

# LeMoynes Realty & Appraisals, Inc.

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TWIN FALLS. IDAHO 83303-5225



# The Kraemer Farm

Located in Paul, Idaho

## Location:

The Kraemer Farm is located approximately 4 miles north, 1 mile west and approximately ½ mile north of Paul, Idaho. The farm has frontage on County Road 700 west which is a year round local highway district maintained road.

## Property Details:

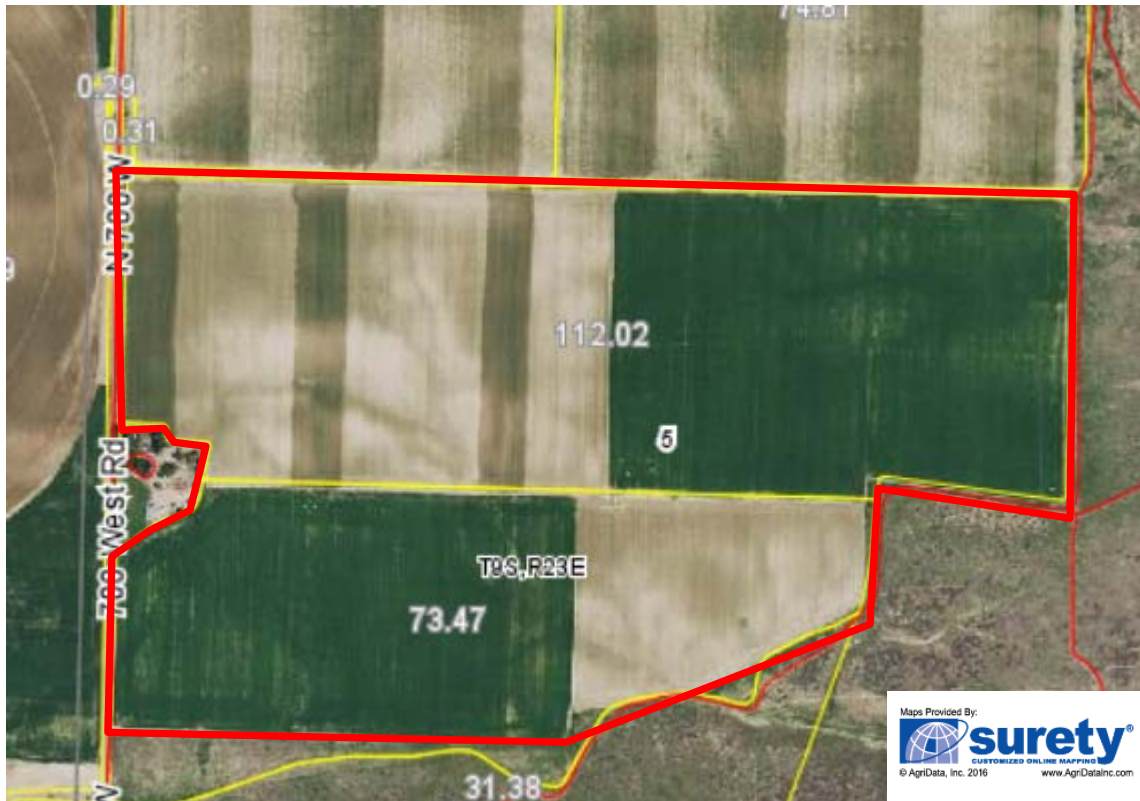
This a good quality farm that has gently sloping to slightly undulating topography at an elevation of about 4,225' above sea level. Soils on the farm include approximately 2/3 Sluka silt loam, a Class III soil, that is well drained and has a potential rooting depth of 20 – 40". The rest of the soils is classified as Portneuf silt loam which is considered the top quality soil in this area. This soil is described as being very deep, well drained with moderate permeability and a high available water capacity with a potential rooting depth of 60" or more.

Irrigation water is from the A & B Irrigation District which has been a very reliable source of irrigation water since the 1950s.. According to the District, the farm has 178.5 acres assessed of which 159.4 acres are designated as construction or original acres and 19.1 acres designated as water spread. The original acres are those acres that were initially irrigated when the



water rights were originally appropriated in the 1950's. The additional 19.1 acres are a result of the sprinkler irrigation system. One acre of A & B Irrigation District water is considered sufficient to irrigate one acre of land, based on a common crop rotation. The assessment for the 2016 farming season will be \$98.00 per acre for a total of \$17,493.00

According to Minidoka County records there are a total of 173.925 total acres in the property. Aerial photos and the present lease indicate that there are more acres presently being farmed than that. The owner's represent that there are a total of 173.925 acres and that approximately that many acres can be farmed. The aerial map below is from Surety and the acreages are calculated by that program:

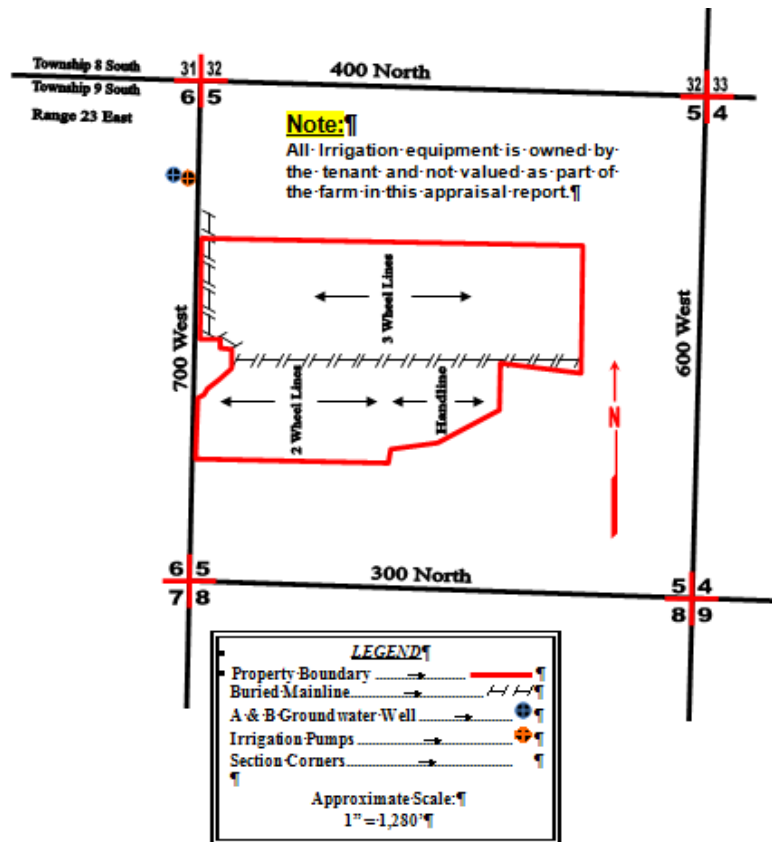


**Boundary lines are approximate and for illustration only**

The irrigation system on the farm is owned by the tenant, Monte Ball, who has farmed the property for the last 9 years and prior to that the Ball family had leased the farm. The owners have indicated that they would like to sell the farm to someone who would continue leasing the property to Monte Ball. The lease is on a cash basis for \$40,000 annually with the tenant paying the A & B assessments, any power costs and all production costs. The owner is responsible to pay the real estate taxes which were \$1,657.90 in 2015. Following is a sketch of the present irrigation system.

**SKETCH OF THE IRRIGATION SYSTEM**

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**Zoning Information:**

According to the Minidoka Zoning Ordinance this farm is located within the Agricultural High Zone. Within this zone nearly all agricultural practices are allowed; however, special use

permits are required for Confined Animal Feeding Operations. In terms of division, the ordinance allows three land splits, creating a total of four parcels on each originally surveyed parcel with none less than one acre in size. The property is presently in compliance with the Minidoka County Planning and Zoning Ordinance.

**Price, Terms & Real Estate Taxes:**

The total asking price is \$1,325,000 cash terms. The owner's require that any purchaser continue the present rental to the current farm tenant.

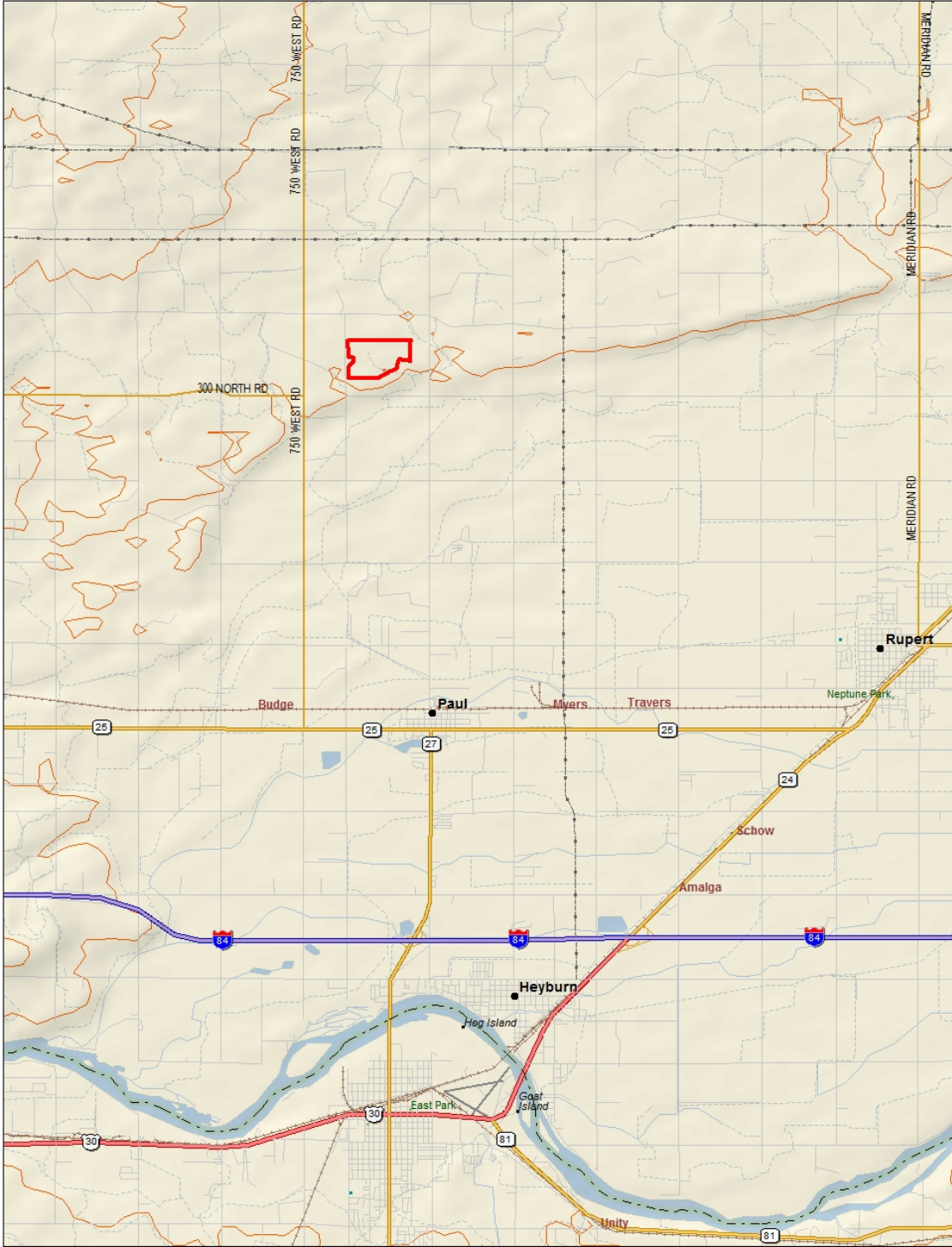
**Realtor's Note:** This property is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources that are deemed reliable and no warranty is made by LeMoyne Realty & Appraisals, Inc. We recommend that you verify all information to your satisfaction, including the age, condition, and utility of any included irrigation equipment and delivery system. A complete brochure can be downloaded from our website at [www.lemoynerealty.com](http://www.lemoynerealty.com).



# LOCATION MAP

DeLORME

XMap® 4.5



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