

LeMoyné Realty & Appraisals, Inc.

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NATURE'S SANCTUARY

Executive Summary

A very private and hidden paradise is now offered for sale. There are 160 acres including a spring fed private pond, other springs, a second smaller fish pond and two streams all providing wildlife habitat and 50 acres used for organic farming. This has remained a family owned property for 92 years and is just now being offered to the market.



Access and Location:

This property does not front a public road which is part of the reason there is such a feeling of privacy. A short access land provides access from a paved county maintained road and a locked gate controls vehicular access. The address is listed in Twin Falls County records as 1377 E 4400 North, Buhl, Idaho. This property is in historic Melon Valley. The aerial photo below provides an overall view of the property but due to the topography it is hard to appreciate the beauty and natural seclusion until one is on the property.

Property Details:

There are a total of 160 acres per County records. There are several springs, a lake and two live streams. There are also 50 shares of Twin Falls Canal Co. water stock appurtenant to the property which will be transferred with the land at closing. In addition to the canal water there are Idaho Department of Water Resources water rights. Water Right 47-15248 covers 20 acres and has a priority date of 12/31/1929. Water right 47-15249 covers 35 acres and has a priority date of 12/31/1926. Copies of this and other water information are available from LeMoyne Realty & Appraisals, Inc.



Irrigation equipment includes a Zimmatic Pivot, hand lines and buried main line. The irrigation system is gravity pressurized as the canal water is collected into a pipeline near the south east corner of the property at an elevation of approximately 3,460 feet above sea level. The pivot point is near 3,280 feet above sea level and it is reported by the property manager that the system pressure is approximately 85 lbs. (A topographic map is available upon request) In the past additional portions of the property were irrigable as can be seen by the old ditches still visible on the property and on the aerial photo.

The 50± acres of irrigated land is currently leased to an organic farmer on a 50%-50% crop share basis. Crops have ranged from organic beans and grains to organic Yukon Gold potatoes. Neighbors have leased the land outside of the irrigated farm land for grazing cattle on a verbal basis.

Natural Features:

The property abounds with quail and other birds including pheasants. The pheasant population increases when corn and grain crops are grown on the property. The large pond has a thriving population of bass and crappie. These are fishable populations and some fairly large bass can be seen from the bank. Mule deer also inhabit the place on a seasonal basis. There are numerous locations on the property that provide incredible views to the north and west. Smokey Dome and the Soldier Mountains can be clearly seen.



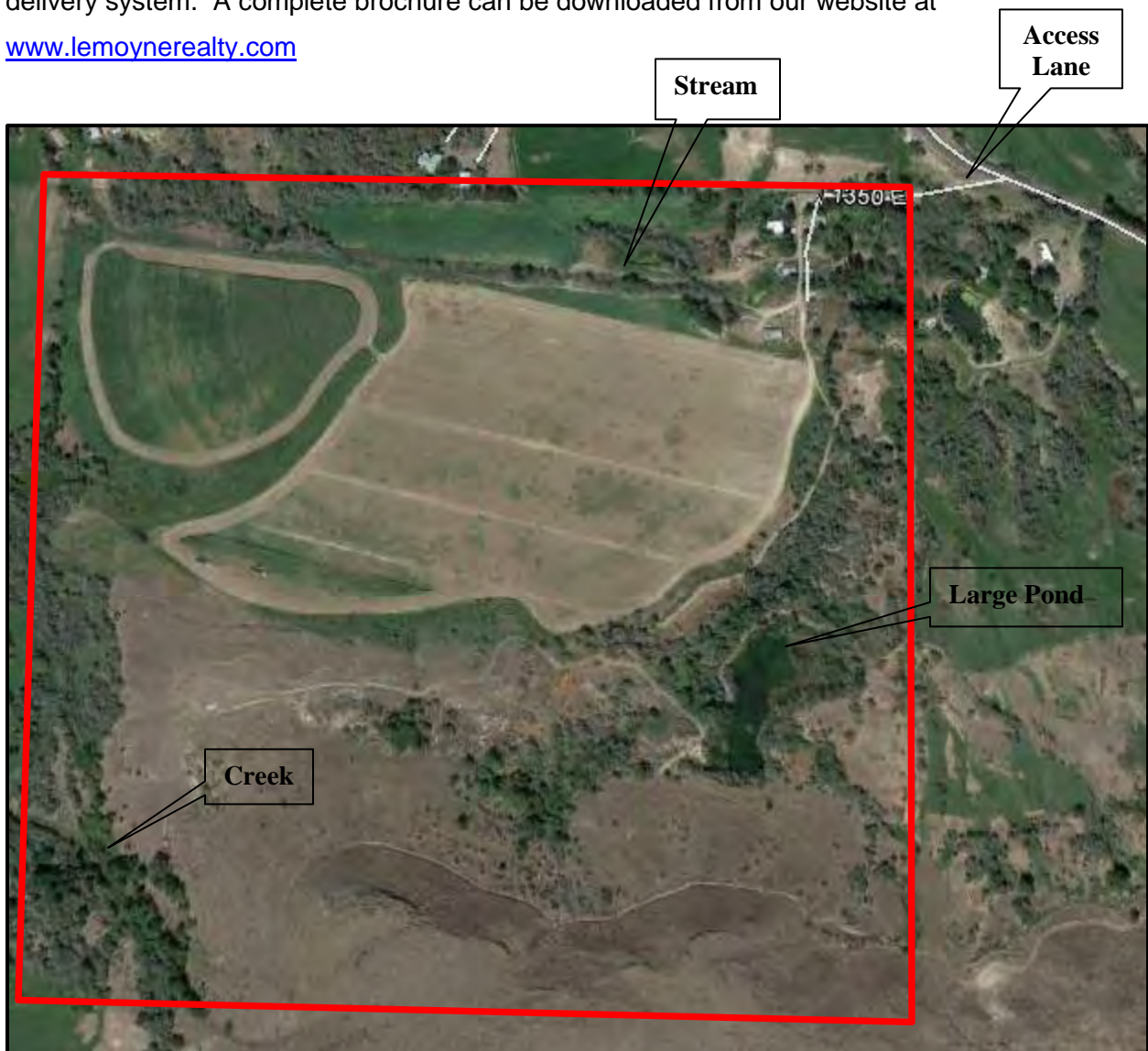
Price Terms and Taxes:

The price is \$635,000 cash terms. The real estate taxes for 2014 were \$1,987.24. Copies maps and other information are available by contacting LeMoyne Realty Appraisals, Inc.

Realtors note:

This property 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

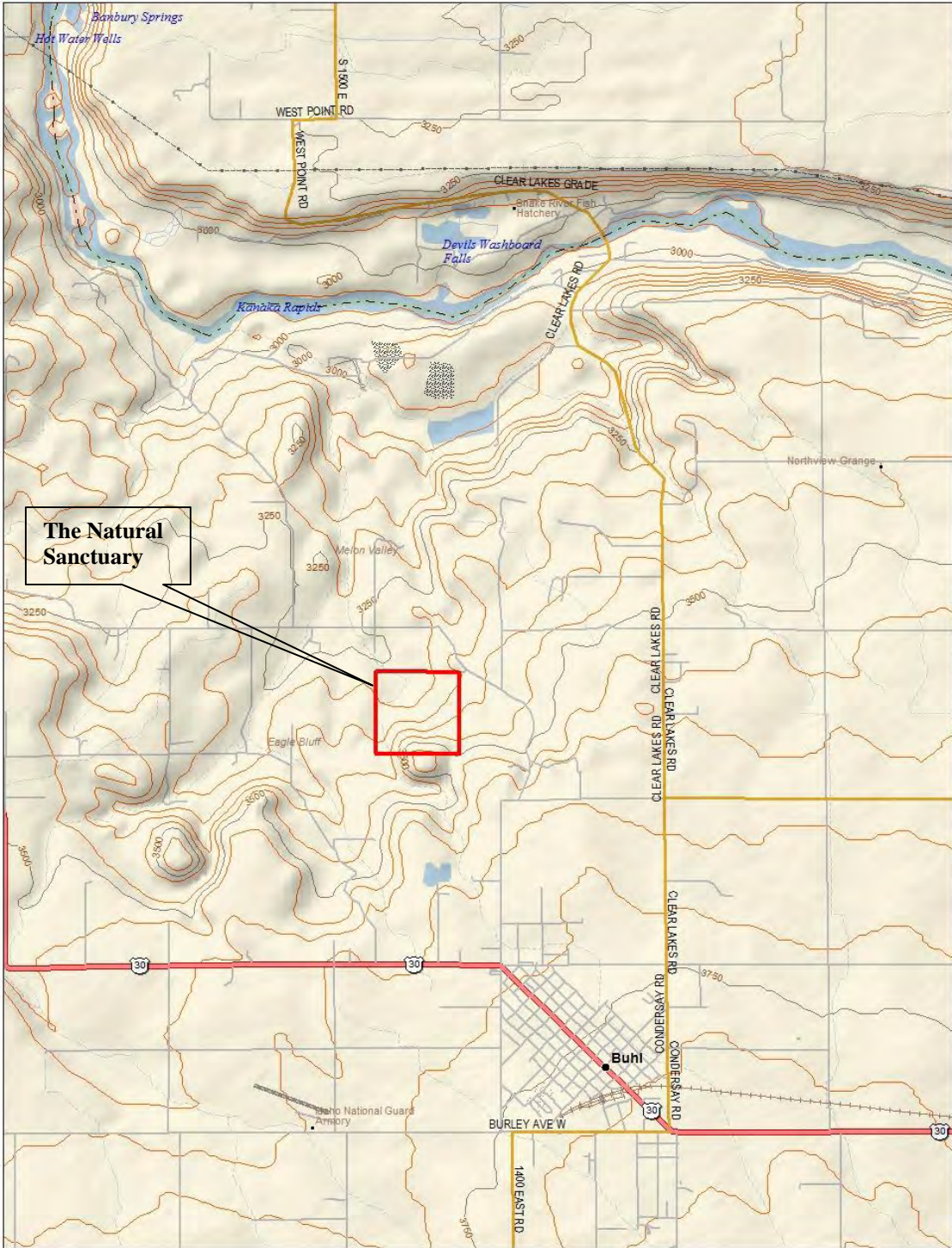


Maps are for illustration and boundaries are approximate

LOCATION MAP

DeLORME

XMap® 4.5



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