

# LeMoyné Realty & Appraisals, Inc.

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TWIN FALLS, IDAHO 83303-5225



## EASTERN IDAHO DRY FARM

Former Steinman Farm



### Location:

The farm is located approximately 6½ miles south of Ashton, Idaho and is accessed from county roads.

### Land Information:

Per Fremont County assessment records there are 326.71 total acres owned. Farm Service Agency (FSA) maps and records indicate that there are 278.26 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 ±. The elevation ranges between 5,500 and 5,550 feet above sea level. The wheat base acreage according to FSA is 92.19 acres and there are 140.38 acres of barley base.



### 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 \$ 385,500 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 \$438.10

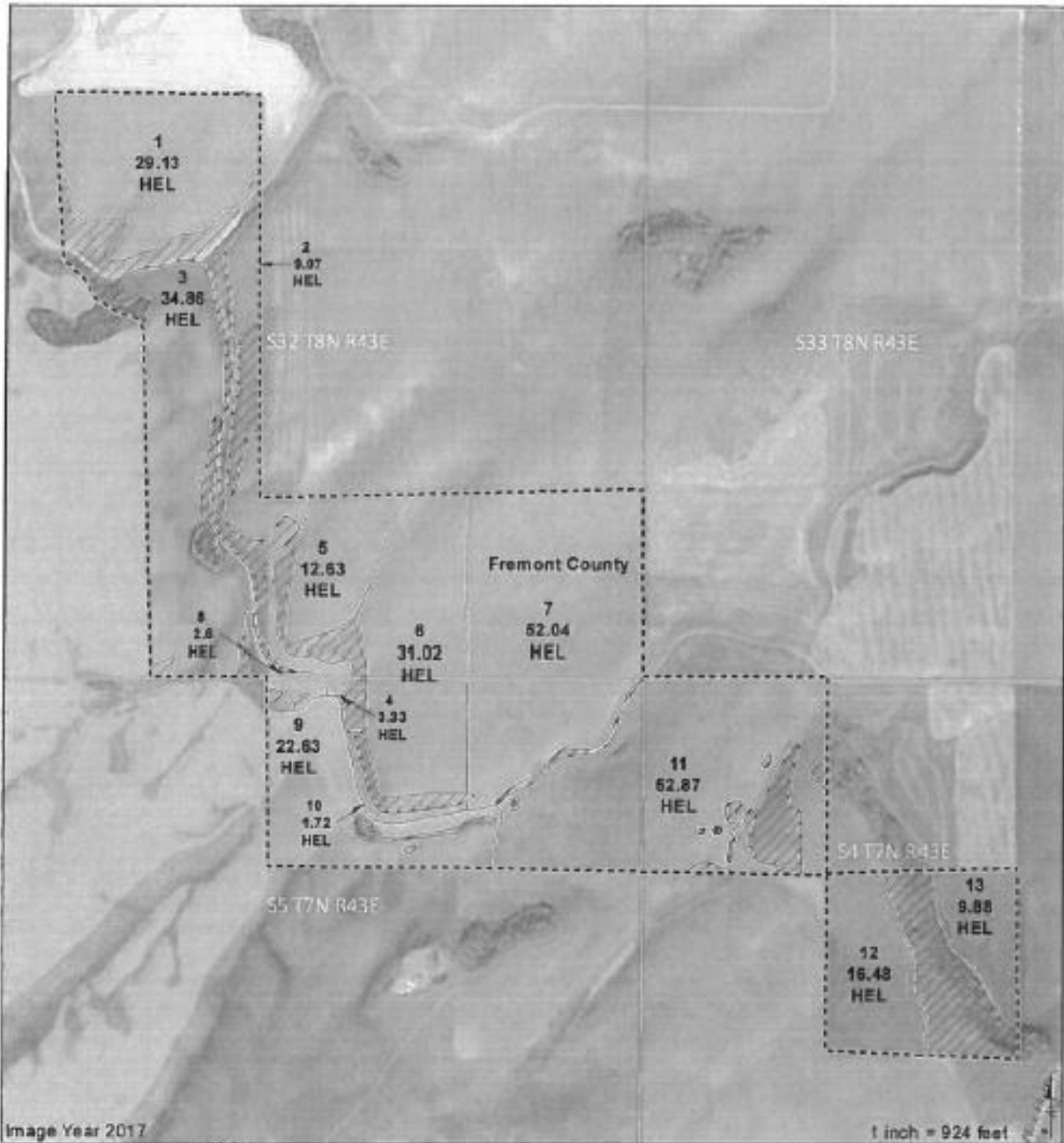
**Realtors Note:**

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 LeMoyné Realty & Appraisals, Inc. We recommend that all information be verified by a prospective purchaser.

# FSA MAP



## Fremont County, Idaho



**Common Land Unit**

Non-Cropland	Tract Boundary
Cropland	PLSS
	County Boundary

**2019 Program Year**  
Map Created March 19, 2019

**Wetland Determination Identifiers**

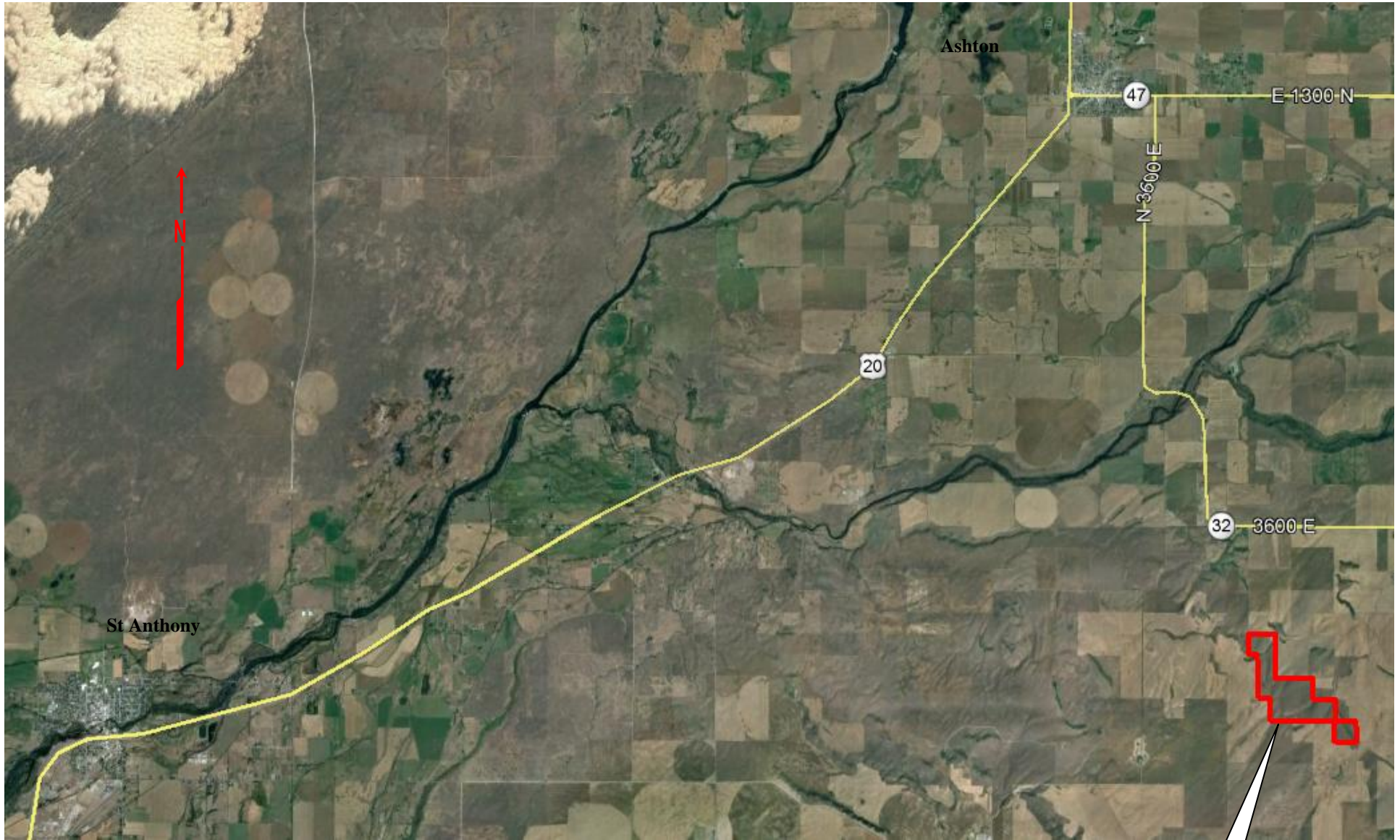
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

**Tract Cropland Total: 278.26 acres**

**Farm 3576**  
**Tract 1007**

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).

# GENERAL AREA MAP



N

Ashton

St Anthony

20

47

E 1300 N

N 3600 E

32

3600 E

Farm