

# LeMoyné Realty & Appraisals, Inc.

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## The Clover Farm



### Location:

The Clover Farm is located at the intersection of county roads 2000 East and 3550 North.

### Property Details:

The Clover Farm contains a total of 36 acres, of which approximately 33 are irrigated by gravity means. Irrigation water is supplied by the Clover Irrigation Pumping Company. Water for the Clover Tract is received from the Twin Falls Canal Company through its Highline Canal and re-lifted to canal laterals for delivery to Clover Tract farms. The Clover Tract has been in existence since 1915 and has proven to be a reliable source of irrigation water. The assessment for 2015 totals \$72 per share. The owners are transferring one share of stock per irrigated acre, as is common in the area.

Soils on the property are well-drained silt loams with good productivity. The farm has been leased in recent to a farmer on a 50/50 crop share basis. Crops raised have been alfalfa hay, grains, dry beans, and some irrigated pasture, as the owners previously had cattle. The irrigated pastures were formerly crop land and the owner is in the process of changing the pastures back to cropland. The irrigation system on the property is



gravity through a system of gated pipe. The farm can be irrigated using one headgate which is located near the south east corner. This is a good, small farm with an excellent view to the north, along with good access. It is located on very lightly traveled county roads, but is only about 25 minutes from Twin Falls, Idaho. A preliminary plan for pivot sprinkler irrigation has been completed and a copy of an overlain aerial photo is attached. Three phase power is available on County Road 3550 North and Idaho Power has

approved the use of an existing pole at that site.

**Price and Terms:**

The Clover Farm is being offered at a price of \$227,500, 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 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.lemoyneirealty.com](http://www.lemoyneirealty.com). The owners are retaining a home situated on approximately 4 acres that will be surveyed at closing period. The owners will be responsible for obtaining the permits from Twin Falls County regarding this division and will retain an easement for irrigation water delivery along the west boundary as well as use of a headgate across the road.



The included maps are intended to illustrate the property that is being offered; however, boundary lines are approximate pending a future survey.



# PRELIMINARY PIVOT LAYOUT



# VICINITY MAP

DeLORME

XMap® 4.5



**CLOVER FARM**

The Clover Farm is 2 miles west and 3½ miles south of Filer and only 10± miles from Twin Falls

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