

# LeMoyné Realty & Appraisals, Inc.

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TWIN FALLS, IDAHO 83303-5225



**with**  
**Future Potential**

## **Location:**

Six miles east of Twin Falls, Idaho State Highway 50 (Kimberly Road) at the northeast intersection of county road 3700 East and Highway 50.

## **Property Description:**

The farm contains a total 69.89 acres, of which, according to Farm Service Agency records 64.1 acres are irrigated cropland. The farm is irrigated by virtue of 80 shares of Twin Falls Canal Company water stock, which in 2018 carries an assessment of \$26 per share.

Soils on the farm are excellent Class II Portneuf silt loams over 81% of the cropland with the balance being Minidoka silt loam, which is a Class III and also a very good cropland soil. The farm is gravity irrigated and is divided into five fields. The property is currently leased on a 50/50 crop share basis for 2018. The land owner is responsible for paying the real estate taxes, which were \$2,424 for 2017, the water assessment of \$1,920 and one half of the crop expenses.

## **Future Potential:**

This farm is located on a main truck route from Interstate 84 to Twin Falls. The Interstate exit, at Traveler's Oasis is located approximately one and one-half miles to the north and there is one-half mile of frontage on Highway 50. There are three 40' wide approaches from the state highway on the north side of the highway and one 40' wide approved approach allowing access to the portion of the property, which is south of the highway.

## **Price, Terms and Taxes:**

The property is being offered for sale for \$700,000 cash terms.

**Realtors Note:**

This is an excellent property for an investment in that it will provide income while increasing in value as the area continues to grow. 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 irrigation equipment and delivery system. A complete brochure can be downloaded from our website at [www.lemoyneREALTY.com](http://www.lemoyneREALTY.com).

LOCATION MAP

