

LeMoynes Realty & Appraisals, Inc.

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TWIN FALLS, IDAHO 83303-5225



Miller Polk Street Farm

Located in Kimberly, Idaho

Location:

This 39.22 acre farm is located just east of the Kimberly City limits on Polk Street East. The property occupies the southwest quadrant of the intersection of Polk Street and Claiborne Road (3600 East).

Property Description:

This is a very good farm with excellent soil quality. Farm Service Agency records indicate that there are 37 acres of gravity irrigated cropland on this farm. The farm has been leased to an area operator for many years but he has retired and the owners have decided to sell the property.

There are 39 shares of Twin Falls Canal Company water stock appurtenant to this farm. The headgate is located just east and across Claiborn Road. Water is delivered by gated pipe to the fields and the gated pipe will be inventoried. A bill of sale delivered to the buyer at the time of closing. There are farmers in the area that would like to rent this property. For the time being the owners are not going to rent the farm but will by early 2018 if it is not sold by then.

Sewer and water lines are located about ½ mile to the west along Polk Street. Kimberly is growing at a rapid pace and this farm is an obvious candidate for development in the not too distant future. Zoning and Kimberly Area of Impact maps are available upon request.

Price, Terms & Taxes:

The price for this property is \$320,000 cash terms. The 2016 real estate tax amount was \$1,199.94.

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.



Twin Falls County, Idaho



Common Land Unit
 Non-Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 37.00 acres

2018 Program Year
 Map Created May 17, 2017

Farm 1297
Tract 2606

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MILLER POLK STREET FARM LOCATION

