

LeMoynes Realty & Appraisals, Inc.

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THE WRIGHT FARM Hazelton, Idaho



Location:

This productive irrigated farm is very well located approximately 1 mile east of the City of Hazelton in the 1st Segregation of the North Side Canal Company. This is the Hillsdale area which is considered to be the best water right within the North Side Canal system. The address is 2107 East 900 South, Hazelton, Idaho 83335.

Directions:

From the Ridgeway Road Exit on I-84 go approximately 1.4 miles north to the intersection of road 900 South. Take 900 South west for 1.2 miles to the north east corner of the farm which is on the south side of the county road.

Farm Description:

The total property contains 41.19 total acres. The farm is irrigated with two wheel lines and some hand lines for areas not covered by the wheel lines. Irrigation water is provided by the North Side Canal Company and there are 41 shares appurtenant. The 2015 assessment for irrigation water was \$25.00 per share according to the Canal Co. records. Water delivery is very good. Soils on the farm very good quality Portneuf and Sluka silt loams which are capable

of producing all crops commonly grown in the area. The frost free growing season in this area is rated at between 110 and 140 days.

The farm has been leased for many years to a local operator who has been notified that the farm is for sale. The farm has frontage on County Road 900 south which is a good year round maintained road and it also has frontage on County Road 2100 East which is also maintained by the local highway district and is open year round.

Home:

The home is a 28 X 48 1986 Hacienda manufactured home. There are three bedrooms, two bathrooms, a utility room, kitchen and dining room. The seller will leave the stove and refrigerator.



There is also a machine shed/shop building located near the home. There is a septic system and drain field for the home and domestic water is from a private well that is shared with a neighbor. There is a written well agreement and easement for the use and maintenance of the well. Each party has a ½ interest in the well and pump and the use of the well is for domestic water for the two houses only. Expenses are paid equally. A

copy of the Easement and Well Agreement is available at LeMoyne Realty & Appraisals, Inc.

Price and Terms:

The Wright Farm is offered at a price of \$376,000. The owner will finance the purchase with a down payment of \$80,000 and carry the balance of the purchase price at 5% interest over a mutually acceptable term secured by a note and mortgage to a qualified buyer.

Real Estate Taxes:

According to the Jerome County Treasurer's office the 2014 real estate taxes on the this farm were \$951.96 in 2014.

Realtors note:

This property is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources that are deemed reliable but 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 structures, irrigation equipment and

delivery system. A complete brochure can be downloaded from our website at www.lemoynerealty.com



Boundaries are approximate and for information only.