

# LeMoynes Realty & Appraisals, Inc.

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## BIRCH CREEK GRAZING LAND

### Location:

This rangeland is approximately 11 miles southeast of Oakley, Idaho on the Birch Creek Road. Access from Oakley is good via the Birch Creek Road and this is also accessible from Almo by the Emery Canyon Road which leads through the City of Rocks to Almo about 9 miles away.

### Property Information:

According to Cassia County assessment records there are a total of 1,028.17 acres in this grazing parcel. It is in one contiguous block and the land is fenced on the exterior with some interior cross fencing as well. Stock water is from Walters Creek and a spring which has been piped to a water trough near the center of the property. Water right 45-4179 is appurtenant for stockwater in the amount of .05 cfs with a priority date of 4/1/1971.

The elevation ranges from approximately between 7,000 to 6,000 feet above sea level. The vegetation is primarily native grasses and sage with some willows along Walters Creek which runs for a little over ½ mile through the north end of the place.



### Associated Grazing Privileges:

There are two adjoining grazing allotments that go with this property. The Emery Creek Allotment is for 120 active AUM's beginning June 5th running to August 4th running 66 head. The North Emery Creek Allotment allows 41 active AUM's beginning August 5th and ending September 20<sup>th</sup> for 66 head. Copies of the Authorized Use Reports for these two allotments are available from LeMoynes Realty & Appraisals, Inc.

**Price & Terms:**

The total price for the deeded land and the transfer of the BLM permits is \$460,000 cash at closing.



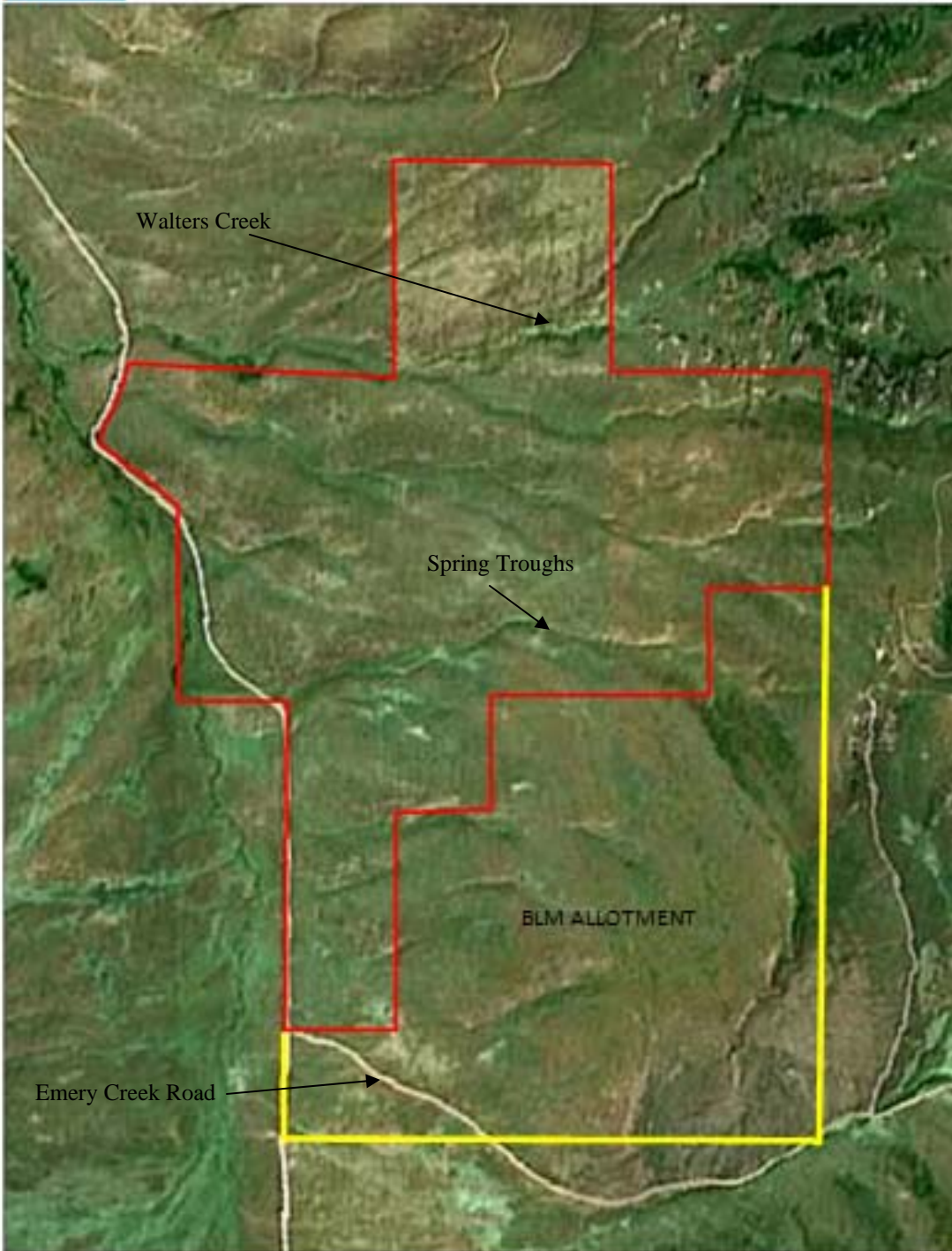
**Realtors Note:**

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](http://www.lemoynerealty.com).

AERIAL MAP

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# TOPOGRAPHIC MAP

