

## HAPPY VALLEY FARM

CANYON COUNTY, IDAHO

**PRICE:** \$599,000  
(\$7,867/acre)

**SIZE:** 76.14 Acres

- Surface and ground water rights
- ALTA survey available
- Owhyee mountain views
- Manufactured home on property

*CONTACT AGENT FOR DETAILS:*

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LISTING DETAILS

Asking Price	\$599,000 (\$7,867 per acre)
Acres	76.14 (per ALTA survey)
Parcel Number	R2906400000
Address	6156 S. Happy Valley Road, Kuna, ID 83634
Current Zoning	AG (Agricultural)
2017 Estimated Property Tax	\$2,559.51
Water Rights	There are two privately-held water rights associated with the property; one for domestic use associated with a single-family home and the other for irrigation of 60 acres using ground water pumped from an on-site well. Boise-Kuna Irrigation District delivers irrigation water from the Boise River to the property. Annual assessments authorize irrigation of 65.86 acres.
Structures on Property	Existing vacant manufactured home with domestic well water right and outbuildings.

Contact listing agent for additional information.



**WATER RIGHTS SUMMARY**

Source: SPF Water Engineering

**PRIVATELY- OWNED WATER RIGHTS**

The review of water right records maintained by IDWR indicates that there are two ground water rights; one for irrigation use and the other for domestic and stockwater uses. The water rights are summarized in Table 1. The location of each water right is shown in Figure 2.

Water Right 63-11525 authorizes diversion of 1.2 cubic feet per second (cfs) and 270 acre-feet (ac-ft) for seasonal irrigation of 60 acres with a May 6, 1991 priority date. Department records indicate the authorized well is 205 feet deep, equipped with a 25 hp pump delivering approximately 600 gallons per minute of ground water to a cement ditch system for irrigation of the 60 acres in the W 1/2 SW, government lots 3 and 4. The water right is a supplemental water right, to be used when surface water from BKID is not available or insufficient. The water right is currently listed in the name of American Harvest, LLC.

Water Right 63-21184 authorized diversion of 0.04 cfs for year-round domestic use and 0.06 cfs for year-round stockwater use with a May 10, 1922 priority date. The right is limited to 13,000 to cover potable uses and irrigation of up to 1/2 acre landscape area in association with one home and stockwater uses for up to 100 dairy cattle located in the SWSW government lot 4. A well driller's report for this well is not on file with IDWR. The well is located near the home. The water right is currently listed in the name of American Harvest, LLC.

**BOISE-KUNA IRRIGATION DISTRICT RIGHTS**

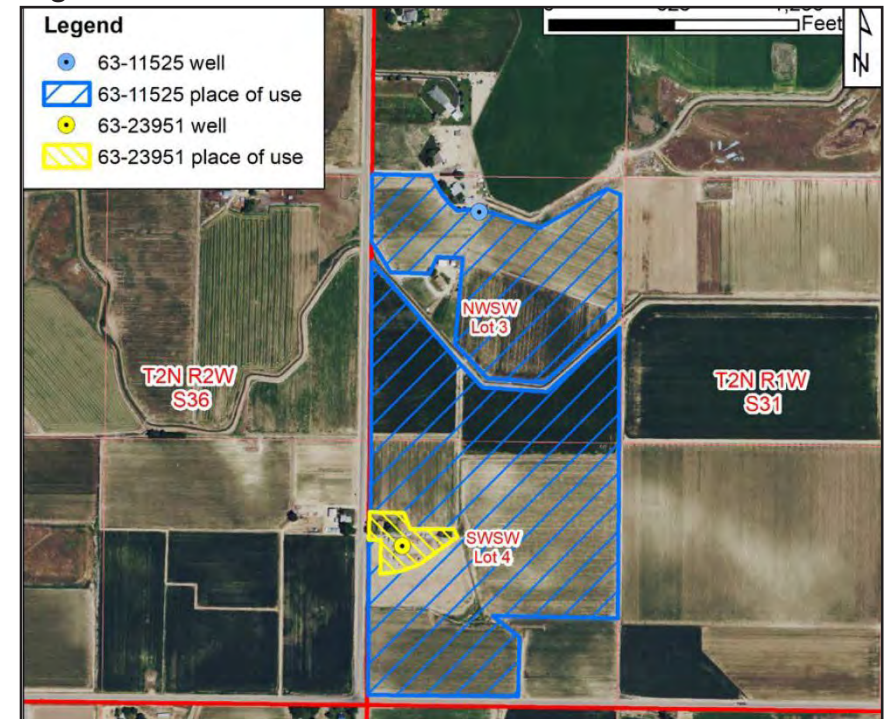
BKID confirmed the Property is assessed 65.86 acres under Account No. 444, which is in accordance with the total number acres currently being irrigated. The assessed acres include 4.4 acres in the SE corner of the property that were not licensed under the supplemental ground water right. In a normal water year, BKID delivers water from the Boise River at a standard rate of up to 3.75 acre-feet per acre.

BKID water deliveries are sufficient to irrigate most agricultural crops in the Treasure Valley, and can be used for turf and landscape irrigation after residential or commercial development of the land.

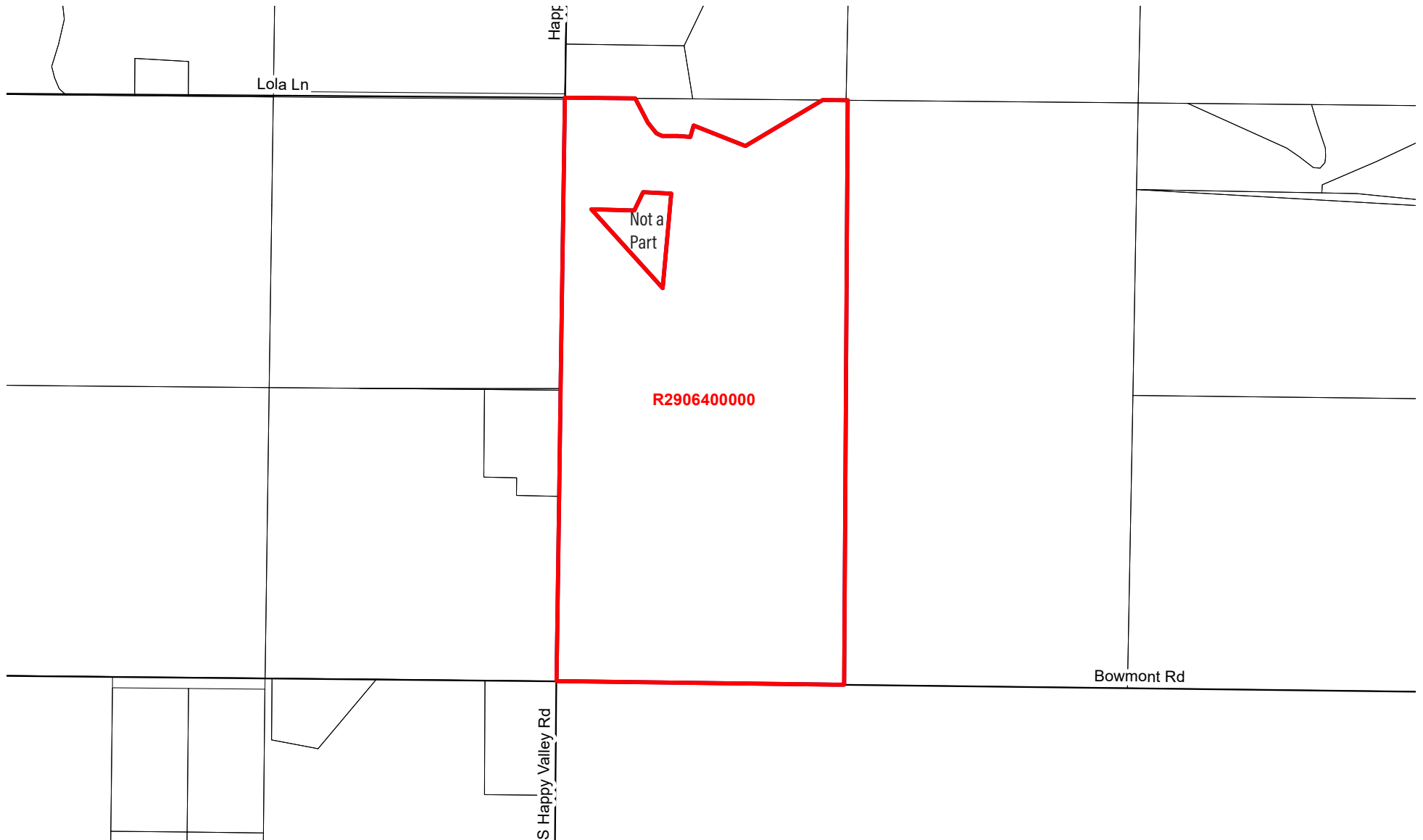
**Table 1**

Water Right No.	Priority Date	Water Use	Authorized Diversion Rate (cfs)	Authorized Annual Volume (ac-ft)	Irrigated Water (acres)
63-11525	5/6/1991	irrigation	1.2	270.0	60.0
63-21184	5/10/1922	domestic	0.04		
		stockwater	0.06		

**Figure 2**



PARCEL MAP



PROPERTY PHOTOS



VALLEY LOCATOR MAP

