

TERMS AND CONDITIONS OF AUCTION

Method of Sale: United Country - Commercial will offer this property for public auction on Monday, April 27th, 2020. Auction location will be on-site at the potato cellars located at 2861 E Bowman Rd, Downey, ID and online at UnitedCountryCommercial.com. At 11:00 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 - Commercial 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.

Acres: The acreages 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, Pocatello, 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 the 11th of May, 2020 at Alliance Title & Escrow, 2350 Via Caporatti Dr, Pocatello, ID 83201.

Possession: Possession shall be delivered at 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 - Commercial. 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 - Commercial 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 - Commercial and/or the Auctioneers represent the Seller only.

Disclaimer: Announcements made by United Country - Commercial 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 - Commercial or the Auctioneers or Associates are giving any warranties other than the Seller's Title Warranty.

618 ac +/- Potato Farm Auction

in Bannock County, Idaho

Monday, April 27th at 11 AM MDT

Onsite at 2861 E Bowman Rd, Downey, ID 83234

Online
Bidding
Available

Viewing Day: April 14th from 10 am - 2 pm Onsite



Property includes
525 Irrigated Acres +/-

618 Acres +/- with 580 FSA Cropland Acres

Court ordered sale of Parkinson Seed Farm

Presented by:

United Country - Commercial

800-895-4430

Kurt Hollenberg - 573-220-6155

Brian Lensing - 314-803-1103



Commercial

Online bidding available at

www.UnitedCountryCommercial.com

www.PotatoFarmForSale.com



For more information on the wells, water rights and permits,
please visit <https://idwr.idaho.gov> or
call the Eastern Regional Office at 208-525-7161 or
email them at easterninfo@idwr.idaho.gov.

COURT ORDERED SALE!!!

Turn-Key Potato and Small Grain Farm is located approximately 4 miles northwest of Downey, Idaho, in the Marsh Valley (elevation 4,860'). Situated along Interstate 15 and E Bowman Rd, this 618 ac +/- farm, which includes 580 FSA Cropland acres and 525 Irrigated acres, is ready for your crop this season!

Live auction to be held on-site and online on Monday, April 27th at 11 am. On-site bidding will be held at 2861 E Bowman Rd, Downey, ID. Online bidding will be available at UnitedCountryCommercial.com. Closing will be at Alliance Title & Escrow, Pocatello, ID by May 11, 2020, allowing for the opportunity to get a crop planted this spring.

The easternmost parcels lie north of E Bowman Rd and on either side of Interstate 15. This 357.4 ac +/- is 97% DCP Cropland with 320 +/- irrigated acres. The eastern portion is irrigated with 1/4 mile wheel lines while the western portion is irrigated with 2 - 2012 Zimmatic Grow Smart 7 tower center pivots. Water is pumped from one of the most productive shallow wells in the state. Pumped and pressurized with a 125 hp motor and vertical pump, the water is then sent into a 10" mainline that runs from the well to cropland on both sides of the interstate. Property includes an older home (1650 SF, 5 BR, 1 3/4 BA) with a partially finished basement, and an old dairy barn, most recently used for storage for hay & equipment. This farm has a productive history of raising potatoes, wheat, barley, and some alfalfa hay.

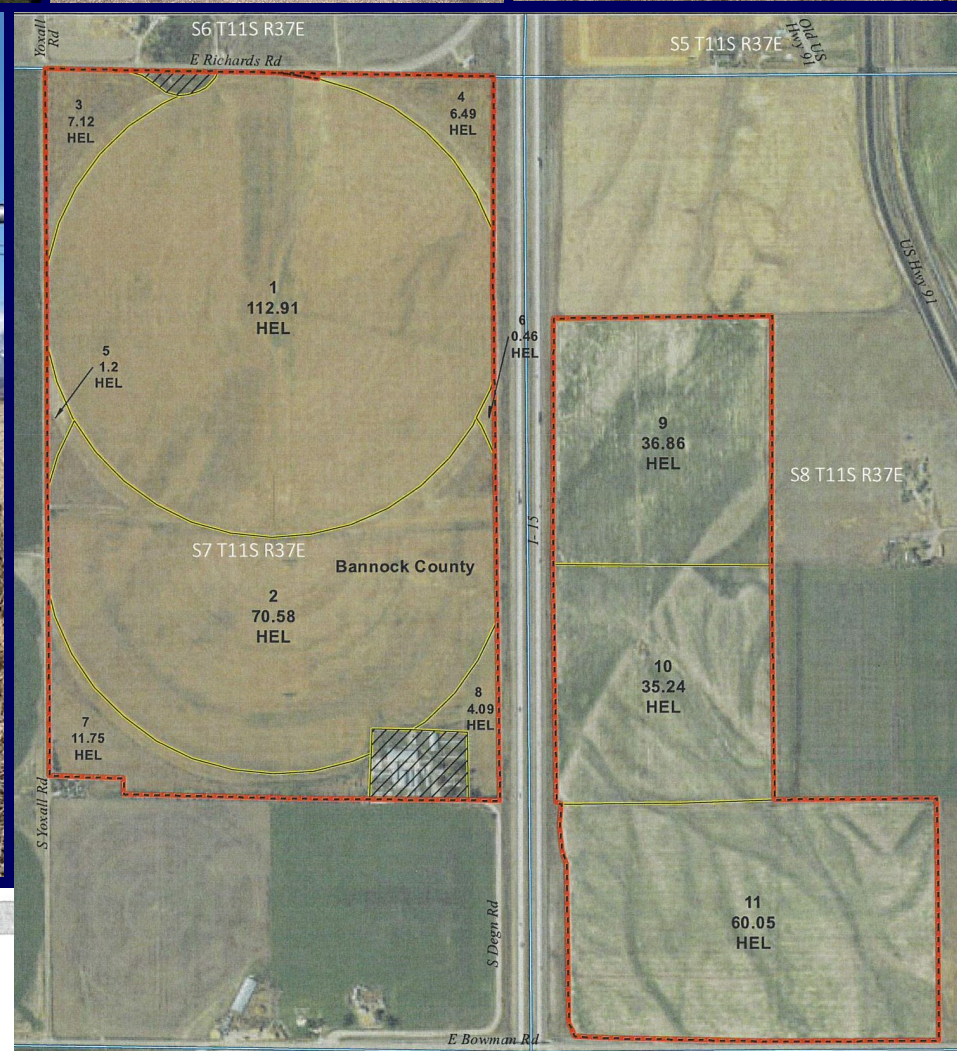
Across Bowman Rd are 2 - 68 X 247 Potato Storage Cellars. These storage buildings have BTU ventilation system with humidicells and VFD fans as well as humidifiers. The systems are rated at 20 CFM per ton. Each side holds 5,250 tons. The cellars are powered by 3 phase, 480 electrical service.

The parcel south of the potato cellars consists of 151 ac +/- of which 125 ac +/- are irrigated. This farm gets water supplied from an 80 ft. well that is pumped and pressurized by a 50 hp motor with a vertical lift pump and is delivered by an 8-tower Valley center pivot.

The westernmost parcel lies south of E Bowman Rd and east of S Tool Rd. This 102 ac +/- parcel has 84 ac +/- irrigated cropland acres. The property is irrigated from an 80' well with a 50 hp motor and vertical pump delivering to an 8-tower Valley center pivot and several hand lines for the corners of the property.

All pivots have had new nozzle packages in the last 2 seasons.

Property will be sold as 1 tract including all pivots, motors, etc. Cellars are cleaned out and ready for the 2020 crop season!



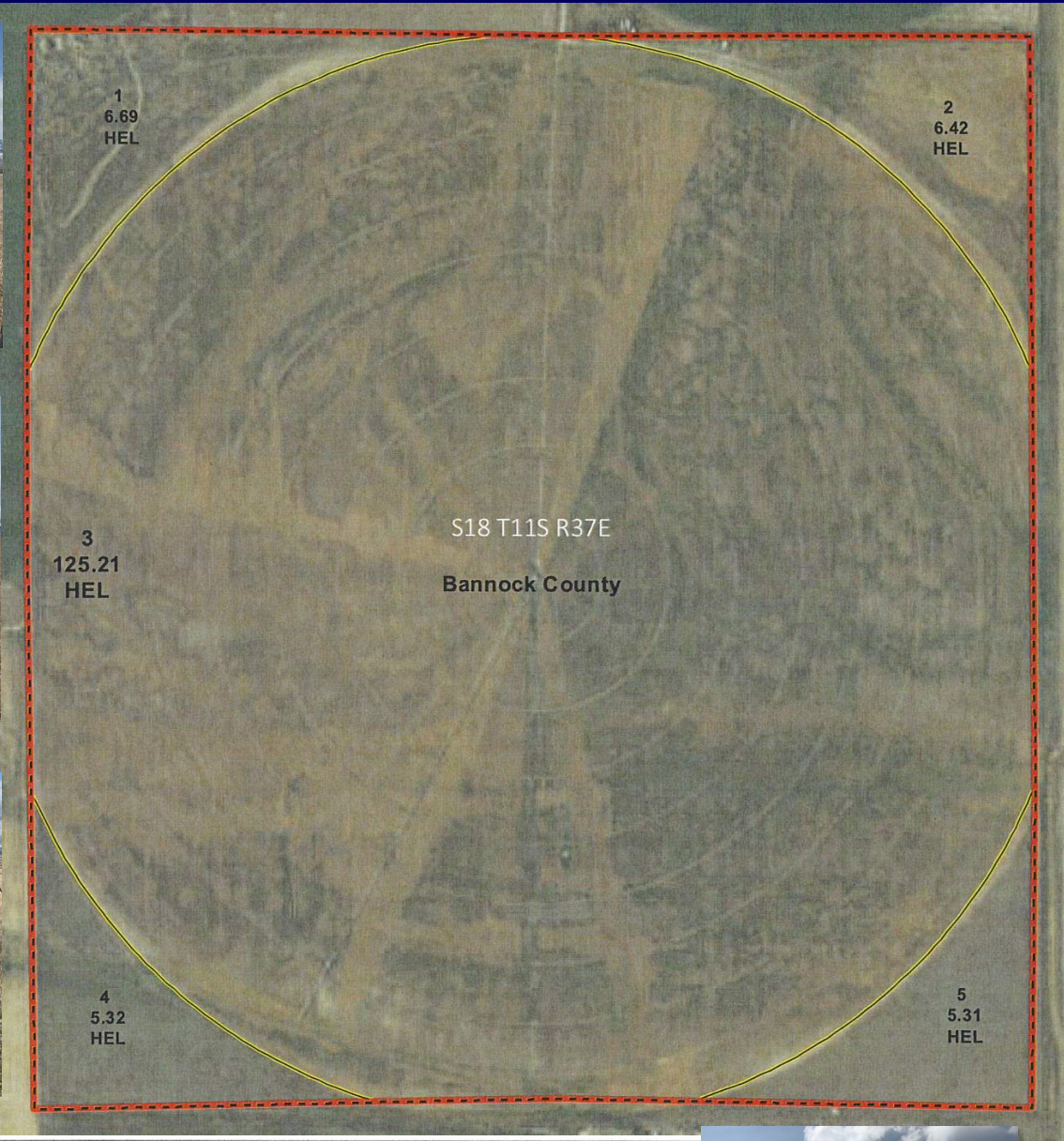
Tract Number	: 759
Description	: J19 SEC 7,8 T11S R37E
FSA Physical Location	: IDAHO/BANNOCK
ANSI Physical Location	: IDAHO/BANNOCK
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: DIRK PARKINSON
Other Producers	: None
Recon ID	: None

Located North of E Bowman Rd and along Interstate 15

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
352.28	346.75	346.75	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	346.75	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	32.00	0.00	57
Oats	0.80	0.00	51
Barley	144.90	0.00	80
TOTAL	177.70	0.00	





Tract Number : 760
Description : J19 SEC 18 T11S R37E
FSA Physical Location : IDAHO/BANNOCK
ANSI Physical Location : IDAHO/BANNOCK
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DIRK PARKINSON
Other Producers : None
Recon ID : None

Located South of E Bowman Rd
and West of Interstate 15



Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
148.95	148.95	148.95	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	148.95	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	13.20	0.00	57
Oats	0.30	0.00	51
Barley	59.80	0.00	80
TOTAL	73.30	0.00	

Tract Number : 614
Description : J19 SEC 12 T11S R36E
FSA Physical Location : IDAHO/BANNOCK
ANSI Physical Location : IDAHO/BANNOCK
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DIRK PARKINSON
Other Producers : None
Recon ID : None

Located South of E Bowman Rd
and East of S Tool Rd



Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
84.36	84.36	84.36	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	84.36	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	29.20	0.00	57
Oats	2.70	0.00	51
Barley	18.50	0.00	80
TOTAL	50.40	0.00	