

# LeMoynes Realty & Appraisals, Inc.

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TWIN FALLS, IDAHO 83303-5225



## Coleman Farm

### Location:

The Coleman farm is located in the northeast quadrant of the intersection of 3500 North and 2700 East, Twin Falls, which is approximately one mile south and 1½ miles west of the Washington Street and Highway 74 water tanks.

### Land Description:

Assessment records indicate that there are a total of approximately 83.93 acres within this farm. There are approximately 75.5 irrigated acres of which 65.5 are more or less are pivot irrigated a small triangle is irrigated with a hand line and 9.81 acres are gravity irrigated by gated pipe. The tenant owns the 5 navigators used with the gated pipe. The property includes a 5-tower Zimmatic pivot sprinkler system. Irrigation water is provided by the Twin Falls Canal Company and there are 83.21 shares of capital stock appurtenant. The irrigation water is delivered from a headgate to the pumping pond located in the southwest corner of the farm and then is pressurized by a 20 hp motor and pump.

The farm is not rented for the 2020 season. Twin Falls County has approved a land division and the owner is retaining the original home and approximately 2.4 acres that has frontage on County Road 2700 East.



**Zoning:**

The property is currently zoned agricultural by Twin Falls County and is also at the northern edge of the Airport Overlay Zone.

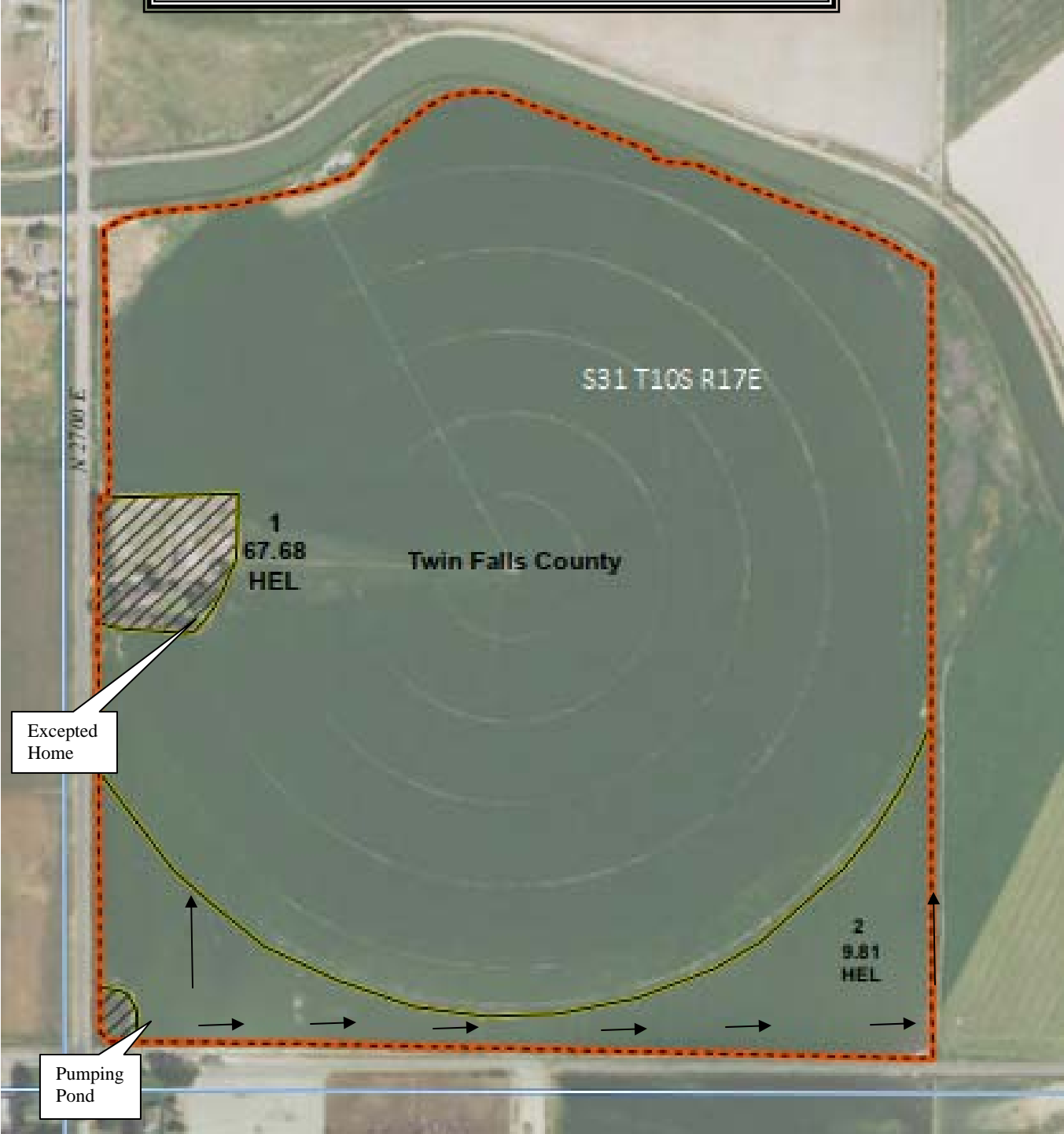
**Price & Real Estate Taxes:**

The property is offered at a price of \$800,000 cash terms. Using the 208 assessment which included the home that is not being offered it is estimated that the 2019 taxes for the farm, not including the home and 2.4 acres, will be approximately \$1,625.

**Realtors Note:**

The owners will retain an easement for a pump & motor at the pond and for a pipeline in the event that at some point in the future he wishes to irrigate the land around their home. 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](http://www.lemoynerealty.com).

**FSA AERIAL PHOTOGRAPH OF THE FARM**



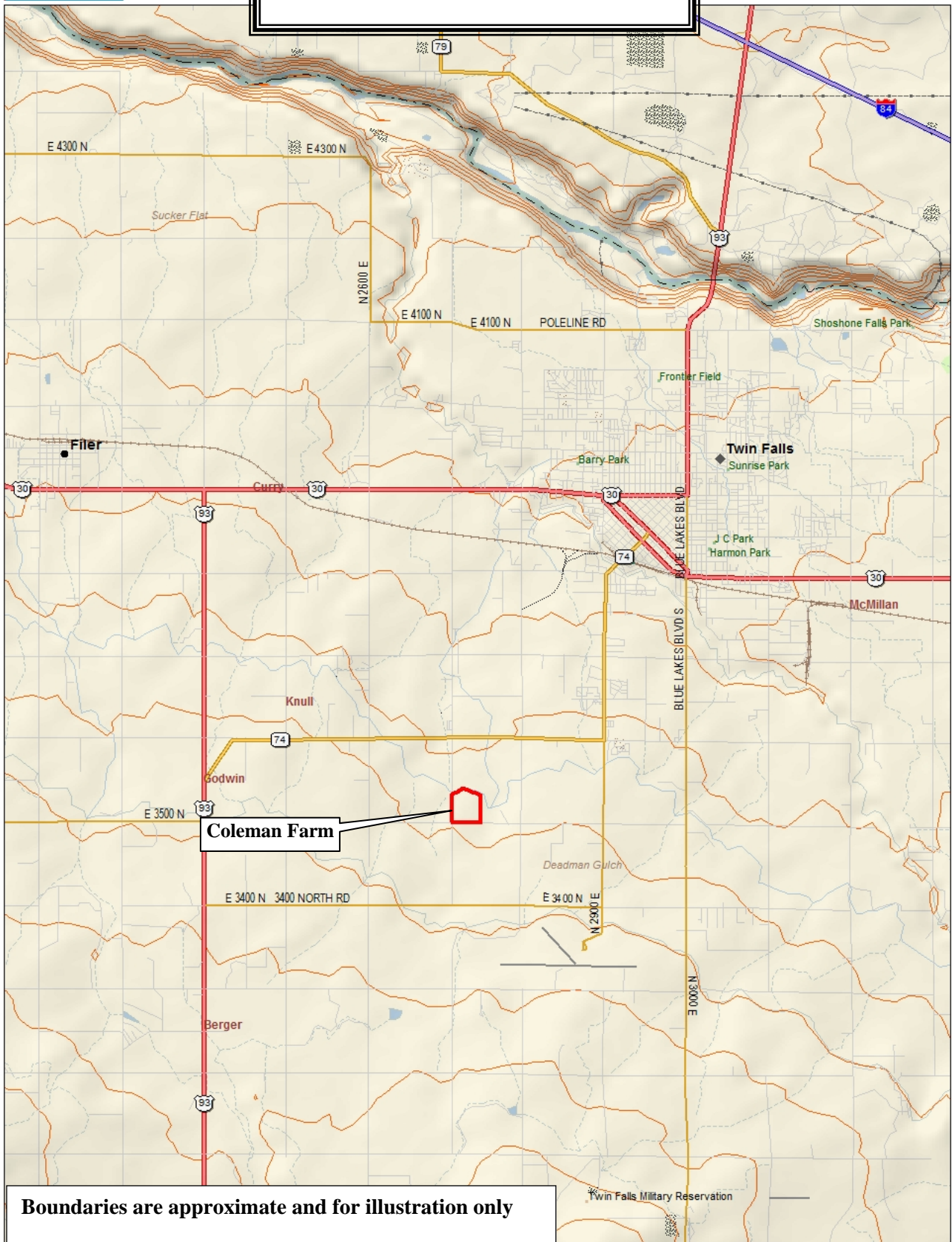
Excepted Home

Pumping Pond

**Legend**  
Gated Pipe  
Irrigation Direction

**Boundaries are approximate and for illustration only**

# LOCATION MAP



**Boundaries are approximate and for illustration only**

