks of the Snake River and this farm enjoys very deep fertile soils and some of the longest growing season in Idaho.

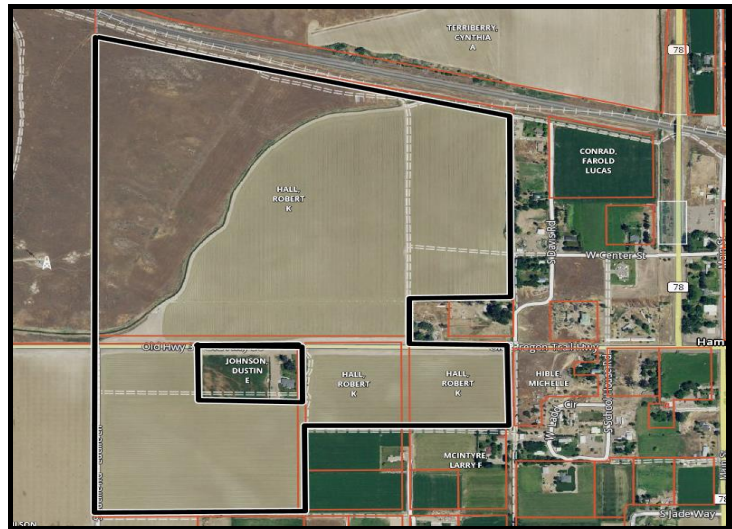


The total acreage is 185 with 145 irrigated. There are 144.86 shares of King Hill Irrigation District water. The farm has excellent access and is close to an Interstate 84 interchange. Some of the varied crops grown in the area are, potatoes, sugar beets, dry beans, sweet and grain corn, alfalfa, onions and many other specialty crops. Also a 25 year crop history is available from the agent.



**There are 2 - 40 hp motors, one GE and one Marathon both with Cornell pumps  
11 quarter mile hook and latch handlines  
2,000 feet of 10" portable mainline**

**The 49-acre parcel south of Old Highway 30 has been subdivided and is part of the old 1909 Fruitland Subdivision and split into 14 lots, varying in size from 2.2 acres to 4.8 acres, and all lots have been septic approved. Another 20 acres may be available for view lots north of the highway.**



**Realtors Note:** This property is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources that are deemed reliable and no warranty is made by LeMoyne Realty & Appraisals, Inc. We recommend that you verify all information to your satisfaction, including the age, condition and utility of the structures, irrigation equipment and delivery system. A complete brochure can be downloaded from our website at [www.lemoynerealty.com](http://www.lemoynerealty.com).



**Price - \$1,400,000 Cash**  
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