

LeMoyné Realty & Appraisals, Inc.

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TWIN FALLS, IDAHO 83303-5225



Location:

The Brailsford farm is located about 2 miles north of Filer, Idaho on Sucker Flat, one of the best farming locations in the Magic Valley. The address is approximately 2155 East, 4200 North, Filer. Twin Falls is approximately 7 miles to the east on Pole Line Road.

Property Information:

Twin Falls County records indicate that there are 84.09 acres in this ownership and aerial photographs indicate that there are approximately 79 irrigated acres on the farm. Soils are a combination of Portneuf Silt Loam and Minveno Silt Loam. Crops grown in 2017 were sugar beets and dry beans.

The farm has 80 shares of Twin Falls Canal Company water stock per certificates 35124 and 35166. Irrigation is by a 1,300 foot Zimmatic pivot that irrigates about 66 acres and gated pipe that irrigate approximately 13 acres in the two western corners of the farm. A portion of the gated pipe is owned by the current farm tenant and an inventory of the gated pipe will be completed prior to closing. The owners will sell the gated pipe that they own as well as the pivot, pump and motor with the farm. The pivot is pressurized by a 20 hp motor with pump. Water for the corners comes from separate head gates. Potatoes have not been grown on this farm since the early 2000's.

There are no building improvements on this property.

Lease Information:

The farm has been leased for many years on a verbal 50%-50% crop share agreement. The tenant is a very well respected area farmer and is willing to continue on this basis.

Price, Terms & Other Information:

The price of the farm is \$880,000 cash terms. The 2016 real estate taxes were \$1926.58. 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 LeMoyne 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. The boundary lines as shown on maps are for illustration only and are not the result of a survey.



FSA AERIAL MAP



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers
 Restricted Use
 Exempt from Conservation Compliance Provisions
 Limited Restrictions
 Tract Cropland Total: 79.05 acres

2017 Program Year
 Map Created March 30, 2017

Farm 5761
Tract 1717

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

