

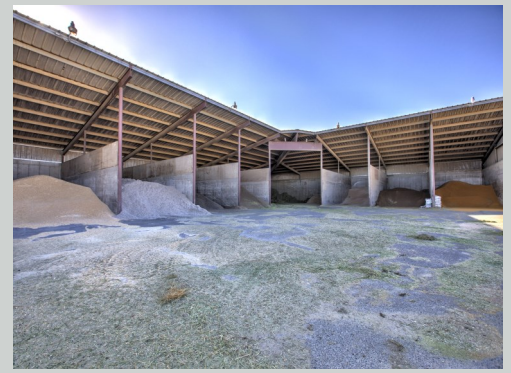
AGPROfessionals

DEVELOPERS OF AGRICULTURE

1,350-head Dairy Operation on 160 acres +/- Fantastic opportunity with an immaculate recently built parlor. Excellent water rights for the farm and dairy.



Improvements include a Double 20 parallel parlor, DeLaval equipment w/Turner stalls, 2,036 Hatfield lock-ups, dry cow yard, commodity barn and a 7-tower pivot. Plentiful feed inventories available. The property also boasts a beautiful custom-built home. An additional 80 acres, cows, milk shipping rights, and rolling stock are also available for purchase.



**RYAN
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15 miles west of Twin Falls : US West 30 to N. 1600 East, south 1 mile and east on 4000 N. (Clover), then south on N. 1200 E.



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Legal Descriptions:

The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 10 South, Range 14 East of the Boise Meridian. Identified by Twin Falls County Assessor Parcel No. RP10S14E091800 containing 9.38 acres more or less

The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 10 South, Range 14 East of the Boise Meridian. Identified by Twin Falls County Assessor Parcel No. RP10S14E091200 containing 70.62 acres more or less

The South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 9, Township 10 South, Range 14 East of the Boise Meridian. Identified by Twin Fall County Assessor Parcel No. RP10S14E093600 containing 80 acres more or less

Taxes: \$ 16,222.68 /2020

Water: 160 shares of Twin Falls Canal Water
 1 Commercial Well with water rights
 3 Stock/Domestic Wells (13,000 gallons/day)
 Year-Round Spring with rights

Ships to Magic Valley Quality Milk Producers

Dairy Features

- Double 20 Parallel Parlor with Delaval Equipment and Turner stalls (newly constructed in 2016) with PLC System
- 200-head Holding Pen with heated floors in holding pen and alley
- Automatic interior foot baths
- Automatic Take-offs
- Crowd Gate
- Original Double-9 Milk Barn in place with equipment removed
- Updated Lagoons

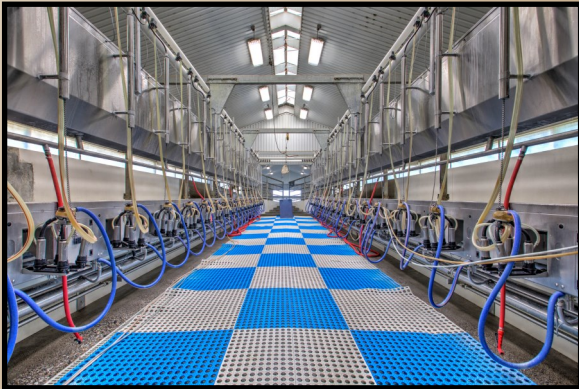
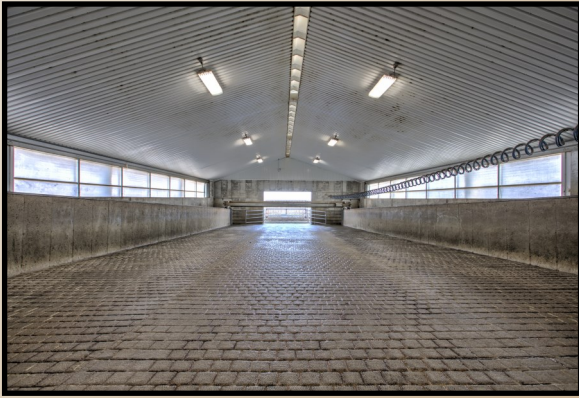




Heifer /Dry Cow Yard

- 80 acres +/-
- Double Wide Mobile Home
- Farm House, partially remodeled
- Equipment Shop & Office
- 470 Hatfield Lockups, with new fencing and rails
- 4 Corrals, with loading ramp





Equipment & Features

- Silo, 80,000 pounds
- Mueller Storage Tank, 2,500 gallons
- Truck Scale, 110 feet with computer tracking
- Chemical Room w/ roll-up door
- Machine Room w/ roll-up door
- Diesel Generator, newer unit with 230 KW, 3 phase, 480 volt
- Commodity Barn, 7-bays plus large L-shaped bay in center
- Maternity Barn, 3-sided
- Equipment Shed, 3-sided
- Insulated Shop, 3 bays
- Office with supply room
- Water Room
- Security Cameras



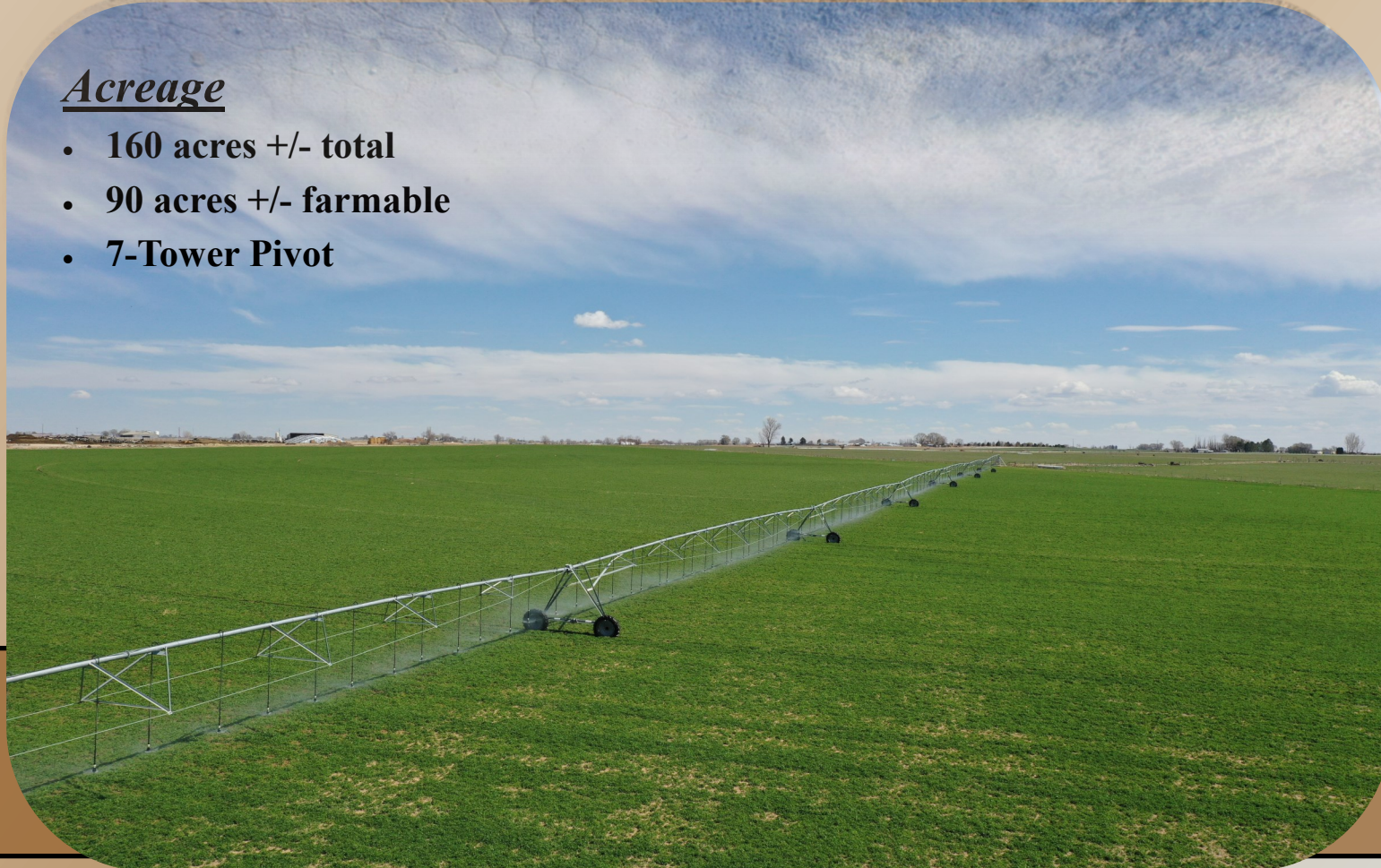
Dairy Corrals

- **Milking Corrals, 5 at 200-head each**
- **2 Close-up pens, 190 large head and 25 head with 3-sided maternity shed**
- **Extra Pen, 100 head**
- **1,295 Hatfield Stanchion Heads**



Acreage

- **160 acres +/- total**
- **90 acres +/- farmable**
- **7-Tower Pivot**



Attractive Custom-built Home



Beautiful ranch with 3,972 square-feet features 3 bedrooms, 3 1/2 baths and a 3 car garage. Home also boasts hard wood flooring, heated bathroom flooring and a designer kitchen with ample cabinetry and storage space. The little extras like a stone wood-burning fireplace and central vacuum system make it even more desirable.









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ADDITIONAL SERVICES

Agronomy & Environmental: Our registered technical services providers and certified engineers aid in your compliance and defend your business to ensure that you are able to manage a stringent regulatory environment.

Consulting: Drawing on extensive real-world and business experience, AGPROfessionals' consultants team with our clients to apply new ideas to practical problems to develop and promote a comprehensive plan through and including implementation and operation.

Engineering & Design: Our licensed professionals provide civil, structural and geotechnical engineering services at the agricultural grassroots. We strive to maintain up to date technical knowledge to meet our clients' needs in all areas of design, permitting, and construction management of agricultural operations.

Financial & Construction: Our team of experts can provide you with customized assistance to develop plans for new construction, improvements on existing structures and much more.

PR & Legislative: Your advocate at the local, State & Federal level in Colorado and Nevada.

Real Estate: Our in-house brokers are licensed in CO, KS, MT, NE, SD, ID and WY, are dedicated to our clients and take great pride in serving the agricultural community.

Surveying & Geotechnical: Proper due diligence, real estate transactions and planning and construction require a proper base map and legal survey. Knowing where your boundaries are located and what materials lie under the surface are key elements for most projects.

