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The Pole Line Road Farm

Location:

The Pole Line Road Farm is across from the intersection of 2250 East and Pole Line Road north of Filer, Idaho.

Property Details:

This Farm contains a total of 78.798 acres according to Twin Falls County records. Aerial photos indicate that there are 73.46 acres irrigated of which about 64 acres are irrigated with a center pivot and the balance is in two corner fields that are gravity irrigated. Irrigation water is from the Twin Falls Canal Company and there are 79.4 shares appurtenant per certificate number 34990. The 2016 assessment for Twin Falls Canal Company water stock is \$26.00 per share.



The property fronts on Pole Line Road and has a gentle slope to the northwest. The elevation is around 3,650 feet above sea level with the typical frost free days ranging between 110 and 130 days. Soils on the property are well-drained silt loams with good productivity. The farm has been leased to a local farmer on a 50/50 crop share basis for a number of years. Under this agreement the landlord pays all of the costs

of the real estate taxes, Twin Falls Canal assessments and the power costs. Crops raised have been sweet corn in 2012, sugar beets in 2013, chopping corn in 2014 and barley in 2015. The tenant plans to raise garden beans for the 2016 crop year.

Irrigation equipment includes the 1997 Zimmatic pivot irrigation system, gated pipe used for the north pivot corner and siphon tubes for the south west gravity irrigated corner. The has one headgate which is located approximately ½ mile to the south with water being delivered via a buried pipeline and about 1/8 of a mile of open ditch. The ditch also picks up waste water from some farm land to the south. The pivot is pressurized by a 15 HP Baldor motor with PACO centrifugal pump. Real Estate taxes for 2015 were \$1,963.60



This farm is located north of the City of Filer Impact area which currently ends at Pole Line Road. There has been good demand for residential acreages both to the north and south of this farm. The property is currently zoned agricultural by Twin Falls County.

Price and Terms:

The Property is being offered at a price of \$700,000, cash terms.

Realtor's Note:

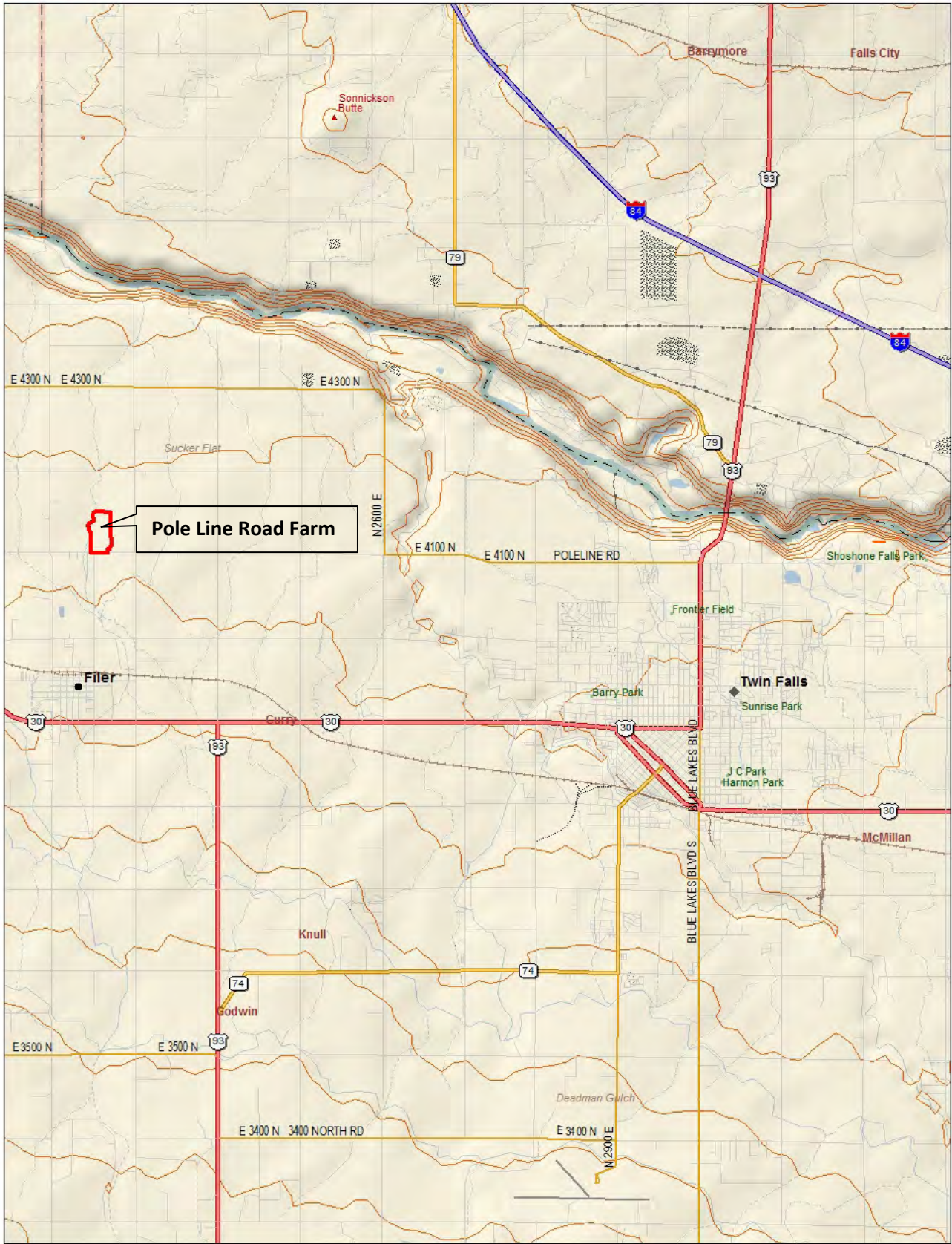
This property is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources that are deemed reliable and no warranty is made by LeMoyn Realty & Appraisals, Inc. We recommend that you verify all information to your satisfaction, including the age, condition, and utility of the irrigation equipment and delivery system. A complete brochure can be downloaded from our website at www.lemoynerealty.com.



AERIAL PHOTO OF THE POLE LINE ROAD FARM
(Boundaries are approximate)



LOCATION MAP



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