

LeMoyné Realty & Appraisals, Inc.

HENRI LeMOYNE
1346 FILLMORE STREET
PO BOX 5225
PHONE (208) 733-0874
FAX (208) 733-8475
e-mail henri@lemoynerealty.com
TWIN FALLS. IDAHO 83303-5225



Shropshire Farm



Location:

From the center of Kimberly, Idaho the property is 1 mile south and ¼ mile east. The farm fronts County Road 3600 North.

Farm Description:

There are 96.855 acres in the Shropshire Farm. This an excellent quality property that is made up of Portneuf Silt Loam soils which are considered to be the best row crop soil in the Magic Valley. A soil report from the USDA site is available upon request. According to Farm Service (FSA) records there are 89.11 acres of cropland.

Irrigation water is provided by the Twin Falls Canal Company. There are 97 shares of water stock and the head gate for the farm is located just ¼ of a mile east of the farm. The elevation ranges from approximately 3,964 feet above sea level at the north east corner to 3,950 feet. Overall the property has a very gentle topography with the slope being to the south and west. Presently the farm is gravity irrigated by the use of concrete ditches and gated pipe. The crops have been beans, peas, corn, wheat, barley and sugar beets once in the last 5 crop years. There is a 3 phase power line along county road 3600 North.

There are 11.75 acres of wheat base and 10.55 acres of barley base. The farm is crossed by an underground petroleum pipeline as are many farms in the Magic Valley. This farm also has an access easement from County 3500 North which is very useful to the southern portion of the farm.

Price, Terms & Other Information:

The price of the farm is \$875,000 cash terms. The 2016 real estate taxes were \$2,922.98. 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. The boundary lines as shown on maps are for illustration only and are not the result of a survey.



FSA AERIAL PHOTOGRAPH



Twin Falls County, Idaho



Common Land Unit

 Tract Boundary
 PLSS
 County Boundary

Wetland Determination Identifiers

 Restricted Use Limited Restrictions
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 89.11 acres

2018 Program Year
 Map Created May 17, 2017

Farm 3969
Tract 32017

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).