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OASIS FARM

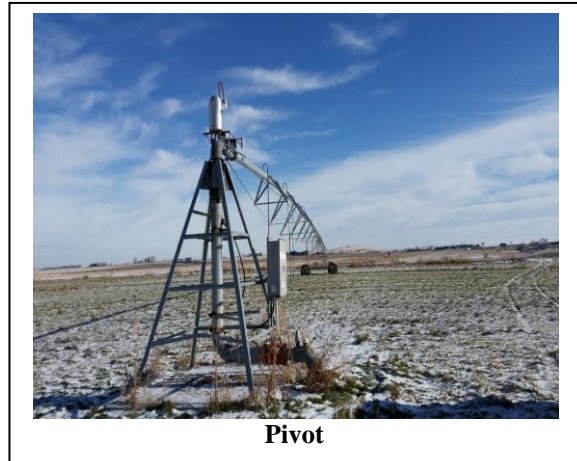
Location:

The Oasis Farm is located in southern Jerome County at approximately 1025 East, 1000 South. This is a quiet area between the Snake River canyon and Interstate 84. Access is direct from County Road 1000 South which is a paved well maintained road. The property is about 15 minutes from Twin Falls. .

Farm Description:

The owner is offering a farm that contains approximately 148 acres. The exact total acreage will be determined by a survey. This farm has approximately 144 irrigated acres and an excellent water right in that it has First Segregation North Side Canal Company shares. The owner will transfer 1 share of water for each total acre sold. The 2017 assessment for the canal water delivery is set at \$25.00 per share plus a \$1.00 billing charge.

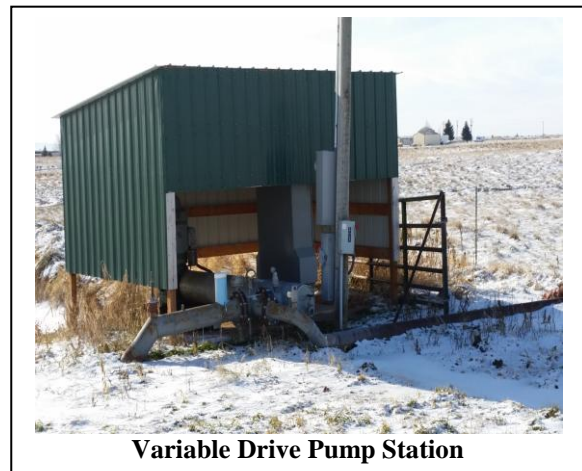
The irrigation is primarily a pivot system along with one short wheel line and some solid set and hand lines for corners not covered by the pivot. The pivot irrigates approximately 115 acres and is a 2009 galvanized Reinke machine. The pump is a Variable Speed Drive 60 hp motor which is a very efficient motor and system according to the owner. Water is pressurized through a buried PVC main line to the pivot and to other areas of the farm in order to efficiently irrigate the corners not covered by the pivot. There is also some 6 inch and 4 inch portable aluminum main line as well. The power costs have ranged from \$8,000 to \$10,000 annually depending upon the crop and the summer according to the owner. That cost includes the irrigation of approximately 6 acres which the owner is retaining.



Potatoes were last grown on this farm in 2012 and sugar beets in 2013. Grain was grown the following year and hay was planted after the grain harvest and is still in good shape per the owner. The farm has a wheat base of 58.3 acres

Building & Corrals:

The only buildings are located along the county road and are a storage shed/shop and a nice small corral that includes a concrete feed bunk. There is no well at the corral as water has been delivered from a neighbors well in the past. A new buyer would need to make arrangements with the neighbor for use of water.



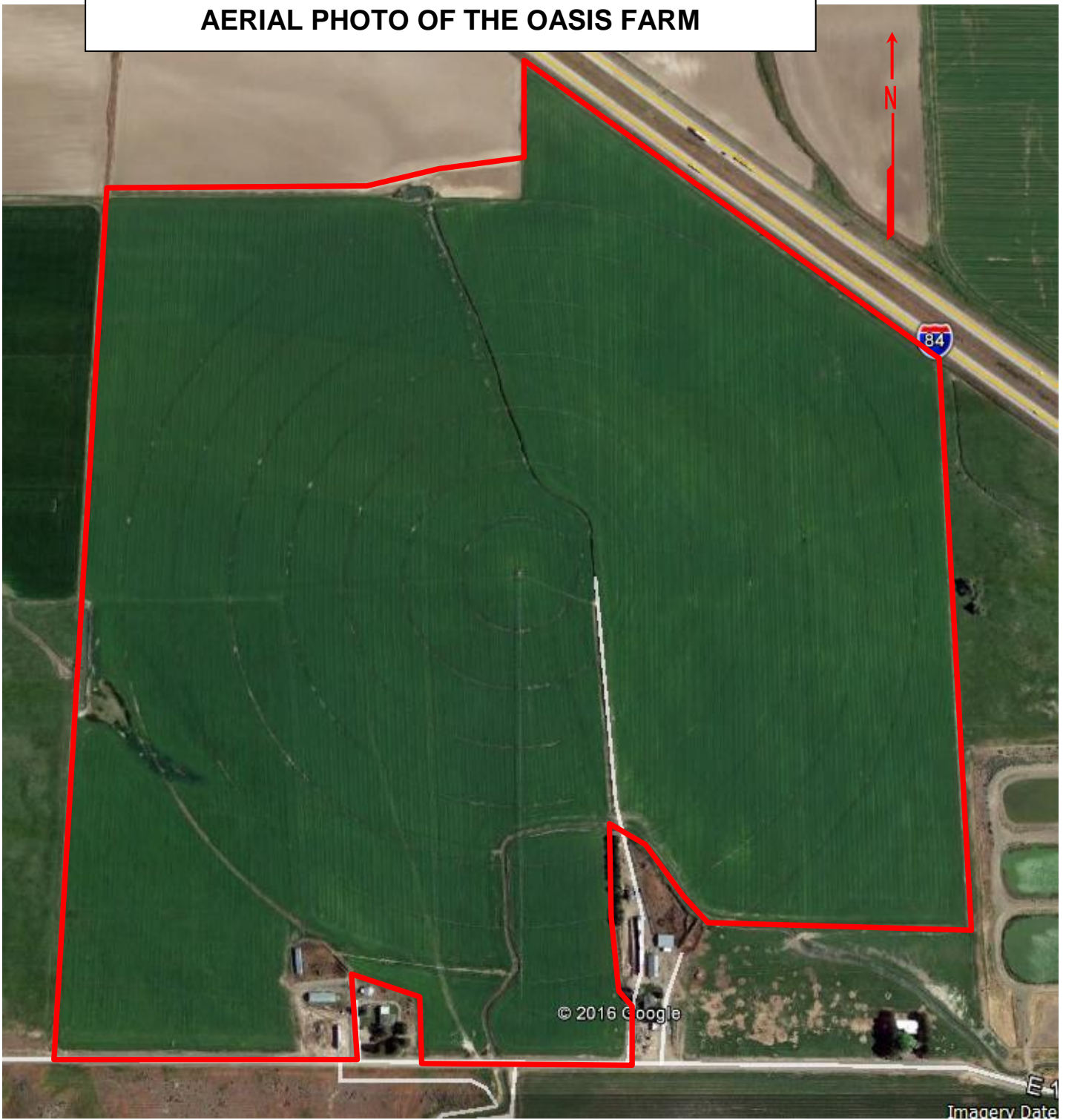
Price and Terms:

The price for this farm is \$1,350,000 cash terms. Real estate taxes on the property were \$3,429.22 for 2016. This tax amount includes a home that is not included in this offering. It is estimated that the tax for what is being offered for sale would have been approximately \$3,100.00.

Realtor's Note:

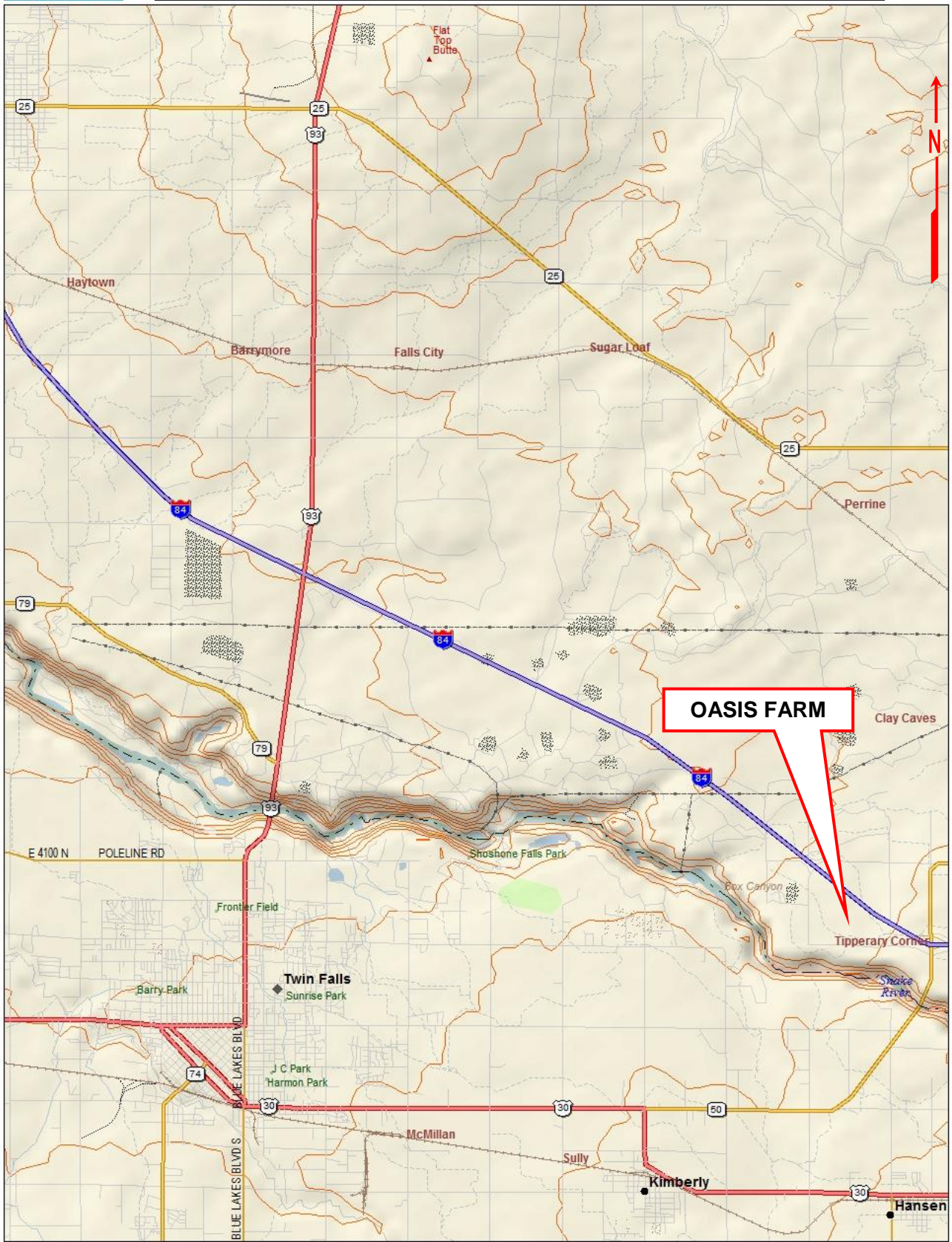
This property is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources that are deemed reliable and no warranty is made by LeMoyne Realty & Appraisals, Inc. We recommend that you verify all information to your satisfaction, including the age, condition, and utility of the irrigation equipment and delivery system. A complete brochure can be downloaded from our website at www.lemoynerealty.com. The illustrations in this brochure illustrate the intent of the owner's in this regard but at this point are estimates of the boundary lines only. The owner is retaining approximately 10 acres in the south east corner of the ownership. The sale will be subject to approval of a property division by Jerome County Planning & Zoning Commission to allow the owner to retain his home and mobile home on the approximate 10 acres.

AERIAL PHOTO OF THE OASIS FARM



Boundary lines are approximate and for illustration only

LOCATION MAP



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