

LeMoyné Realty & Appraisals, Inc.

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TWIN FALLS, IDAHO 83303-5225



EASTERN IDAHO DRY FARM

Former May Dry Farm



Location:

The farm is located approximately 6 miles south of Ashton, Idaho and is accessed from county roads.

Land Information:

Per Fremont County assessment records there are 595.09 total acres owned. Farm Service Agency (FSA) maps and records indicate that there are 524.97 acres of dry farm land.

The soils on this farm are primarily Rexburg-Ririe silt loams. According to Soil Survey information these are very deep soils. The average annual precipitation is about 15 inches and the frost free season is 90 days \pm . The elevation ranges between 5,400 and 5,550 feet above sea level. The wheat base acreage according to FSA is 314.21 acres.

Recreation:

The Targhee National Forest is only about 10 miles to the north and to the east of this farm. The west entrance to Yellowstone National Park is about 60 miles away on Highway 20. Henry's Lake, Hebgen Lake and Island Park Reservoir are an easy drive from Ashton and



the farm. The general area has exceptional fishing and hunting opportunities and lots of public land. There is good snow skiing near Driggs, Idaho and Jackson Hole Wyoming.

Price and Terms:

The price of the farm is \$ 785,000 cash terms. All offers will be submitted to the U. S. Bankruptcy Trustee and will require approval of the court.

Real Estate Taxes:

The 2018 real estate taxes on this farm were \$878.90

Realtors Note:

This property is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources deemed reliable such as Fremont County Assessors and Treasurers records, Farm Service Agency and others; however no warranty is made by LeMoyne Realty & Appraisals, Inc. We recommend that all information be verified by a prospective purchaser.



FSA MAP



Fremont County, Idaho

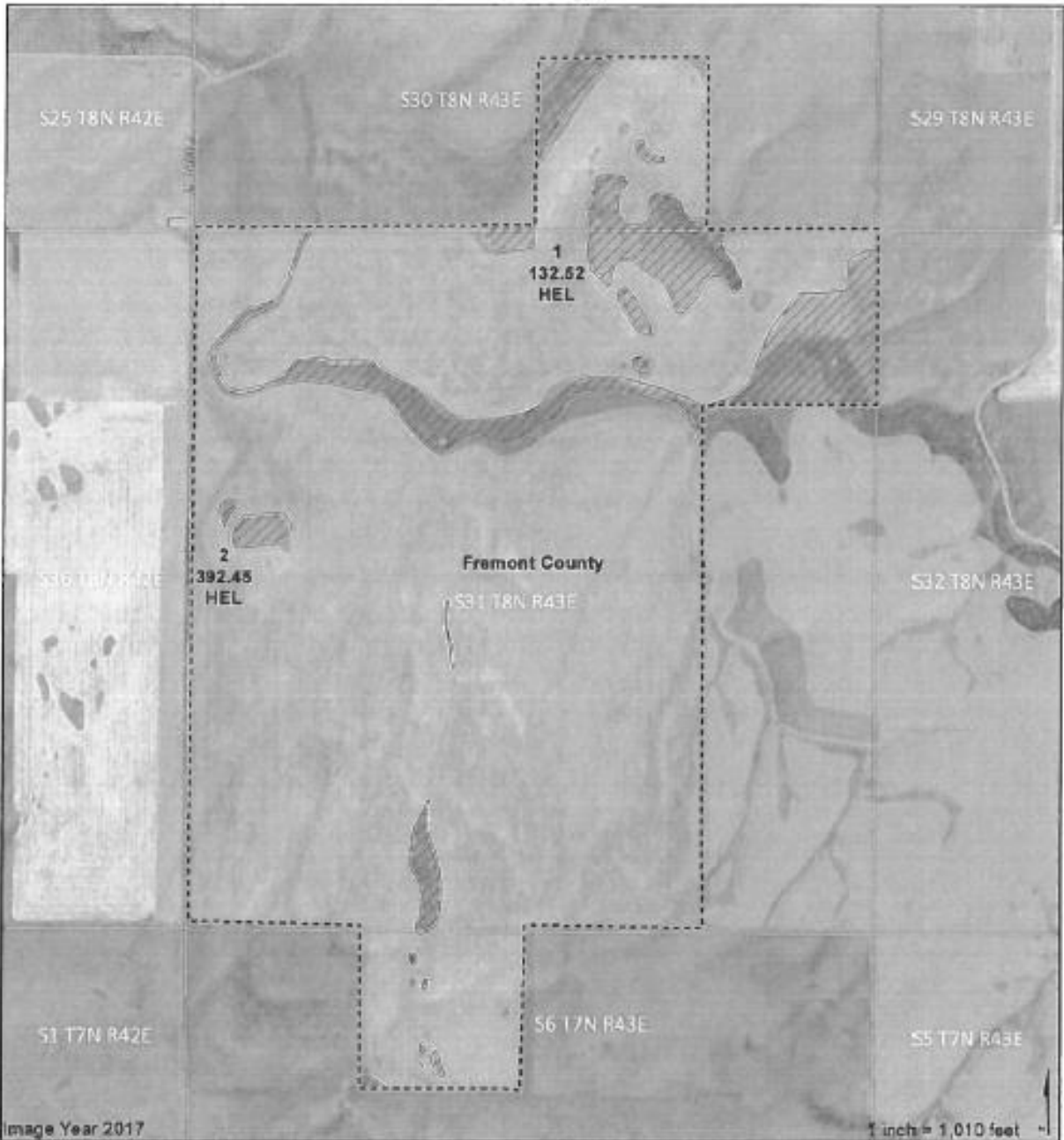


Image Year 2017

1 inch = 1,010 feet

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLS
- County Boundary

2019 Program Year
Map Created March 19, 2019

Wetland Determination Identifiers

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

Tract Cropland Total: 524.97 acres

Farm 3578
Tract 3085

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 map(s) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

GENERAL AREA MAP



Farm