



LIVE WATER
PROPERTIES

Henry's Fork Overlook

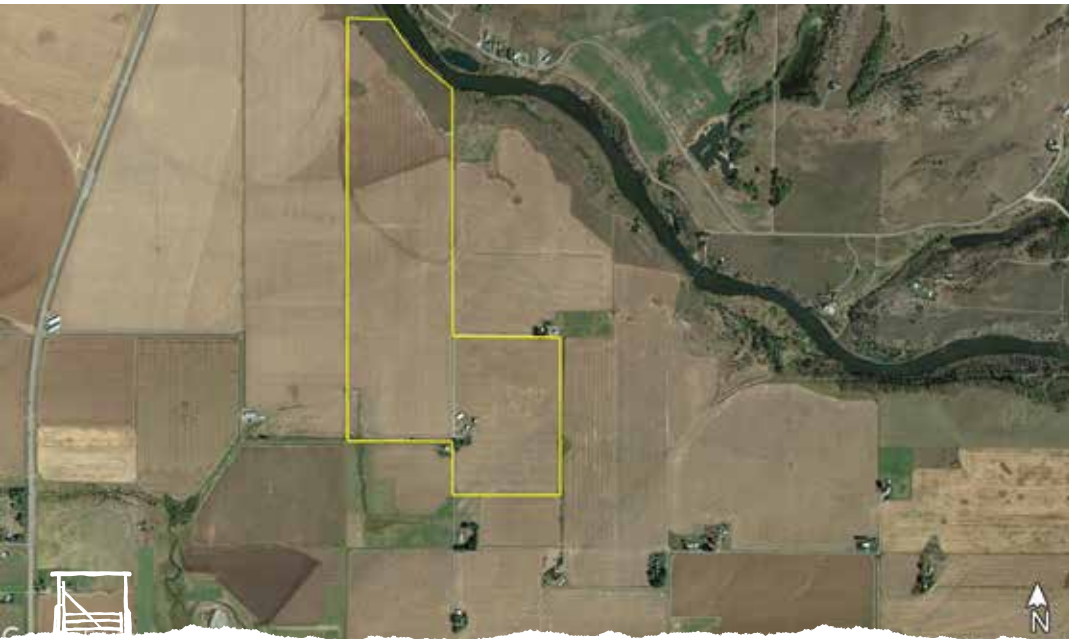
ASHTON, IDAHO
213 acres | \$5M

CONTACT:
Tate Jarry
307.413.2180
tate@livewaterproperties.com

Located near downtown Ashton, Idaho, this operational farm provides a quarter mile of frontage on the famed Henry's Fork River. Build a dream western retreat on the banks of this world class fishery with Grand Teton Views in the distance. Farm production on the ranch includes 193 tillable acres irrigated primarily by three half-washer center pivots. These pivots will transfer with the sale of the ranch. A current farm lease was signed in 2021 which extends through 2026 at a rate of \$160/irrigated acre or \$30,000 annually.

At a Glance

- ¼ mile frontage on the famed Henry's Fork River
- 213 deeded acres with 193 tillable
- \$30,000 annual farm lease through 2026
- 3 center pivots (half washers)
- 4,000 ft artesian well with 100 degree water temps used for geothermal heating for main home
- Elevated building sites overlooking Henry's Fork
- Main house and numerous outbuildings including a large dairy style barn and spud storage building



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