

LeMoyné Realty & Appraisals, Inc.

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TWIN FALLS. IDAHO 83303-5225



INVESTMENT OPPORTUNITY

Location:

3367 Addison Avenue East. Approximately 1½ miles east of Eastland Drive on the south side of Addison Avenue.

Property Description:

39.388 acres according to Twin Falls County records with about ¼ mile of frontage on Addison Avenue E. and ¼ mile on county road 3400 E.

The property is within the impact area of Twin Falls and zoned R-1 Variable by the City of Twin Falls. The County zone is Rural Residential within the impact area. This zoning district is intended for residential development. This land is within the Kimberly School District boundary and there is a 3 phase power line along the east boundary. This is also a good farm with deep soils and has 40 shares of Twin Falls Canal Company water stock appurtenant. The farm is rented on a year to year basis to good area farmers who have supplied their own sprinkler irrigation system for use on the property as long as they farm it.



Future Development Potential:

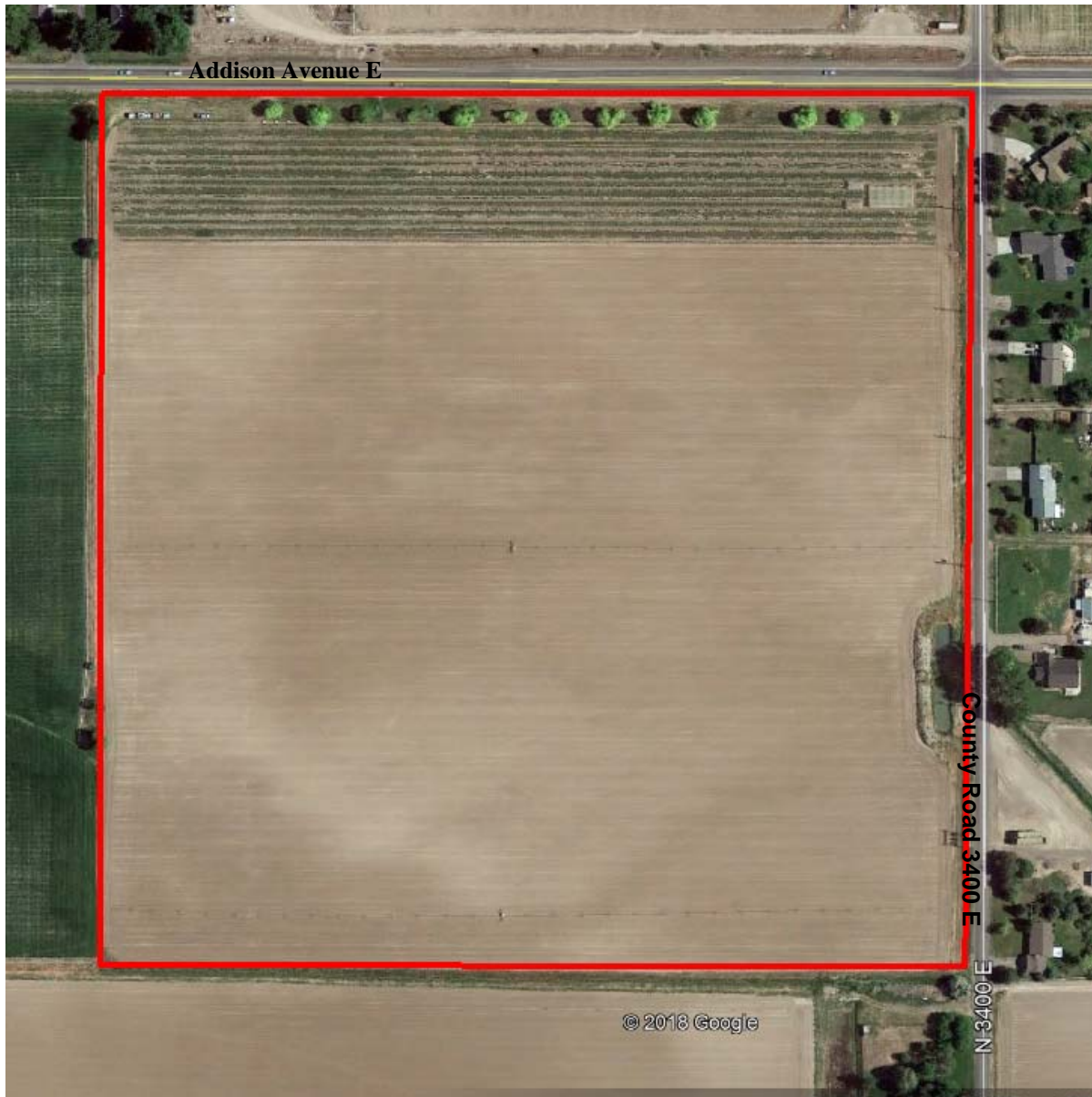
Residential developments are moving east from Twin Falls and there are residential subdivisions north and east of this property, two of which are within one mile. Addison Avenue provides easy access to shopping and schools as well as Interstate 84 to the east.

Price, taxes etc.

This development property is priced at \$600,000 cash terms. The real estate taxes were \$1,013.28 in 2018.

Realtors Note:

This property is subject to prior sale, price change, corrections or withdrawal and is leased for the 2019 season. 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. A copy of this brochure can be downloaded at www.lemoynerealty.com.



NEIGHBORHOOD MAP

