

LeMoyné Realty & Appraisals, Inc.

Craig Moore
1346 Fillmore Street
PO Box 5225
Phone: (208) 731-7283
Fax: (208) 733-8475
Email: craig@lemoynerealty.com
Twin Falls, Idaho, 83303-5225



Location:

The Musgrave Farm is located at the northwest corner of the intersection of 4000 North 1700 East, or two miles east and one mile south of the southeast corner of Buhl.

Property Description:

According to the Twin Falls County Assessor's Records, the Musgrave Farm has a total of 39.41 acres. The Farm Service Agency aerial maps show that there are 37.31 acres of irrigated cropland and 2.1 acres of nonproductive land, primarily county road frontage. The farm has a gentle slope from south to north with an elevation in the middle of the farm of 3,850'. The NRCS soil survey maps show that there are two soil types on the farm: Sluka and Minveno silt loam soils.

Water Rights:

The farm has 40 shares of Twin Falls Canal Company irrigation water under certificate 32034. The cost per share is \$26 or \$1,040 total. The Twin Falls Canal Company is a reliable supplier of good-quality irrigation water. Water is diverted from the canal company lateral approximately ¼ mile south of the southwest corner of the farm. The water flows through a

buried pipeline to a stand pipe located immediately south of the 4000 North Road. Water then flows through a buried pipe underneath the county road to a bubble screen and then flows into both PVC and aluminum gated pipe for application to the fields. At the headgate, 28 shares of water that are appurtenant to the farm located on the south side of the road are also diverted into the pipeline. The water for both the Musgrave Farm and the adjacent farm are co-mingled in this pipe to the standpipe where gates allow the splitting of the water to each water user.

Uses:

This farm is capable of raising all crops common to the area, including alfalfa, small grains such as wheat and barley, corn, and small edible beans. The farm has also raised sugar beets in the past.

Homes & Buildings:

There are no building improvements on the Musgrave farm, with the historic barn having been deeded to a historical society in 2010. The farm is currently leased to an area farmer for the 2019 year, possession would be granted to a buyer for the 2020 farming season and beyond.

Zoning:

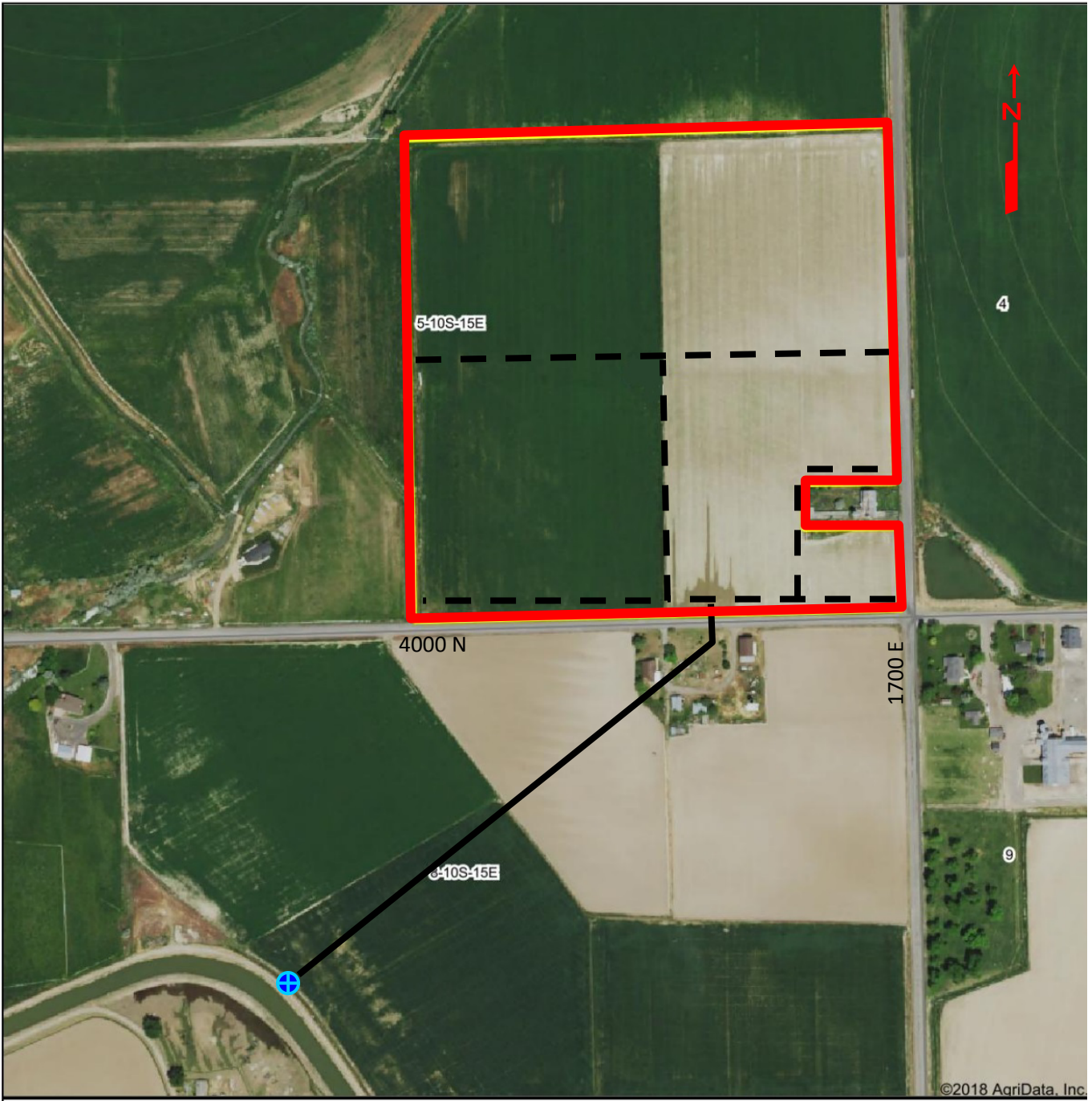
The property is located within the Twin Falls County agricultural zone. The Twin Falls County Planning and Zoning Office says there was an approved split at the time the barn site was deeded to the preservation society and that the Musgrave farm would be allowed to have a home or other approved buildings on it.

Price and Terms:

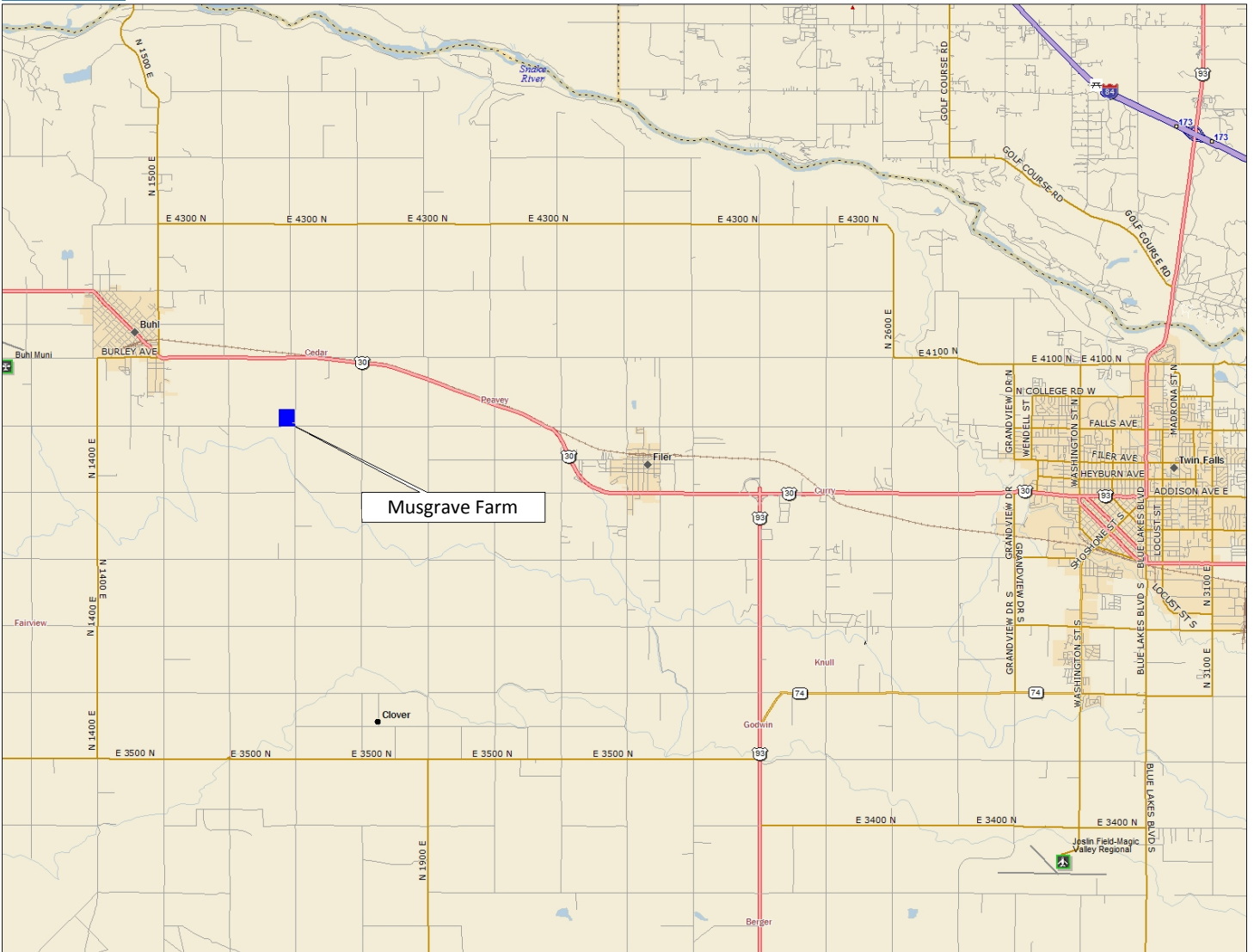
The Musgrave Farm is listed for \$250,000, cash terms. The 2018 real estate taxes were \$708.08.

Realtors Note:

This property is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources deemed reliable such as Twin Falls County Assessors and Treasurers records, Idaho Department of Water Resources, Twin Falls Canal Company and others; however no warranty is made by LeMoyne Realty & Appraisals, Inc. We recommend that all information be verified including water rights and delivery system. A complete brochure can be downloaded at www.lemoynerealty.com.



LEGEND	
Property Boundary.....	
Gated Pipe.....	
Buried Pipe from Headgate.....	
Head Gate	



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