

# LeMoyné Realty & Appraisals, Inc.

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TWIN FALLS, IDAHO 83303-5225



## North Filer Farm



Located in Filer, Idaho

### Location:

The farm is located about 1½ miles north and 1 mile west of Filer, Idaho. From the intersection of Pole Line Road and County Road 2000 East the property lies about six tenths (.6) of a mile north on the east side of the road.

### Property Description:

This farm contains a total of 74.58 acres of which according to Farm Service Agency records there are 69.85 acres of irrigated cropland. The majority of the farm is irrigated by a 7 tower galvanized pivot that covers 63.02 acres ±. The pivot had a new sprinkler package installed in 2016 and the motor and pump are relatively new. The pumping pond is located along the county road in the south west corner of the property. A 10 inch 100 psi buried PVC line delivers water from the pump to the pivot point. Pressurization is by a 30 hp Baldor motor. The cost for electricity for irrigation has been about \$30 to \$40 per acre according to the owner. The system appears to be in good condition.

Irrigation water is provided by the Twin Falls Canal Company by virtue of 74 shares of stock that are appurtenant to the farm. The headgate is located about 1/8 of a mile south of the pumping pond and is piped from the headgate to the pond. The water delivery is very good. The northwest 6.83 acre corner of the farm is irrigated with gated pipe which will remain with the farm when sold. Water is delivered to the gated pipe by a buried 100 psi 8 inch PVC pipeline. The owner says that this pipeline could be used to pressurize a sprinkler system for the corner that is currently gravity irrigated.

Recent Crops		
Year	Pivot Field	Corner Field
2017	Russett Potatoes	Pinto Beans
2016	Pinto Beans	Pinto Beans
2015	Pinto Beans	Pinto Beans
2014	Soft White Wheat	Soft White Wheat
2013	Russett Potatoes	Peas
2012	Soft White Wheat	Soft White Wheat

**Potential Lease:**

The owner is willing to lease the property for the 2018 crop season to raise sugar beets. He would rent on the basis of \$400 per crop acre and will pay the cost of the electricity for the crop year. He will also pay pivot maintenance costs up to \$400 per occurrence. The new owner will be responsible for paying the canal company assessment and real estate taxes.

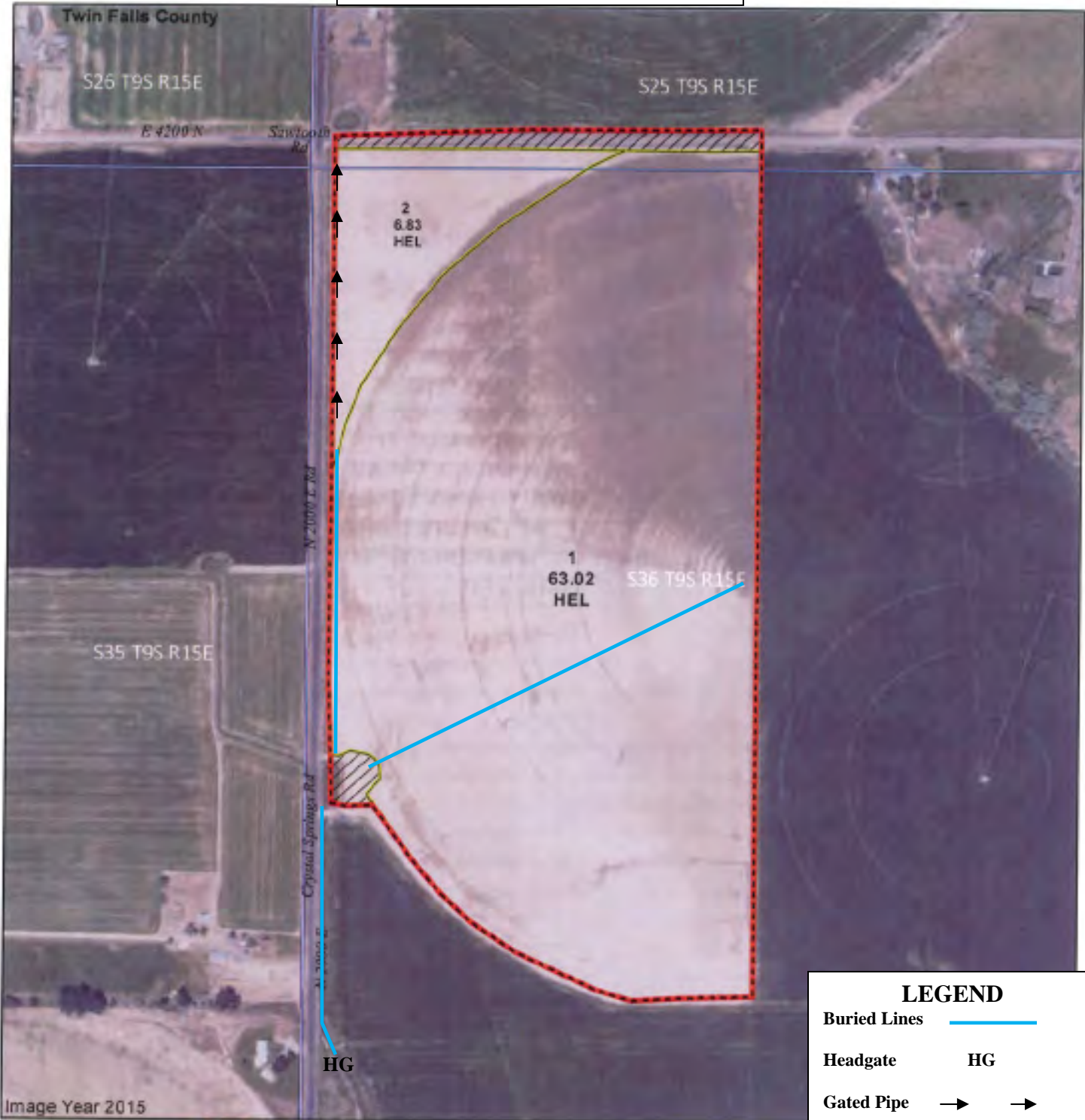
**Price, Terms & Taxes:**

The price for this property is \$875,000 cash terms. The 2016 real estate tax amount was \$2,125.92. The owner may seek an IRS Code Section 1031 tax deferred exchange at no cost to the buyer.

**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](http://www.lemoynerealty.com).

**FSA AERIAL MAP**



**LEGEND**

Buried Lines ———

Headgate HG

Gated Pipe → →

**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS
- County Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 69.85 acres

2018 Program Year  
Map Created May 17, 2017

**Farm 7190**  
**Tract 32376**

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