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TWIN FALLS, IDAHO 83303-5225



COOK FARM



Location:

The Cook farm is located three miles south of Castleford, Idaho. County paved roads 900 East and 3300 North form the east and north boundaries of the farm, respectively. The specific address of the property is 3300 North 915 East Castleford, Idaho. Access is considered very good from various points along the bordering county roads.

Description:

The property includes a total of 138.34 acres, of which there are an estimated 115.6 acres of surface irrigated cropland and some 2.9 acres of farmstead area surrounding the building improvements. Twin Falls Canal Company irrigation water is received from the south by way of two head gates. The property includes a total of 138.66 shares of Twin Falls Canal Company stock under Certificate Numbers 30855 and 33123. The cost of Twin Falls Canal Company water is very reasonable and is presently \$26 per share.

This is a good quality farm primarily comprised of Sluka silt loam soil, which is capable of supporting all crops common to the area. The topography ranges from being nearly level to gently sloping and is very conducive to surface irrigation. The irrigation system consists entirely of gated pipe and the cropland is surface irrigated.



Over the past several years the farm has been leased to a local grower on a crop share arrangement. The tenant has taken very good care of the property. In recent years, the primary crops raised include alfalfa, beans, grain and corn.

The building improvements are located directly adjacent to county road 3300 north and include a 1½ story dwelling, machine shed and other older miscellaneous outbuildings. According to courthouse records, the dwelling includes 1,144 square feet on the main level with 260 square feet in the attic area, which has two bedrooms. The home also includes a small partial unfinished basement of 264 square feet with concrete floor and walls. Heat is provided by a forced air oil furnace system. The yard surrounding the dwelling includes lawn as well as mature trees. The home has been occupied by an employee of the farm tenant for several years and is presently rented at \$325 per month.



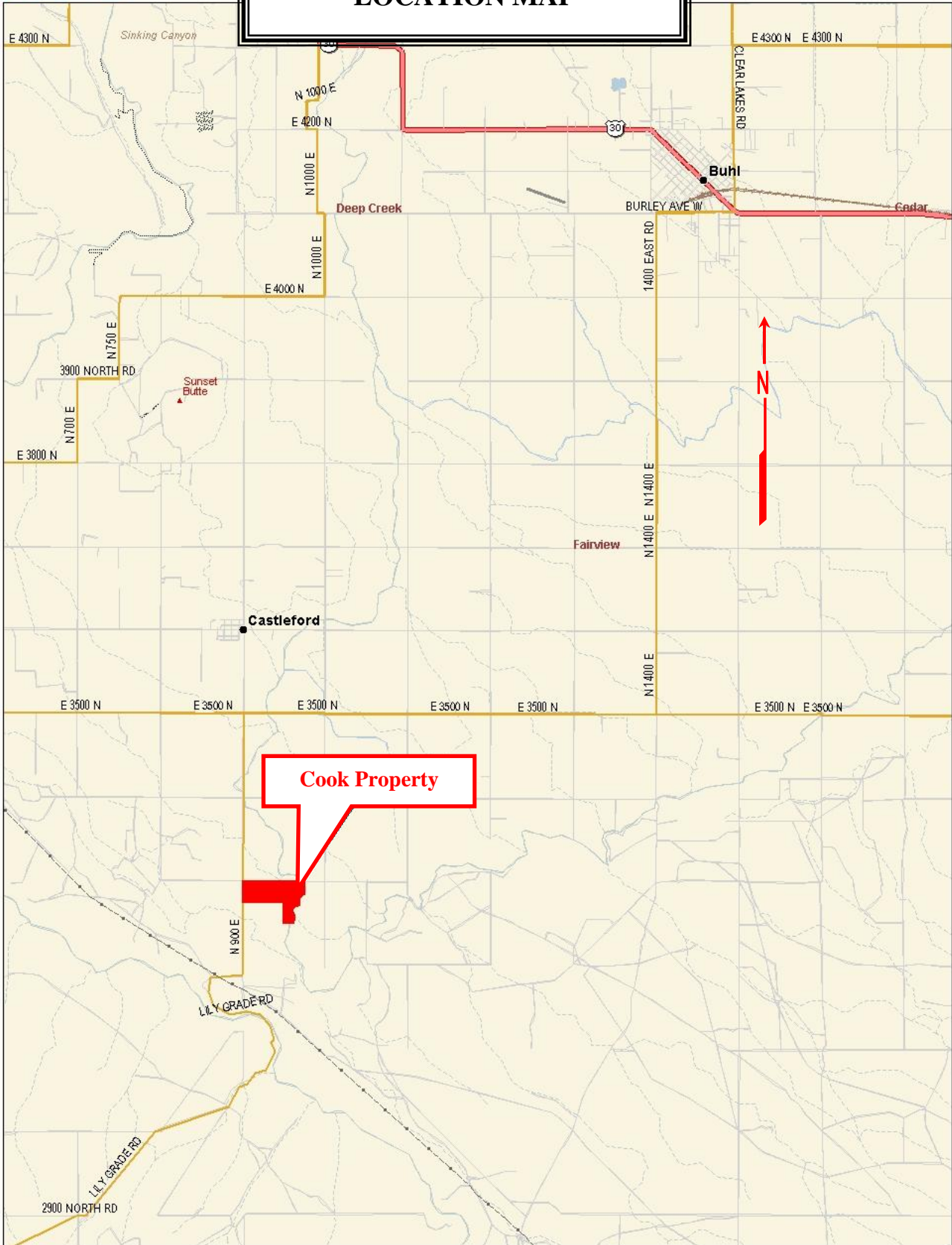
Price & Real Estate Taxes:

The Cook Property is offered at a price of \$849,000, cash terms. According to courthouse records, the total real estate taxes on the property for the 2015 year were \$3,978.44.

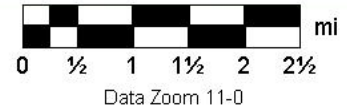
Realtors Note:

This property is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources that are deemed reliable 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 structures, irrigation equipment and delivery system. A complete brochure can be downloaded from our website at www.lemoynerealty.com.

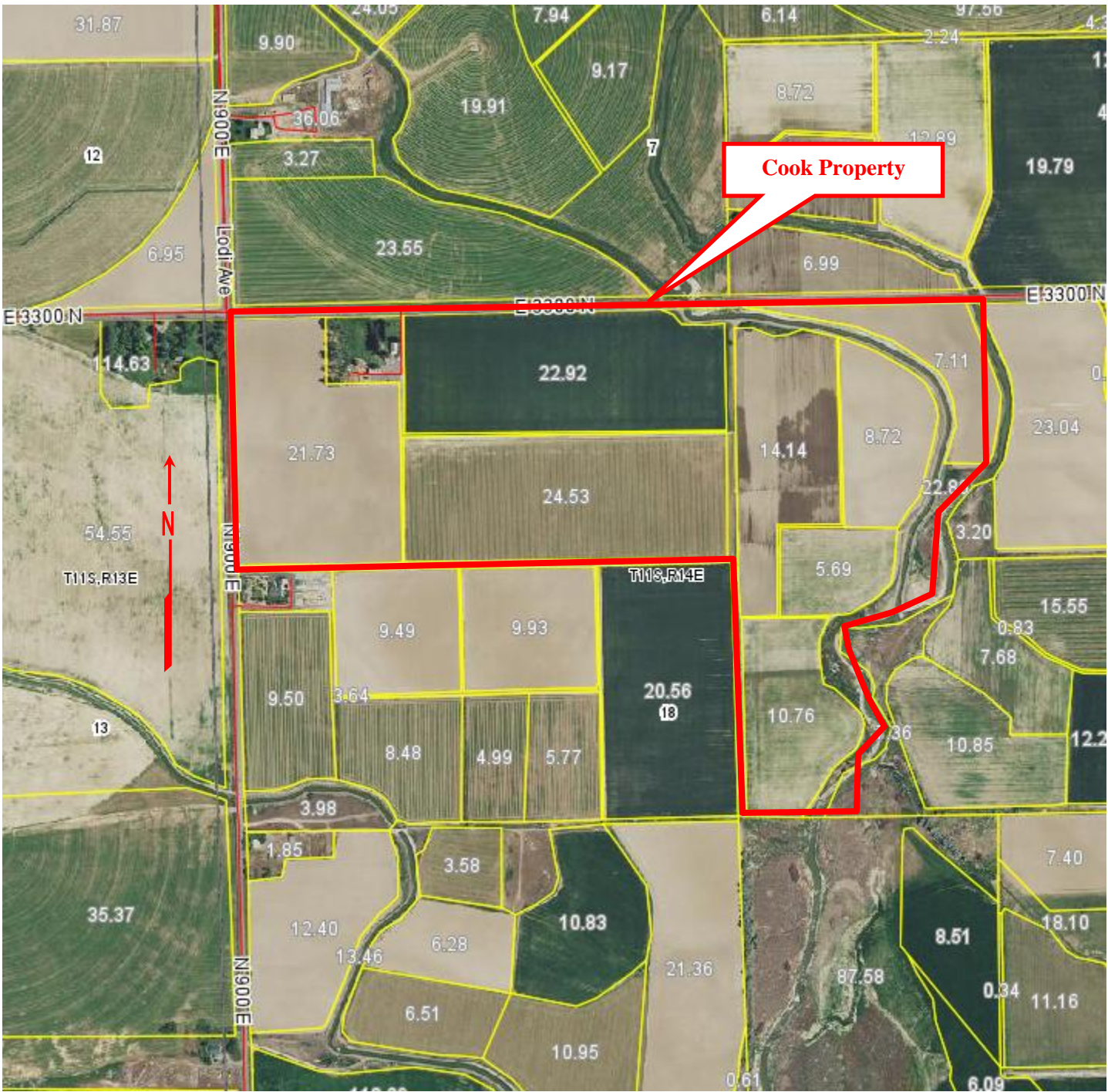
LOCATION MAP



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AERIAL PHOTOGRAPH



PROPERTY SKETCH

