

LeMoynes Realty & Appraisals, Inc.

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TWIN FALLS, IDAHO 83303-5225



Billingsley Creek View Ranch



Location:

The property is located about 1 air mile north east of Hagerman overlooking the Billingsley Creek State Park area. It is also about 2 road miles from the I-84 Tuttle Exit. Access is very good as the property has frontage on County roads 2500 South and 1100 East. The Justice Grade provides a quick route to Hagerman.

Farm Details:

The property contains 185 total acres according to Gooding County Records. Included are 172 shares of North Side Canal Co. water stock. The irrigation water is delivered from the headgate just east of the farm to the north center of the property where it is pressurized by a 75 hp motor & pump into an aluminum mainline. There are 6 wheel lines and 3 hand lines on the farm which are the owners and are included. Two



additional wheel lines are property of the current farm tenant and are not included in the offering. The farm has been in alfalfa hay for at least the last five years. FSA records indicate that there is currently a 33.3 acre wheat base and a 5.4 acre barley base. Soils are primarily Class IIIe. The present irrigation system does not quite cover some previously farmed land near the south west corner of the property. This area was farmed by the owner prior to his retiring and leasing the property. It appears that this is another 3 to 4 acres.

The farm is about 200 feet above Billingsley Creek and overlooks the Hagerman Valley with approximately ¼ mile of canyon rim frontage. There are several good building sites in this part of the place. The owner drilled a domestic well on the south portion of the place in 1974. According to the well log the static water level was 90 feet at the time of the drilling and the well has a total depth of 300 feet. IDWR water right 36-10208 for this well is permitted for year round use at a diversion rate of .04 cfs. The owner also reports that there he installed a drain field in this location.

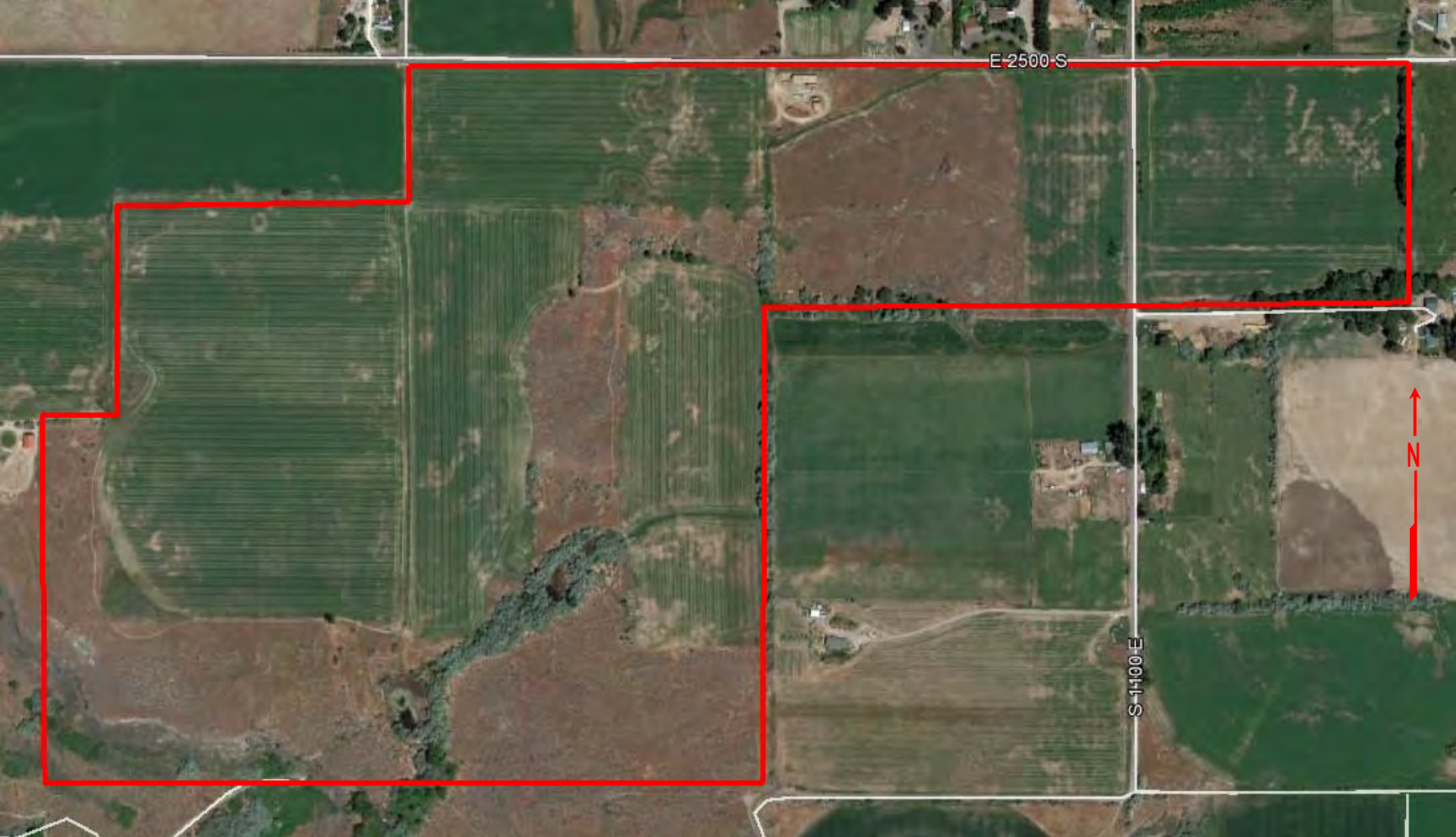
Price, Terms & Other Information:

The total price for the farm is \$1,300,000 cash terms. The 2016 real estate taxes were \$1,360.66.

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 the irrigation equipment and delivery system. A complete brochure can be downloaded from our website at www.lemoynerealty.com. The boundary lines are for illustration only and are not the result of a survey. Fence lines have been in their present locations for many years but in some places may not be on line. There are two power transmission lines crossing the north end of the property. A copy of the easement for the large transmission line is of record and on file with LeMoyne Realty & Appraisals, Inc.. Copies of FSA information, soil maps, the well log, water right report and place of use map, along with a copy of the easement for the large transmission line as well as other items can be obtained through LeMoyne Realty & Appraisals, Inc.

AERIAL MAP OF THE FARM



FSA MAP OF THE FARM

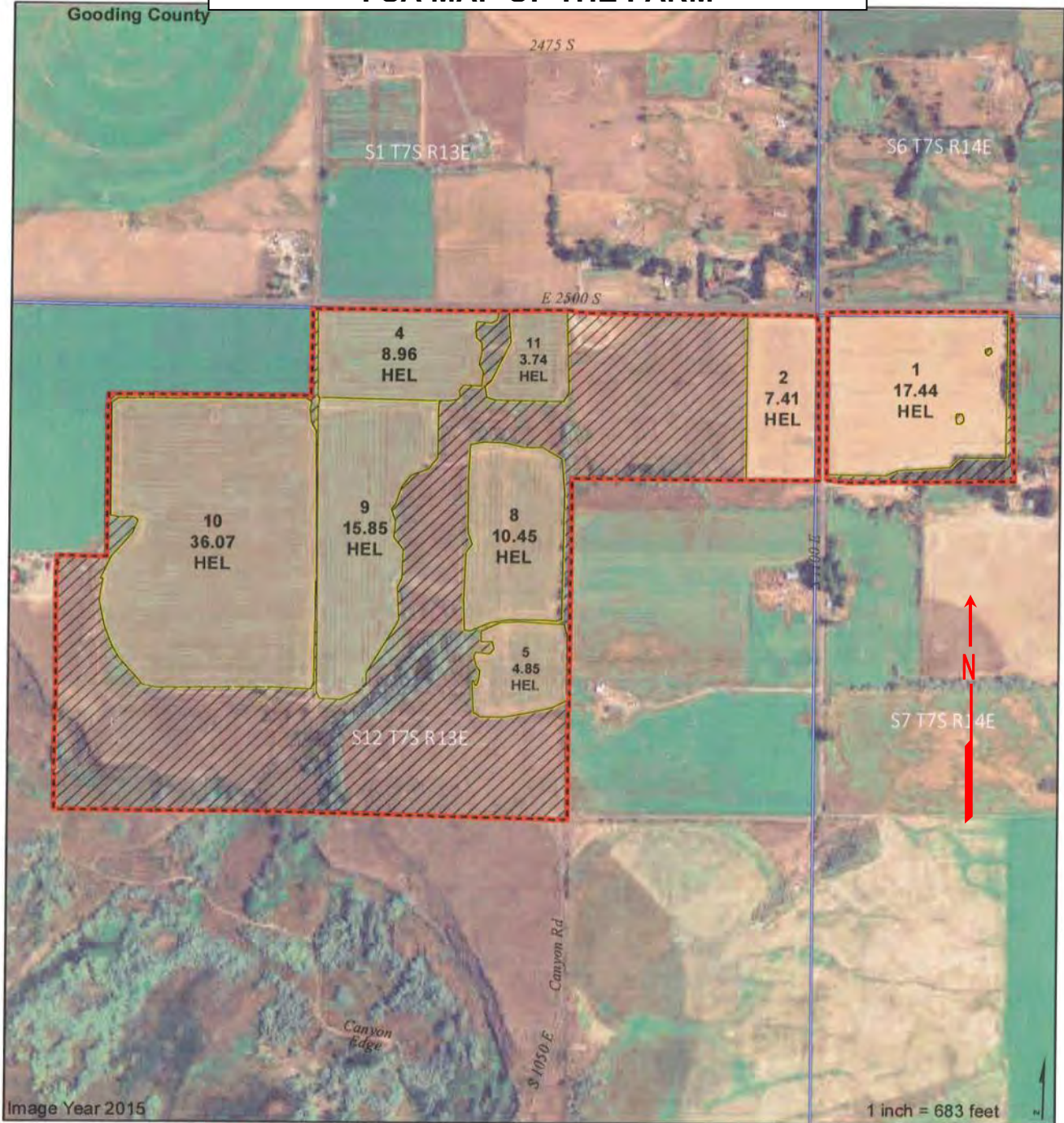


Image Year 2015

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 104.77 acres

2017 Program Year
Map Created March 30, 2017

Farm 1575
Tract 602

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ADDITIONAL PHOTOS



View to the south from the Larson Farm

Hay fields on the farm

