

# HYDRO PLANT FOR SALE

**3775 N 2500 E**  
**TWIN FALLS, ID 83301**



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$940,000
<b>IDWR DIVERSION RATE:</b>	100 CFS
<b>YEAR BLT/ONLINE:</b>	1983
<b>HYDRO CAPACITY:</b>	250 KW
<b>ACRES:</b>	8.989 +/-
<b>ZONING:</b>	Rural Residential
<b>TAXES:</b>	\$1,236.16

## PROPERTY OVERVIEW

Original project was Built and online in 1983. 4 Generators run the power plant, (2 – 60 hp, 20 CFS),(1 - 250 hp - 600 rpm, 60 cfs), (1 - 35 hp, 10 cfs), in 2025 there was a new generator installed. Facility has been well maintained, with security cameras and electronic gated entrance. IDWR Water right #47-7812, Beneficial Use from 4-1 to 10-31.

Property is being sold AS-IS, with all faults after buyers due diligence, Listing Broker and Sellers assume no responsibility and make no guarantees, representations, warranties (express, implied or otherwise) as to the availability or accuracy of information contained herein. Buyer to verify all information.

( Full brochure can be email upon request and offers can be submitted with Mark Jones or use your own farm agent to make offer)

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