

# LeMoyné Realty & Appraisals, Inc.

HENRI LeMOYNE  
1346 FILLMORE STREET  
PO BOX 5225  
PHONE (208) 733-0874  
FAX (208) 733-8475  
e-mail [henri@lemoynerealty.com](mailto:henri@lemoynerealty.com)  
TWIN FALLS, IDAHO 83303-5225



## Black Family Hunt Farm

### Location:

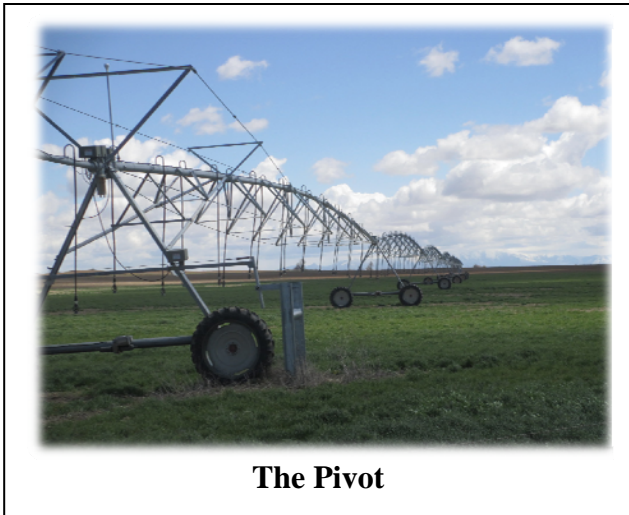
The address of this nice farm is 1497 Hunt Road, Eden, Idaho. The farm is located approximately 4 miles north of Eden, Idaho and about 15 miles south east of Jerome.

### Farm Specifics:

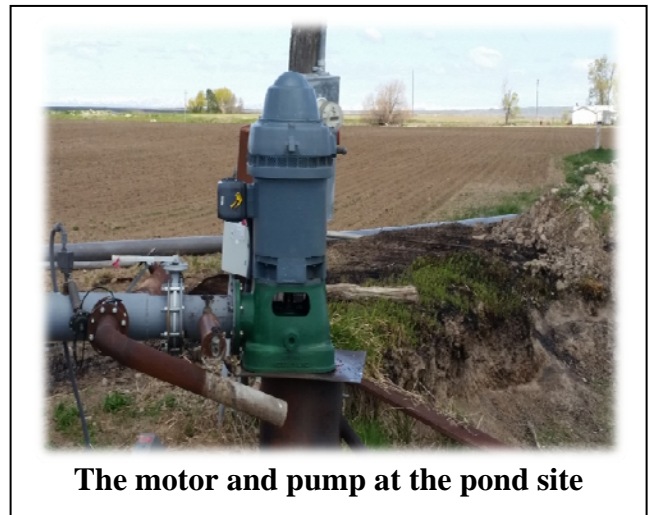
The property contains a total of 537.55 acres according to Jerome County records. There are 183.8 acres of irrigated cropland per the FSA aerial photos. Irrigation water is from the American Falls Reservoir District # 2 which is a very dependable source. The farm has 183.6 shares of water stock which will go with the sale. The irrigation system includes a 7 tower galvanized pivot a wheel line and a few hand lines for the cropland. The present tenant also irrigates some pasture by utilizing water when the cropland is not using it. The system is

powered by a 75 hp U S motor which has 3 phase power. The place has not had potatoes for several years but beets have been part of the rotation for a long time.

Another feature of this property is that there are about 295 acres of good dry grazing land in a block south of the irrigated land. This is very useable and stock water is available. This is a good combination type of property.



**The Pivot**



**The motor and pump at the pond site**

### **Buildings:**

There is a frame home of approximately 1,200 square feet which includes 3 bedrooms and a bathroom. The home has a new steel roof and a nice yard area. There is also a 2 bay shop building and some older corrals. There is a domestic well and septic system at the farmstead.



**The Home & Yard**



**The Shop**

### **Price, Terms & Other Information:**

The price of the farm including the buildings and the irrigation system is \$1,400,000 cash terms. The 2016 real estate taxes were \$3,498.88. A drawing of the irrigation system and FSA reports.

### **Realtor's Note:**

This property is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources that are deemed reliable and no warranty is made by LeMoyné Realty & Appraisals, Inc. We recommend that you verify all information to your satisfaction, including the age, condition, and utility of the irrigation equipment and delivery system. A complete brochure can be downloaded from our website at [www.lemoynerealty.com](http://www.lemoynerealty.com). The boundary lines are for illustration only and are not the result of a survey. Copies of water right reports FSA information and other items can be obtained through LeMoyné Realty & Appraisals, Inc.



# FSA AERIAL PHOTO OF THE CROPLAND PORTION



## Jerome County, Idaho

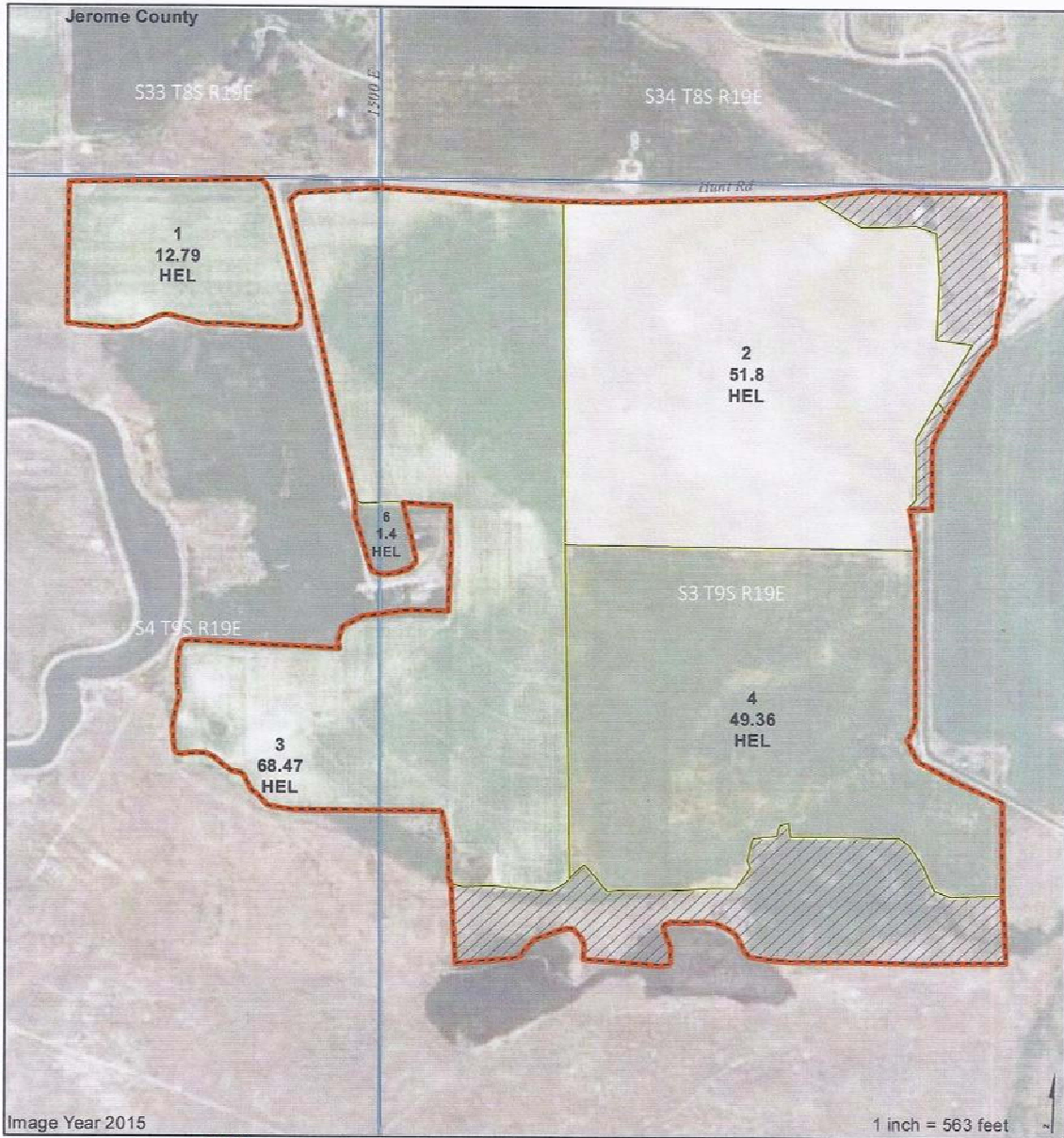


Image Year 2015

**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS
- County Boundary

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 183.82 acres

2017 Program Year  
Map Created March 29, 2017

**Farm 73**  
**Tract 437**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# LOCATION MAP

