

LeMoyné Realty & Appraisals, Inc.

HENRI LEMOYNE
1346 FILLMORE STREET
PO BOX 5225
PHONE (208) 733-0874
FAX (208) 733-8475
e-mail henri@lemoynerealty.com
TWIN FALLS, IDAHO 83303-5225



FARM WITH EXCEPTIONAL PRIVACY & A STUNNING VIEW



The view from the front sitting porch

Summary

This farm contains a total of 79.16± acres that includes a home removed from the road on a high point of land. The view to the north of Smokey Dome & the Soldier Mountains is unbelievable. There are 68± irrigated acres at present and there are 80 shares of Twin Falls Canal Company water stock per certificate number 41469. There is also a second home that provides steady rental income. The farm is leased for 2020 to a long term tenant that is interested in continuing to operate the farm.

Location

The address of the Owners Home is 1281 East 4051 North, Buhl, Idaho. From the Joe's Blacksmith Corner continue west on 4100 North then turn South on 1300 East for ½ mile to the northeast corner of the farm. The home is located up a private lane, known as Partin Lane, and is about ¼ west of the county road. This provides a very private and quiet homesite.

Farm Information

Of the total 79.16 acres approximately 68 acres are irrigated according to Farm Service Agency aerial photos. The property has been leased to a neighbor for several years. The rent is paid in the spring and the balance in the fall. The current lease expires in March 2021. Irrigation water is delivered from a headgate that is located about ¼ mile south of the farm to a bubble screen on the south boundary. Based upon topographical maps it appears that there is

about 40 feet of elevation fall from the headgate to the south boundary of the farm. There are also water rights for the domestic well as well as no longer used fish propagation.

The farm is presently irrigated by a combination of a pivot which irrigates the west $\frac{1}{2}$ ± of the farm, and a gated pipe system that irrigates the balance. The pivot is owned by the tenant with the pivot center being located on his farm that borders to the south. If the present tenant were no longer to farm the property he would stop the pivot at his boundary. According to the tenant the gated pipe that was formerly used to irrigate the area that is now pivot irrigated is in use on the east 40 of the farm so there is enough gated pipe for the full gravity system. The farm is presently in grass hay and pasture.

Building Improvements

There are two building improvement areas on the farm. The newer home is located on a high point with a wonderful view of the mountains to the north. This home was built in 2000 and includes 2,093 square feet that are heated and cooled with a heat pump. The home was custom built with two bedrooms, a parlor which could be converted to a bedroom along with a living room, kitchen and dining area as well as a utility room with office desk. The interior design includes wide halls to accommodate wheel chairs and handicap equipped shower. The front porch is a nice location to enjoy the view of the valley and mountains.

Immediately west of the home is a nice orchard area including apple, peach, cherry and apricot trees. The setting of this home must be seen to be fully appreciated.



The Owner's Home

Just behind the newer home is a large metal sided Shop/RV storage building. This building contains 3,240 square feet and was also built in 2000 with a concrete foundation and good electrical. The design includes tall doors for a motor home or tall equipment and a smaller door for pickups or cars.

Located along county road 1300 East is the original home which contains 1,084 square feet which was originally built around 1930. There are three bedrooms with one bath on the main floor and an unfinished basement containing approximately 480 square feet. There is also an old barn and other outbuildings. The home is currently rented for \$1,100 per month through a management company in Twin Falls.



Original Home

Price, Taxes and Zoning

This farm is being offered for \$850,000. The 2019 Real Estate taxes were \$3,553.58. The farm is in the Twin Falls County Agricultural Zone.

Realtors Note:

This property is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources deemed reliable; however no warranty is made by LeMoyne Realty & Appraisals, Inc. We recommend that all information be verified by any interested person.



Shop/RV Storage



Orchard Area

AREA MAP



FSA AERIAL MAP



Twin Falls County, Idaho



Common Land Unit

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

Wetland Determination Identifiers

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

Tract Cropland Total: 55.48 acres

2020 Program Year
Map Created December 10, 2019

Farm 814
Tract 244

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).

TOPOGRAPHIC MAP

