

LeMoyné Realty & Appraisals, Inc.

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Almo Hay Ranch



Location:

The Almo Ranch is located just south of the City of Almo, Idaho. Almo is located approximately 45 miles south of Burley, the county seat. Malta, Idaho is located about 23 miles to the north east. The City of Rocks National Reserve which contains 14,407 acres and sits along the historic California Trail is located about 1½ miles to the west of the ranch. Also a short distance to the northwest is Castle Rocks State Park which contains 1,692 acres.

Ranch Description:

This ranch contains 353.66 total acres according to Cassia County records. There are approximately 172 acres of irrigated land on the property based on aerial photographs. The soils on the irrigated lands are about 70% Declo silt loam ranging in slope from 1 to 3% which are class IIIe soils. These are well drained soils which have been used to raise hay and grain crops. A soil map is available upon request.



Water rights include two ground water rights as identified in Idaho Department of Water Resources records. Right No. 43-4008 has a priority date of 4/1/1955 for a diversion rate of 2.2

cfs on 110 acres and a volume of 444 acre feet annually. Right No. 43-7152 carries a priority date of 5/13/1980 and a diversion rate of 1.5 cfs on 75 acres for 262.5 acre feet annually. Combined these rights are allowed to irrigate 172 acres. The irrigation system includes the two wells which have a 100 hp GE motor serial number DTJ408369 on a VertiLine Pump number 80357 and a 60 hp High Thrust motor on a VertiLine pump serial number D16806. There are buried PVC main lines and hand lines are used to irrigate the farm land. All irrigation equipment on the property will be included in the sale. The ranch also has rights for Stockwater numbers 43-10215 which carries a priority date of 6/1/1957 and a diversion rate of .05 cfs and 43-10216 which is for stockwater and domestic also .05 cfs with a priority date of 5/1/1900.



The ranch also obtains water from the Almo Water Company. According to the company records there are 5 shares in the company that are useable on this ranch. Water from The Almo Water Company is delivered on an 8 day rotation with the user getting water based on 2 hours per share. The cost of the water depends upon the annual needs of the company and the secretary reports that the cost is generally about \$100 per share. The Almo

Water Company has been in business since 1906 and holds four water rights from Almo Creek with priorities ranging from 1884, 1878, 1879 and 1918. Copies of their water rights are available at the offices of LeMoyne Realty & Appraisals, Inc.

There are also two areas of separately fenced dry grazing land. On the west side of the property is a 40 acre parcel and on the east side approximately 116 acres. Stockwater for the pasture on the west side of the ranch is provided by the domestic well located at the farmstead area. The crested wheat field on the east end of the ranch can obtain stockwater from a well west of the road by piping through a culvert or from a neighbor to the north that has a water source.

This is an easy ranch to access and operate. It is capable of producing good quality feed crops and is located in a pretty valley with growth potential at an elevation of between

approximately 5,250 to 5,350 feet above sea level. Real estate taxes are reasonable being \$927.66 in 2015.

Buildings:

Buildings on the ranch include an older mobile home, a 24 X 24 steel sided shop which has a concrete floor, a steel granary, corrals and machine shed on the west side of the Castle Rocks Scenic Byway. There is also includes a wind break and covered shelter in the eastern portion.



Windbreak & Shelter



Shop & Granary



Corrals



Mobile Home & Yard Area

Price & Terms:

The price of the ranch is \$625,000 cash terms.

Other Grazing Property:

The family that owns the Almo Ranch also owns another 1,079± acres of grazing land located about 6 miles due west which is also for sale in a separate offering but could be packaged with this ranch as a headquarters. Information on that property is available from LeMoyne Realty & Appraisals, Inc.

Realtors Note:

This property is subject to prior sale, price change, corrections or withdrawal. The property is leased in conjunction with other property owned by the family. The tenant has a right of first refusal per the lease agreement but has said that he would cooperate in a sale of the property. All information has been gathered from sources that are deemed reliable and no warranty is made by LeMoyne Realty & Appraisals, Inc. We recommend that you verify all information to your satisfaction, including water rights and delivery system. This brochure can be downloaded from our website at www.lemoynerealty.com.

FSA AERIAL PHOTOGRAPH

