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# Yragui Family Trust Property

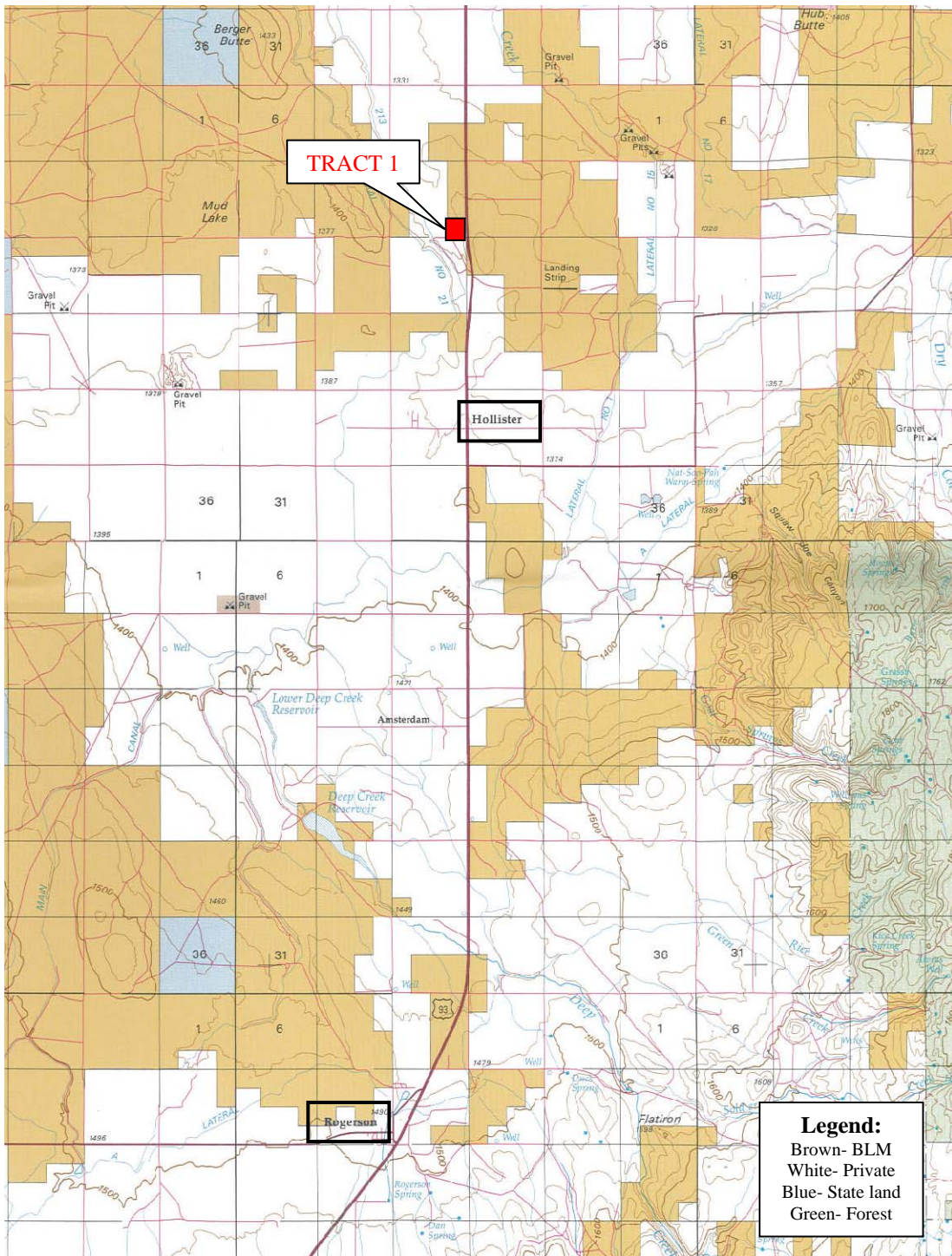
The Yragui Family Trust Property offered for sale consists 39.42 acres located in southern Twin Falls County, 2.5 miles north of Hollister, at approximately mile marker 30 on Highway 93. The location of the land is shown on the following location map. A summary of the information from the Twin Falls County courthouse, both the Assessor's and Treasurer's office is shown in the following table:

ASSESSORS PARCEL NO	ACRES	2018 ASSESSED	
		MARKET VALUE	2018 TAXES
RP12S16E099000	39.420	\$5,490.00	\$63.52

The property consists of 39.42 acres located on the west side of US Highway 93, 2.5 miles north of Hollister or 12 miles south of the intersection of Highway 30 and Highway 93, which is between Filer and Twin Falls. The property is located on the west side of the highway and slopes to the west. There is a fence along the north and west sides of the property, with no fencing along the south and east side, which is along the highway. There is a gravel turnout along Highway 93, which is lined with large boulders. Electrical power is about one mile away from this parcel. There are no water rights. **THE LISTING PRICE IS \$35,000.**

**Realtors Note:**

This property is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources deemed reliable; however no warranty is made by LeMoyn Realty & Appraisals, Inc. We recommend that all information be verified by any interested person.



**TRACT 1**

**Hollister**

**Rogerson**

**Legend:**  
 Brown- BLM  
 White- Private  
 Blue- State land  
 Green- Forest

**Tract 1**



**View from the east side looking west**



**View from the southeast corner looking northwest**



**View of the east side along US Highway 93**