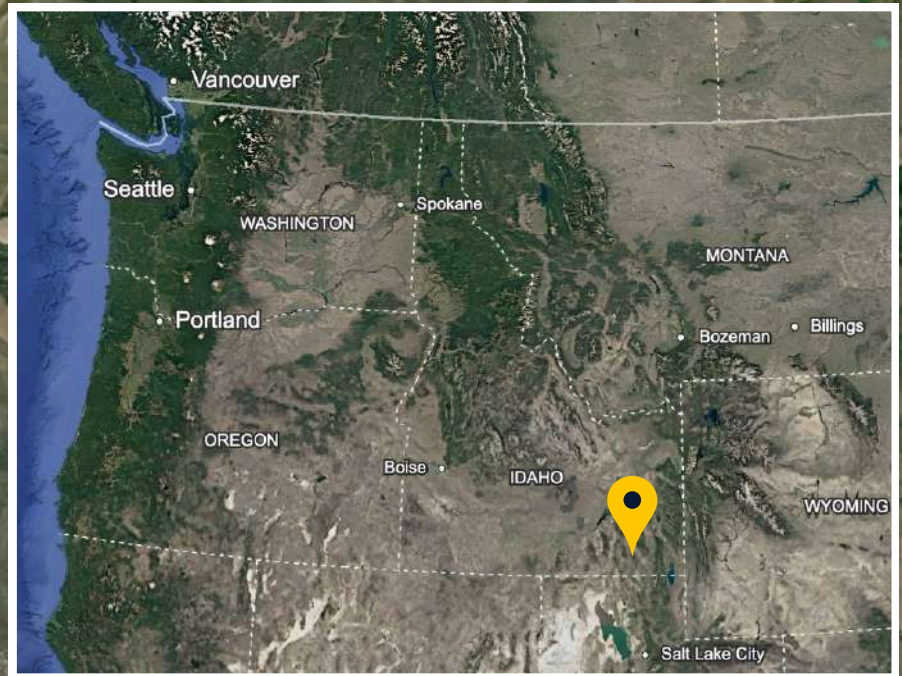


SWAN LAKE, ID AUCTION MAY 28, 2026



5 278± ACRES
*ABSOLUTE AUCTION



MAIN HOUSE

SHOP

BARN

2 131.5± ACRES

3 113.8± ACRES

1 107± ACRES

4 129.5± ACRES

800-434-1654
albertburney.com

SWAN LAKE, ID AUCTION MAY 28, 2026



PRE-SALE INSPECTION: Contact an Albert Burney representative at 1-800-434-1654 to make an appointment for a private tour.

AUCTION SITE: The auction will be held on site at the Property: 31440 South Hwy 91, Swan Lake, Idaho

AUCTION REGISTRATION: Registration begins at 12:00 P.M. on Auction Day. Auction begins at 1:00 P.M. The price shown on third-party websites is a suggested opening bid only and is not the purchase price. The property will sell at live auction and the final price will be determined by competitive bidding from registered bidders on auction day.

AUCTION DAY REQUIREMENTS: Ten percent (10%) down Auction Day with closing on or before June 26, 2026. Proof of funds are required to bid. Payment (10% earnest money deposit) can be made by personal or company check with a Bank Letter.

AUCTION FEE: A ten percent (10%) auction fee will be added to the high bid price to arrive at the contract price paid by the Purchaser.

LOCAL LENDER INFO: Chad Hansen, Commercial Relationship Manager/VP, Zions Bank 75 South State, PO Box 562, Preston, ID 83263, Phone: (208) 852-0684

This is a real estate auction with associated personal property. The livestock is not being offered as a separate auction or consignment sale. Livestock and other personal property are included only as incidental components of select real estate offerings and are not being sold separately. This offering is structured as a private real estate transaction and does not constitute a livestock market or public livestock auction under Idaho law.

Broker participation is welcome! Call 800-434-1654 or 256-543-1654 for guidelines.

Disclaimer: All information is taken from sources believed reliable; however, no guarantee is made by the Auction Company, Broker, or Seller. Buyers should satisfy themselves as to any inspections prior to bidding. All announcements made by the Auctioneer will take precedence over all previously printed materials and any oral statements relating to the auction. The Seller has the right to withdraw the property, delay or cancel the auction, or sell the property prior to auction. All measurements, acreage, boundaries, and square footage have been provided by third-party resources. **Louis Scott Barnes, RE Broker DB46867**