

Court Ordered Farm Auction

Potato Farm Land and Equipment



Online
Bidding
Available

3,662 Acres +/- with 3,592.5 FSA Cropland Acres

3419 E Hog Hollow Rd, Ashton, ID
Two Day Event! September 8th - 9th

Presented by:

United Country Southern Idaho

ucSouthernIdaho.com

Jeff Hawker - 208-260-2004

Bo Hawker - 208-312-6703

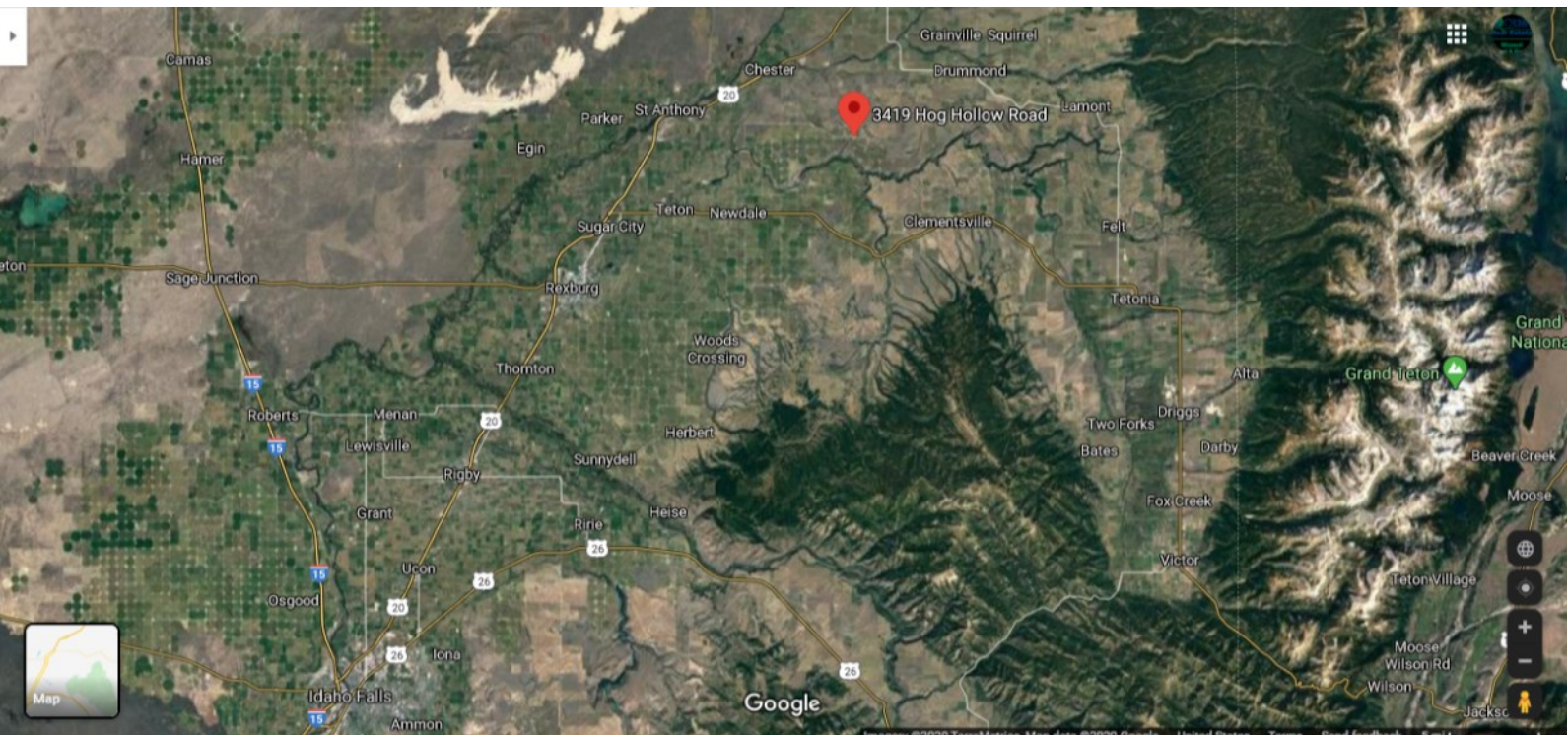
 United
Country
Real Estate

Southern Idaho
Land & Auction

Online bidding available at

www.PotatoFarmForSale.com

Auction to be held live on-site and online on September 8th at 10:30 am for the Real Estate. Shop Tools & Parts will sell on the 8th at 12:30. Equipment Sale will be on September 9th at 9 am. On-site bidding will be held at Parkinson Seed Farm, 3419 E Hog Hollow Rd, Ashton, ID. Online bidding will be available at www.PotatoFarmForSale.com.



Court Ordered Auction of 3,662 ac +/- Potato Farm

Turn-Key Potato and Small Grain Farm is located approximately 10 miles east of Saint Anthony, Idaho, along the north side of the Teton River canyon (elevation 5,350'). This 3,662 ac +/- farm includes 3,592.5 FSA Cropland acres with 3,435 Pivot Irrigated Cropland acres.

This is truly a once in a lifetime opportunity to purchase this contiguous farm! The farm has been in the hands of the same family since the late 1930's spanning 4 generations. It has gone from being a dry land farm to hand line irrigation to mostly pivot irrigation now.

Overall, this location is ideal for a generational increase farm for seed potatoes. The cold winter temperatures make it great for growing seed potatoes by limiting volunteers from previous years and the mild summers make for a great growing season by ensuring that the plants themselves get plenty of heat for growing without getting so much that it stunts plant growth. Having a centralized operations location ensures great efficiency at harvest by not having to move equipment all season long as well as making for a very streamlined experience in the spring when it comes time to start moving your flagship product out the doors.



**Southern Idaho
Land & Auction**

For complete details or to view property,
contact:

Jeff Hawker - 208-260-2004
JeffHawker1@gmail.com

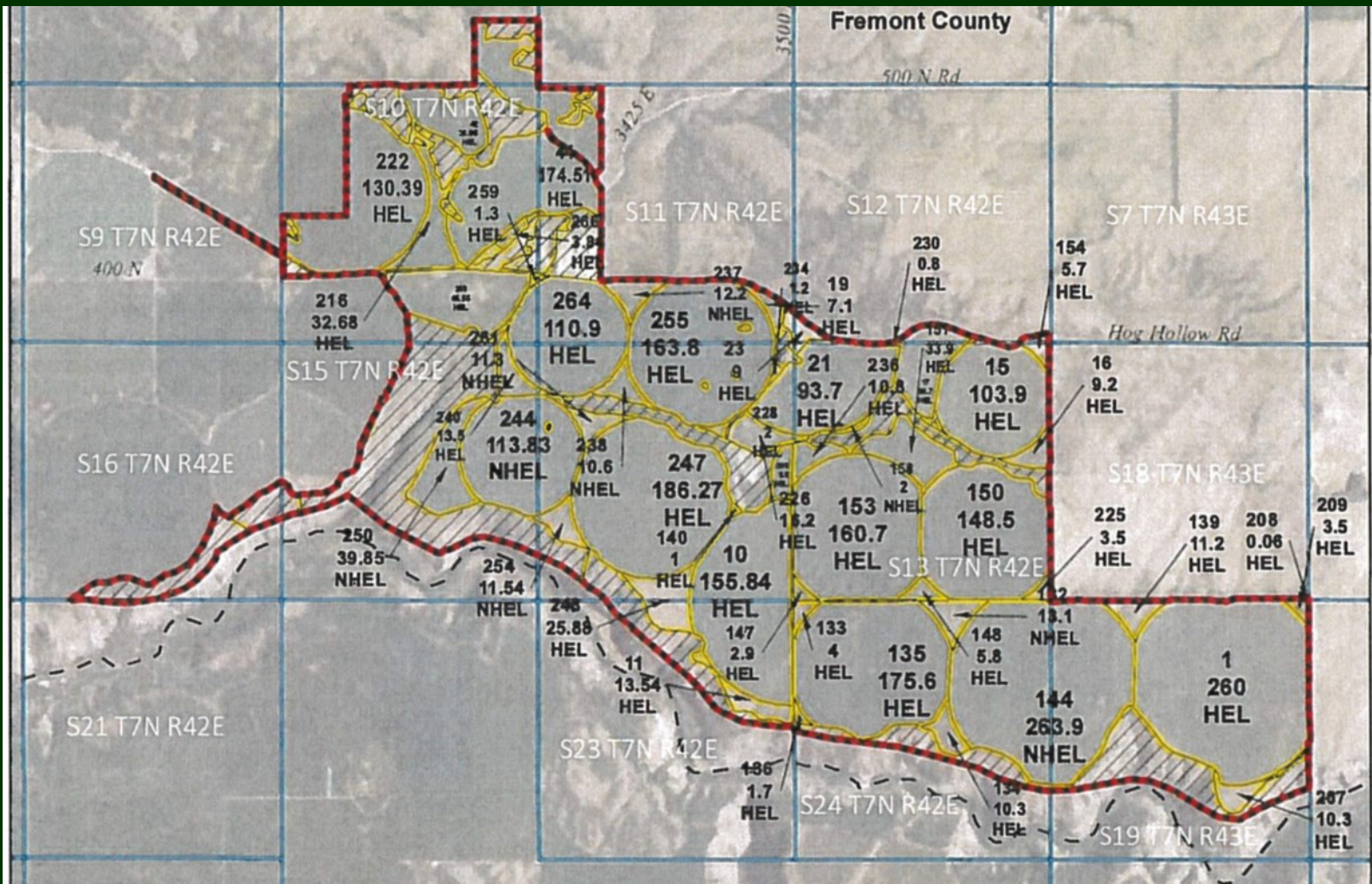
Or

Bo Hawker - 208-312-6703
Hawker989@gmail.com



FSA Map and 156 EZ

3419 E Hog Hollow Rd, Ashton, ID



Tract Number: 3180 **Description:** combined all tracts with same ownership

FSA Physical Location: Fremont, ID **ANSI Physical Location:** Fremont, ID

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

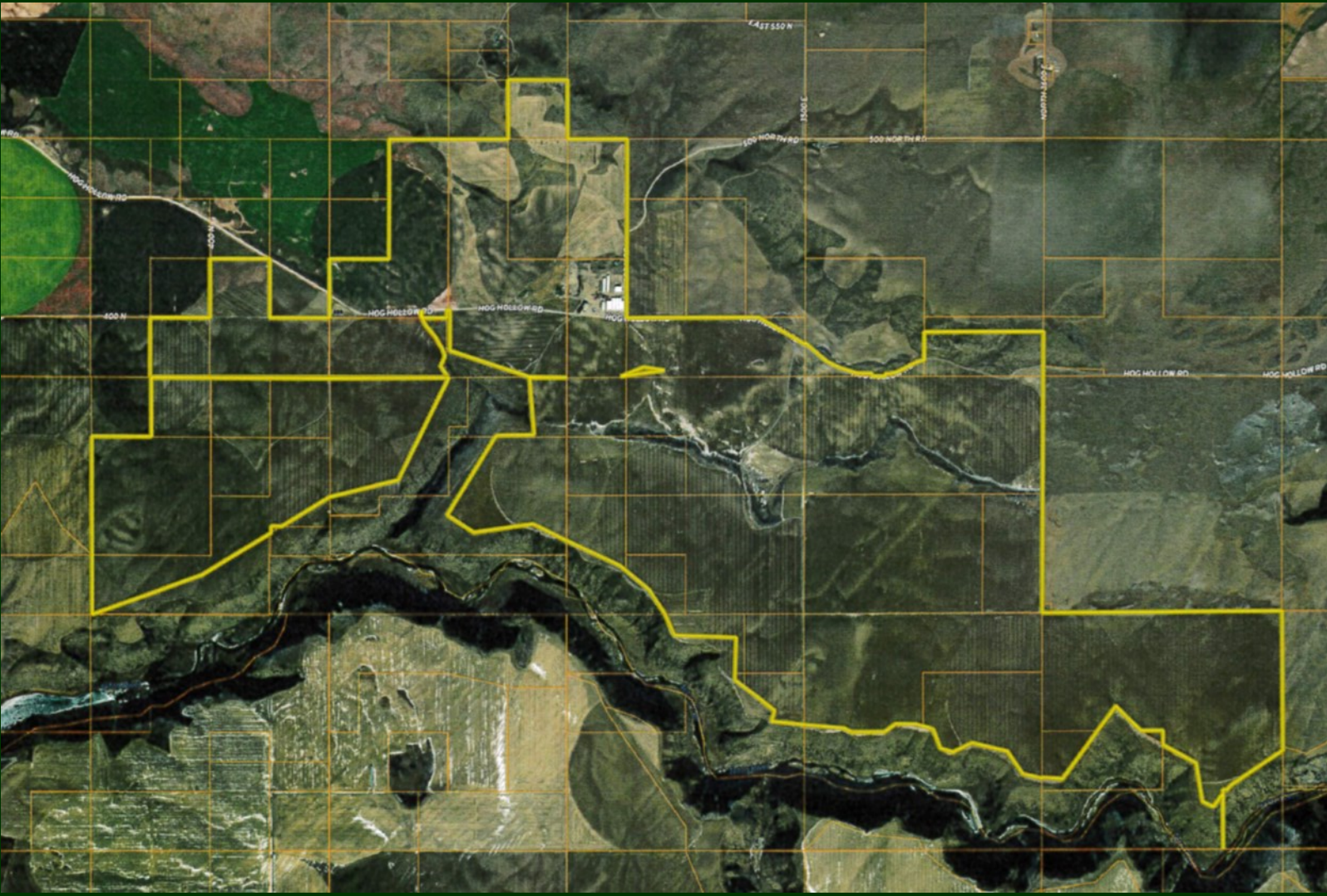
Recon Number

Wetland Status: Tract does not contain a wetland

2009 - 83

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
3435.0	2733.44	2733.44	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	2733.44	0.0	0.0	0.0	
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction			
WHEAT	1628.54	89	0.0			
Total Base Acres:	1628.54					





Irrigation Details

The farm draws water from 3 sources for irrigation:

- Teton River,
- Groundwater Wells
- Fremont Madison Irrigation District.

Additional details can be found in our [Irrigation Water Delivery Documentation.](#)

Teton River Water

There are a series of 7 pumps in the River Pump Station. They range from 600 to 800 hp each and pump the water up to the highest point in the system. The water then flows down toward the remainder of the farm, providing pressurization. The Teton River water is a high water use and can be used at the first of the season until about June 1 in normal years and until the end of June in high water years.



Groundwater Wells

Some of the groundwater wells are exchange wells that are used to put water back into the Teton River when the high water is exhausted. There is also a regular groundwater well that can be utilized year-round.

Fremont Madison Irrigation District

The Fremont Madison Irrigation District provides water storage with the ability to rent water from them at approximately \$9/acre foot. The 143.21295 shares owned by the seller will convey with this property.

Irrigation Equipment

There are 22 pivots on the property along with approximately 15 miles of hand line.

Pivot 1 – 2002 Valley with corner, cams and end gun covers 260 acres.

Pivot 2 – 2002 Valley with corner, cams and end gun covers 263.9 acres.

Pivot 3 – 2002 Valley with corner, cams and end gun covers 175.6 acres.

Pivot 4 – 1989 Valwood with cams, valet tower to tower and end gun covers 148.5 acres.

Pivot 5 – 1999 Valley with corner, cams and end gun covers 160.7 acres.

Pivot 6 – 1990 Lockwood Lockwood wire and end gun covers 155.7 acres.

Pivot 7 – 2000 Valley with cams and end gun covers 186.3 acres.

Pivot 8 – 1990 Lockwood with Lockwood wire and end gun covers 113.6 acres.

Pivot 9 – 1992 Valwood with cams, valet tower to tower and end gun covers 103.9 acres.

Pivot 10 – 2002 Valwood with cams, valet tower to tower and end gun covers 38.7 acres.

Pivot 11 – 2002 Valwood with cams, valet tower to tower and end gun covers 93.7 acres.

Pivot 12 – 1990 Valwood with cams, valet tower to tower and end gun covers 163.8 acres.

Pivot 13 – 1990 Lockwood with Lockwood wire and end gun covers 110.9 acres.

Pivot 14 – 2002 Valwood with cams, valet tower to tower and end gun covers 64 acres.

Pivot 15 – 1991 Valwood with cams, valet tower to tower and end gun covers 110 acres.

Pivot 16 – 1991 Valwood with cams, valet tower to tower and end gun covers 200.4 acres.

Pivot 17 – 1998 Valwood with cams, valet tower to tower and end gun covers 134.7 acres.

Pivot 18 – 1998 Lockwood with Lockwood wire and end gun covers 138.2 acres.

Pivot 19 – 1998 Valwood with cams, valet tower to tower and end gun covers 113.9 acres.

Pivot 20 – 1998 Valwood with cams, valet tower to tower and end gun covers 277.5 acres.

Pivot 21 – 2002 Valley with cams and end gun covers 132.6 acres.

Pivot 22 – 2002 Valwood with cams, valet tower to tower and end gun covers 29.9 acres.



Buildings

There are 9 cellars on the property for spud storage.

Cellar 1 – 60,000 Capacity CWT, 51 X 175 with a pavement floor, air & humidifier

Cellar 2 – 70,000 Capacity CWT, 51 X 200 with a pavement floor, air & humidifier

Cellar 3 – 70,000 Capacity CWT, 51 X 200 with a pavement floor, air & humidifier

Cellar 4 – 100,000 Capacity CWT, 60 X 265 with a concrete floor, air, humidifier & humidicell

Cellar 5 – 100,000 Capacity CWT, 60 X 265 with a concrete floor, air, humidifier & humidicell

Cellar 6 – 100,000 Capacity CWT, 60 X 265 with a concrete floor, air, humidifier & humidicell

Cellar 7 – 60,000 Capacity CWT, 51 X 210 with a pavement floor, air, humidifier & humidicell

Cellar 8 – 100,000 Capacity CWT, 51 X 308 with a concrete floor, air, humidifier & humidicell

Cellar 9 – 140,000 Capacity CWT, 60 X 360 with a concrete floor, air, humidifier & humidicell

Additionally, there is a Sorting Building with 60,000 Capacity CWT with a concrete floor, air, humidifier, humidicell and refrigeration.



Real Estate Taxes
are approximately
\$23,253 and
will be prorated to
day of closing.

Grain Storage

There are 3 Grain Bins with a total capacity of 165,000 bushels and aeration fans.



This property includes:

- 9 separate residences,
- multiple outbuildings, shops, machine sheds and storage buildings,
- a fuel depot,
- potato cellars,
- grain bins,
- irrigation pivots
- handline irrigation.

Real Estate Auction

September 8th at 10:30 am

Shop Tools & Equipment

September 8th at 12:30 pm



Fuel depot with 140,000-gallon capacity
12 X 100' platform scale



Machinery Auction

September 9th at 9 am

*A complete list of machinery will be coming soon. It will include: construction equipment, dump trucks, field trucks, grain equipment, pickups, planting equipment, potato equipment, harvesting equipment, UTVs, semis, tanker trucks, tillage equipment, tractors, trailers, and more!



United
Country
Real Estate

**Southern Idaho
Land & Auction**

TERMS AND CONDITIONS OF AUCTION

Method of Sale: United Country Southern Idaho Land & Auction will offer this property for public auction on Tuesday, September 8th, 2020. Auction location will be on-site at the potato cellars located at 3419 E Hog Hollow Rd, Ashton, ID and online at ucSouthernIdaho.com. At 10:30 AM, the property will be offered in its entirety. Conduction of the auction and increments of bidding are at the direction and discretion of United Country Southern Idaho Land & Auction and/or the auctioneers. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. The Auctioneer reserves the right to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding and to accept or reject any or all bids. The Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Sellers. Any and all decisions of the Auctioneer regarding the conduct of the auction shall be final and absolute without liability to any party. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer and Sellers. **This sale will be made pursuant to the terms of the Order Confirming SummitBridge's Amended Chapter 11 Plan of Liquidation Dated December 11, 2019 entered by the US Bankruptcy Court District of Idaho case # 18-40412-JMM, dockets 499 and 603.**

Acres: The acres listed in this brochure are taken from the county records.

Down Payment: Buyer and Sellers will enter into a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for a 10% down payment in the form of a personal or corporate check, cashier's check with the balance of the purchase price due, in certified funds, on or before the date of closing. Contracts will contain **no financing or inspection contingencies** and Buyer must have their own financing and make their own inspections prior to bidding at this auction. Escrow payments will be made payable to Alliance Title & Escrow, Rexburg, ID.

Approval of Bids: Seller is serious about selling this property at this auction, but does reserve the right to accept or reject the final bid on this property. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the seller, shall constitute a binding contract between the Buyer and the Sellers. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

Deed and Evidence of Title: Buyer and Seller will each pay half of the cost of title insurance in the amount of the selling price and Seller will deliver title by Special Warranty Deed. Buyer will be responsible for their own mortgage policies of title insurance (if applicable). Customary closing fees will apply to both Seller's and Buyer's transactions. Informational title commitments reflecting the public record will be made available for potential buyer for review on day of auction or, by request, earlier.

Easements: The property is being sold subject to all easements, covenants, conditions, zoning and any other existing matters.

Closing: Property will close on or before September 22, 2020 at Alliance Title & Escrow, 130 E Main St, Rexburg, ID.

Possession: Possession of farmland shall be delivered at closing. Possession of residences shall be delivered 45 days from day of closing.

Mineral/Water Rights: All mineral & water rights owned and/or permitted by the Sellers will be conveyed to the Buyer.

Real Estate Taxes: The 2020 Property Taxes shall be prorated to day of closing.

Property Inspections: Viewing times can be arranged with United Country Southern Idaho Land & Auction. Property is sold **"AS IS - WHERE IS"** and Buyer should take time to examine this property thoroughly and rely on their own judgment. The only guarantee from the Seller is a valid, good and marketable title to the property. Buyer must conduct their own inspections at their own expense prior to bidding at the auction. Auctioneers, United Country Southern Idaho Land & Auction or its agents are not responsible for any representation made by Sellers or their employees and are not responsible for accidents on the sale property should any occur.

Agency: United Country Southern Idaho Land & Auction and/or the Auctioneers represent the Seller only.

Disclaimer: Announcements made by United Country Southern Idaho Land & Auction and/or their auctioneers during the time of the sale take precedence over any previously printed materials or any other oral statements made. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Neither the Seller nor United Country Southern Idaho Land & Auction or the Auctioneers or Associates are giving any warranties other than the Seller's Title Warranty.