

# LeMoyné Realty & Appraisals, Inc.

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Twin Falls, Idaho, 83303-5225



## **SCENIC WORKING RANCH With Gravity Pressurized Sprinklers**



### **Location:**

Approximately 2½ miles west of Buhl, Idaho on Highway 30 then north about mile to the main portion of the property. The ranch has access from Highway 30 with most of it being within a private canyon with a year round running creek passing through it.

### **Property Description:**

There are approximately 213.89 acres according to Twin Falls County assessment records. Of this the owner reports that there are about 112 acres of irrigated cropland and 50 acres of irrigated pasture. Irrigation water is applied by three Zimmatic pivots which began running in the spring of 2016, one wheel line, one short solid set line as well as big gun sprinklers on about 2½ acres. There is also good dry grazing land along Mud Creek on the north part of the property and on a sunny south facing hillside in the north east corner. There are two home sites which together comprise about 5½ ± acres.

Of the 3 pivots two are pressurized by natural fall as are the big guns. Pressure at the gravity pivots is about 55 psi resulting from about 140 feet of fall. The other pivot is pressurized by a pump run by a 25 hp motor. The electricity costs are very low due to the gravity pressurization. Irrigation water is supplied by the Twin Falls Canal Company utilizing 174.2 shares of stock. The Twin Falls Canal Company has a superior record of water delivery since 1904. The annual assessment for operation and maintenance on the Twin Falls Canal water is \$26.00 per share. The cost of electricity for the 2018 crop year was \$3,557.89 or \$21.96 per irrigated acre.

Silage corn has been grown for the last three years under the pivots and the owner says that yields have averaged between 30 to 31 tons per acre. There are also about 11½ acres of three year old alfalfa that has been rented to another operator for \$3,000 per year. The owner has 40+ dry cows on the dry grazing land from the middle of April to the first of November.

**Uses:**

This property is an excellent combination crop and livestock property. The creek area, dry grazing land and two of the pivots lie within a private canyon area that is situated to get lots of winter sun. This offers potential for use as a wildlife or hunting property and would also be a very good wintering or calving location.

**Additional Water Right:**

In addition to the Twin Falls Canal Company water there is also a water right from a year round running tributary of Mud Creek which prior owners used for irrigation on the ranch. That water has been diverted through the property and might be a resource for wildlife or other recreation. The water right is evidenced by water right number 47-4126 for irrigation and stock water which has a priority date of 1/1/1929 in the amount of .46 cfs (23 miner's inches).

**Homes & Buildings:**

The headquarters area is located along the rim overlooking the two gravity pressurized pivots and the creek area. At this location is a frame three bedroom home of about 1,230 square feet on the main floor and 1,568 plus 336 square feet of finished basement. There is also a steel shop building containing 1,120 square feet which has a concrete floor and a good overhead door. In addition there is a one bedroom home containing approximately 768 square feet located ¼ mile south of the headquarters. Both homes are rented for \$600 and \$500 per month respectively with the tenants paying all utility costs.

**Price and Terms:**

The price of the ranch is \$1,600,000 cash terms.

**Real Estate Taxes:**

The 2018 real estate taxes on this ranch were \$4,270.42

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



The Southern Pivot



Hay Field

# IRRIGATION SYSTEM



Boundary lines are approximate and for illustration only