

LeMoyné Realty & Appraisals, Inc.

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TWIN FALLS. IDAHO 83303-5225



ORGANIC PIVOT FARM

Location:

Currently operated as an Organic farm this property is located approximately 2 miles north and 2 miles west of Castleford, Idaho. Access is direct from county maintained roads 3800 North and 700 East.

Farm Description:

Twin Falls County records indicate that the farm contains 157.986 total acres. Farm Service Agency (FSA) maps show 150.46 acres of irrigated cropland on the farm. This farm is currently a Certified Organic farm that has been raising potatoes, corn, dry beans, squash, wheat and barley. Crop reports from 2013 through 2017 are available.



The irrigation system includes a T-L Pivot and gated pipe which will be included in the sale of the farm. Both of the north pivot corners are irrigated with gated pipe as is the south west pivot corner. The south east pivot corner is irrigated using one 13 joint wheel line, some solid set lines and associated portable aluminum gated pipe that are the personal property of the present tenant and his family.

Irrigation water is provided by the Twin Falls Canal Company which has been a reliable source of irrigation water since 1904. There are 157 shares of stock appurtenant to this property the 2018 assessment is \$26.00 per share.

Soils on this farm are silt loams of which over 60% are Portneuf and Sluka silt loams. The growing season in this area is from 110 to 140 days which allows raising crops such as

potatoes, sugar beets, corn, wheat, barley and dry beans along with others. More detailed information about the soil makeup is available upon request.

Farm Lease:

The farm is currently leased to Valley Pacific Farms for the 2017 crop year. The current annual rent is \$38,850 which is based on \$225 per crop acre. The lease is for one year with the tenant paying all costs for electricity. The landlord is responsible for paying the real estate taxes and assessments of the Twin Falls Canal Company.

Buildings:

There are no buildings located on this property. The original farmstead was retained by a former owner of the property.

Price, terms, taxes, etc.:

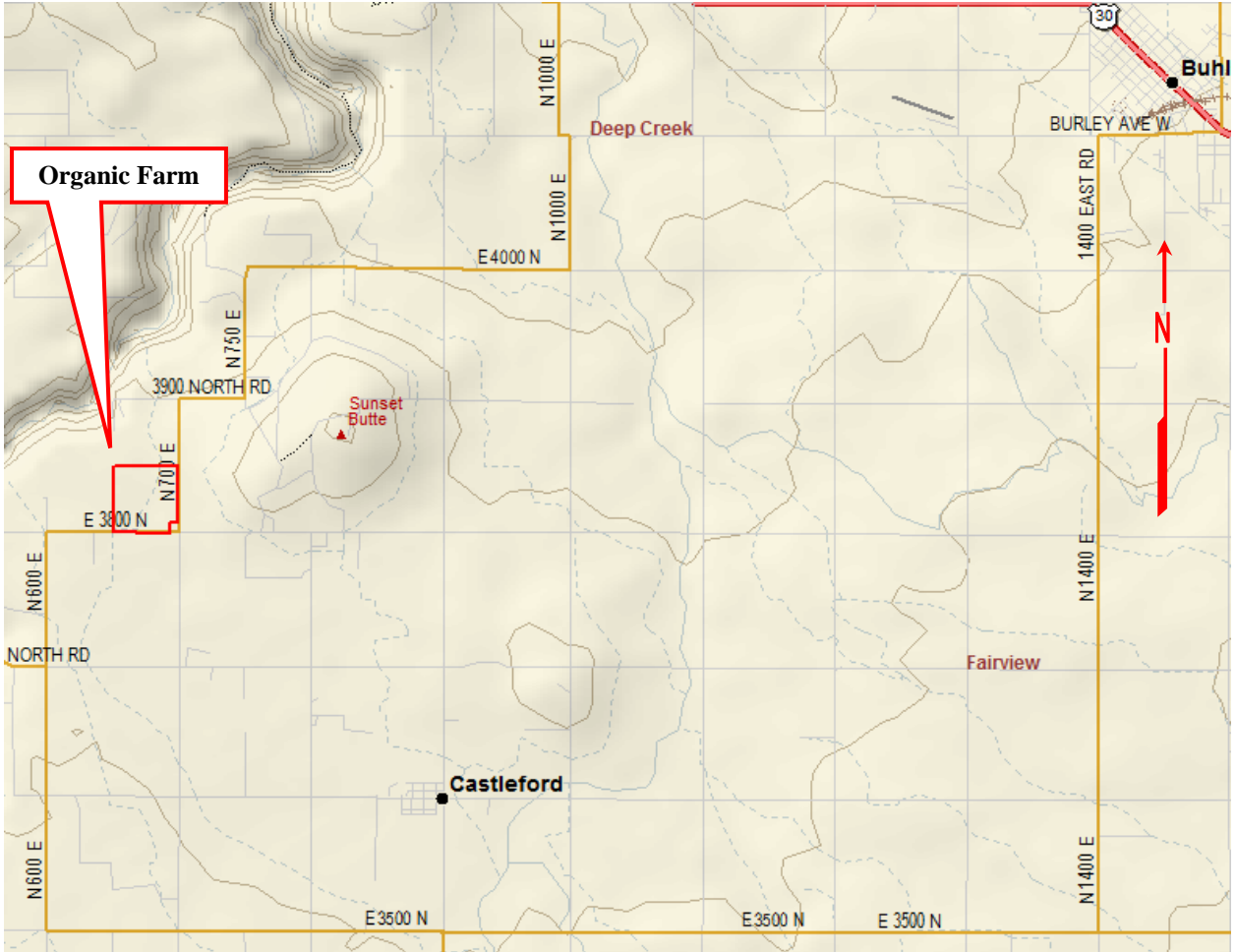
The property is offered for sale at a price of \$1,500,000 cash terms. The 2017 real estate taxes were \$3,984.70.

Realtor's Note:

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 LeMoyn 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. The boundary lines shown on maps are for illustration only and are not the result of a survey.



LOCATION MAP



IRRIGATION SYSTEM DRAWING



Property boundary lines are for illustration only