For Sale: Rigby Area Farms

1507 irrigated acres near Rigby in Jefferson County, Idaho
Farms sold individually or all together

<table>
<thead>
<tr>
<th>Farm</th>
<th>Parcel</th>
<th>Total Acres</th>
<th>List Price</th>
<th>List Price/Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waterstone</td>
<td>55 Parcels</td>
<td>76.16</td>
<td>$982,464</td>
<td>$12,900</td>
</tr>
<tr>
<td>347 North</td>
<td>RP04N38E147200</td>
<td>80.00</td>
<td>$760,000</td>
<td>$9,500</td>
</tr>
<tr>
<td>350 North</td>
<td>RP04N38E134275</td>
<td>60.00</td>
<td>$720,000</td>
<td>$12,000</td>
</tr>
<tr>
<td>Barlow</td>
<td>RP04N38E174949</td>
<td>79.00</td>
<td>$647,800</td>
<td>$8,200</td>
</tr>
<tr>
<td>West River</td>
<td>RP05N37E136470</td>
<td>151.92</td>
<td>$967,480</td>
<td>$6,500</td>
</tr>
<tr>
<td><strong>SOLD: 461 North</strong></td>
<td>RP04N38E111875</td>
<td>60.00</td>
<td>$492,000</td>
<td>$8,200</td>
</tr>
</tbody>
</table>

Together with associated water rights and shares. Buyer to verify information.

Contact: Dan Nelson / Mike Nelson / Gary Nelson
801-482-7564
Highland Commercial, Inc. www.highlandranches.com
New Listing

Rigby West River Irrigated Farm
151.92 acres in Jefferson County, Idaho

Executive Summary:

List Price: $987,480 ($6,500/Acre)

Dan Nelson | Mike Nelson
801-482-7564 | daniel@hciutah.com

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 prior sale, 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.

- 151.92 acres (per Jefferson County records) at approximately 920 North and 3200 East
- Flood-irrigated farmland (±137 acres under cultivation)
- Excellent waterfowl hunting
- Included water rights:
  - Deer Park Canal shares (number TBD)
  - 360.4 shares Long Island
  - Water rights 1-10448, 1-10440, and 1-10445
- Property Taxes: $939.42
- Parcel ID: RP05N37E136470
- Zoning: Part A-10 (Agricultural 10-acre minimum lot size); Part R/O (Recreational Open Space, 10-acre minimum lot size) in Jefferson County, Idaho
- Nine miles from Rigby and I-15

See more information at www.highlandranches.com
New Listing

Rigby 347 North Irrigated Farm
80 acres in Jefferson County, Idaho

Executive Summary:

List Price: $760,000 ($9,500/Acre)

Dan Nelson | Mike Nelson
801-482-7564 | daniel@hciutah.com

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- 80 acres (per Jefferson County records) at approximately 347 North and 3800 East near Rigby, Idaho
- Flood-irrigated farmland
- Hay shed
- 120 shares in Rigby Canal and Irrigation Company
- Adjacent to Woodhaven Creek Estates subdivision
- Property Taxes: $1,005.30
- Parcel ID: RP04N38E147200
- Zoning: R5 (Residential 5 acres per dwelling) in Jefferson County, Idaho
- 1.5 miles from Rigby and I-15
New Listing

Rigby Barlow Irrigated Farm
79 acres in Jefferson County, Idaho

Executive Summary:

List Price: $647,800 ($8,200/Acre)

Dan Nelson | Mike Nelson
801-482-7564 | daniel@hciutah.com

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- 79 acres (per Jefferson County records) on the corner of 300 North and 3400 East near Rigby, Idaho
- Flood-irrigated farmland
- 20 shares Parks & Lewisville Irrigation Company
- Includes corrals/feedlot
- Property Taxes: $1,073.74
- Parcel ID: RP04N38E111875
- Zoning: R5 (Residential 5 acres per dwelling) in Jefferson County, Idaho
- Five miles from Rigby and I-15

See more information at www.highlandranches.com
**New Listing**

**Rigby 350 North Irrigated Farm**

60 acres in Jefferson County, Idaho

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**Executive Summary:**

**List Price:** $720,000 ($12,000/Acre)

**Dan Nelson | Mike Nelson**

**801-482-7564 | daniel@hciutah.com**

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- 60 acres (per Jefferson County records) at approximately 350 North and 3800 East near Rigby, Idaho
- Flood-irrigated farmland
- 120 shares in Rigby Canal and Irrigation Company
- Adjacent to Cedar Meadows subdivision
- Rigby City utilities stubbed to east edge of property
- Property Taxes: $353.24
- Parcel ID: RP04N38E134275
- Zoning: R1 (Residential 1 acre per dwelling) in Jefferson County, Idaho
- One mile from Rigby and I-15
A Consumer Guide to Understanding  
Agency Relationships in Real Estate Transactions

Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the “Idaho Real Estate Brokerage Representation Act.” Idaho Code 54-2082 through 54-2097.

This informational brochure is published by the Idaho Real Estate Commission.

Effective July 1, 2018

Right Now You Are a Customer

Idaho law says a real estate brokerage and its licensees owe the following “Customer” duties to all consumers in real estate transactions:

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose “adverse material facts” which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

- Be available to receive and present written offers and counter-offers to you or from you.

You May Become a Client

If you want a licensee and brokerage to promote your best interests in a transaction, you can become a “Client” by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account for money or property you place in the care and responsibility of the brokerage;
- Find a property for you or a buyer for your property, and assist you in negotiating an acceptable price and other terms and conditions for the transaction;
- Disclose all “adverse material facts” which the licensee knows or reasonably should have known, as defined above; and
- Be available to receive and present written offers and counter-offers to you or from you.

The above Customer or Client duties are required by law, and a licensee cannot agree with you to modify or eliminate any of them.

A “Sold” price of property is not confidential client information, for either buyers or sellers, and may be disclosed by a licensee.

Important Notice: Never wire money without double-checking that the wiring instructions are correct. Cyber criminals are hacking email accounts and sending fake wiring instructions. Always independently confirm wiring instructions in person or via a telephone call TO a trusted and verified phone number.

If you have any questions about the information in this brochure, contact:

Idaho Real Estate Commission
(208) 334-3285
irec.idaho.gov
Agency Representation (Single Agency)  
Under “Agency Representation” (sometimes referred to as “Single Agency”), you are a Client and the licensee is your Agent who represents you, and only you, in your real estate transaction. The entire brokerage is obligated to promote your best interests. No licensee in the brokerage is allowed to represent the other party to the transaction.

If you are a seller, your Agent will seek a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assist with your negotiations. If you request it in writing, your Agent will seek reasonable proof of a prospective purchaser’s financial ability to complete your transaction.

If you are a buyer, your Agent will seek a property for you to purchase at an acceptable price and terms, and assist with your negotiations. Your Agent will also advise you to consult with appropriate professionals, such as inspectors, attorneys, and tax advisors. If disclosed to all parties in writing, a brokerage may also represent other buyers who wish to make offers on the same property you are interested in purchasing.

Limited Dual Agency  
“Limited Dual Agency” means the brokerage and its licensees represent both the buyer and the seller as Clients in the same transaction. The brokerage must have both the buyer’s and seller’s consent to represent both parties under Limited Dual Agency. You might choose Limited Dual Agency because you want to purchase a property listed by the same brokerage, or because the same brokerage knows of a buyer for your property. There are two kinds of Limited Dual Agency:

Without Assigned Agents  
The brokerage and its licensees are Agents for both Clients equally and cannot advocate on behalf of one client over the other. None of the licensees at the brokerage can disclose confidential client information about either Client. The brokerage must otherwise promote the non-conflicting interests of both Clients, perform the terms of the Buyer and Seller Representation Agreements with skill and care, and other duties required by law.

With Assigned Agents  
The Designated Broker may assign individual licensees within the brokerage (“Assigned Agents”) to act solely on behalf of each Client. An assigned Agent has a duty to promote the Client’s best interests, even if your interests conflict with the interests of the other Client, including negotiating a price. An Assigned Agent must maintain the Client’s confidential information. The Designated Broker is always a Limited Dual Agent for both Clients and ensures the Assigned Agents fulfill their duties to their respective clients.

What to Look For in Any Written Agreement with a Brokerage

A Buyer or Seller Representation Agreement or Compensation Agreement should answer these questions:

- How will the brokerage get paid?
- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I cancel this agreement, and if so, how?
- Can I work with other brokerages during the time of my agreement?
- What happens if I buy or sell on my own?
- Under an Agency Representation Agreement, am I willing to allow the brokerage to represent both the other party and me in a real estate transaction?

Real Estate Licensees Are Not Inspectors  
Unless you and a licensee agree in writing, a brokerage and its licensees are not required to conduct an independent inspection of a property or verify the accuracy or completeness of any statements or representations made regarding a property. To learn about the condition of a property, you should obtain the advice of an appropriate professional, such as a home inspector, engineer or surveyor.

Audio/Video Surveillance  
Use caution when discussing anything while viewing a property; audio or video surveillance equipment could be in use on listed properties.

If you sign a Representation Agreement or Compensation Agreement with a licensee, the contract is actually between you and the licensee’s brokerage. The Designated Broker is the only person authorized to modify or cancel a brokerage contract.

The licensee who gave you this brochure is licensed with:

Name of Brokerage: Highland Commercial, Inc.  
Phone: 801-487-6100

RECEIPT ACKNOWLEDGED

By signing below, you acknowledge only that a licensee gave you a copy of this Agency Disclosure Brochure. This document is not a contract, and signing it does not obligate you to anything.

Signature ___________________________ Date ___________________________