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The Winson Farm

Location:

The Winson Farm is located between Castleford and Buhl at an address of 1227 East 3400 North in Twin Falls County. The property is on a lightly traveled paved county road 4 miles east, 2 miles south and ¼ mile east of Castleford or 7 miles south and 1¾ miles west of Buhl.

Land Information:

There are a total of 40 acres with irrigation water supplied by 40 shares of Twin Falls Canal Company water stock per certificate number 42937. The headgate to the farm is located on the south boundary of the property. The water is out of Lateral 82 and the farm is only a short distance from the High Line Canal. The current FSA aerial photograph shows 33.44 acres irrigated presently. There is another 1 acre ± that has been irrigated in the past. Soils on the farm are a mixture of Chiara and Bahem silt loams. Current crops are 14.61 acres of corn and the balance in pasture. The owner has farmed 23.91 acres in the past and used the two eastern most fields for irrigated pasture. Due to health reasons the property has been leased. The 14.61 acres in corn is cash leased for \$150 per acre with one payment having been paid in the spring of 2016 and



the balance due in the fall of 2016.

The property is irrigated by gravity means and all the irrigation equipment is owned by the Seller and will be inventoried prior to sale. According to FSA records there is a 10.6 acre wheat base with a PLC Yield of 91 bushels.

Buildings and Farmstead:

The farmstead area contains approximately 4.33 acres according to FSA of which about 1 acre is a pasture. The buildings are located in the north west corner of the property so a pivot irrigation system, if installed, could make a full arc. There is a mobile home at the farmstead which according to Twin Falls County records was built in 1981 and contains 1,440 square feet. There are 3 bedrooms and 1 ¾ baths along with a kitchen, living and dining room. There are also other outbuildings including a frame metal clad shop/garage and barn.



Price, Real Estate Taxes, etc.

The price of the Winson Farm is \$295,000 cash terms. Treasurer's records indicate that the 2015 real estate taxes were \$1,112.78 which included a reduction for a home owner's exemption.

Realtors note:

This property is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources that are deemed reliable but 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 structures, irrigation equipment and delivery system. A complete brochure can be downloaded from our website at www.lemoynerealty.com

FSA AERIAL PHOTO



Twin Falls County, Idaho



Common Land Unit
 / Non-Cropland
 \ Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 33.44 acres

2016 Program Year

Map Created April 04, 2016

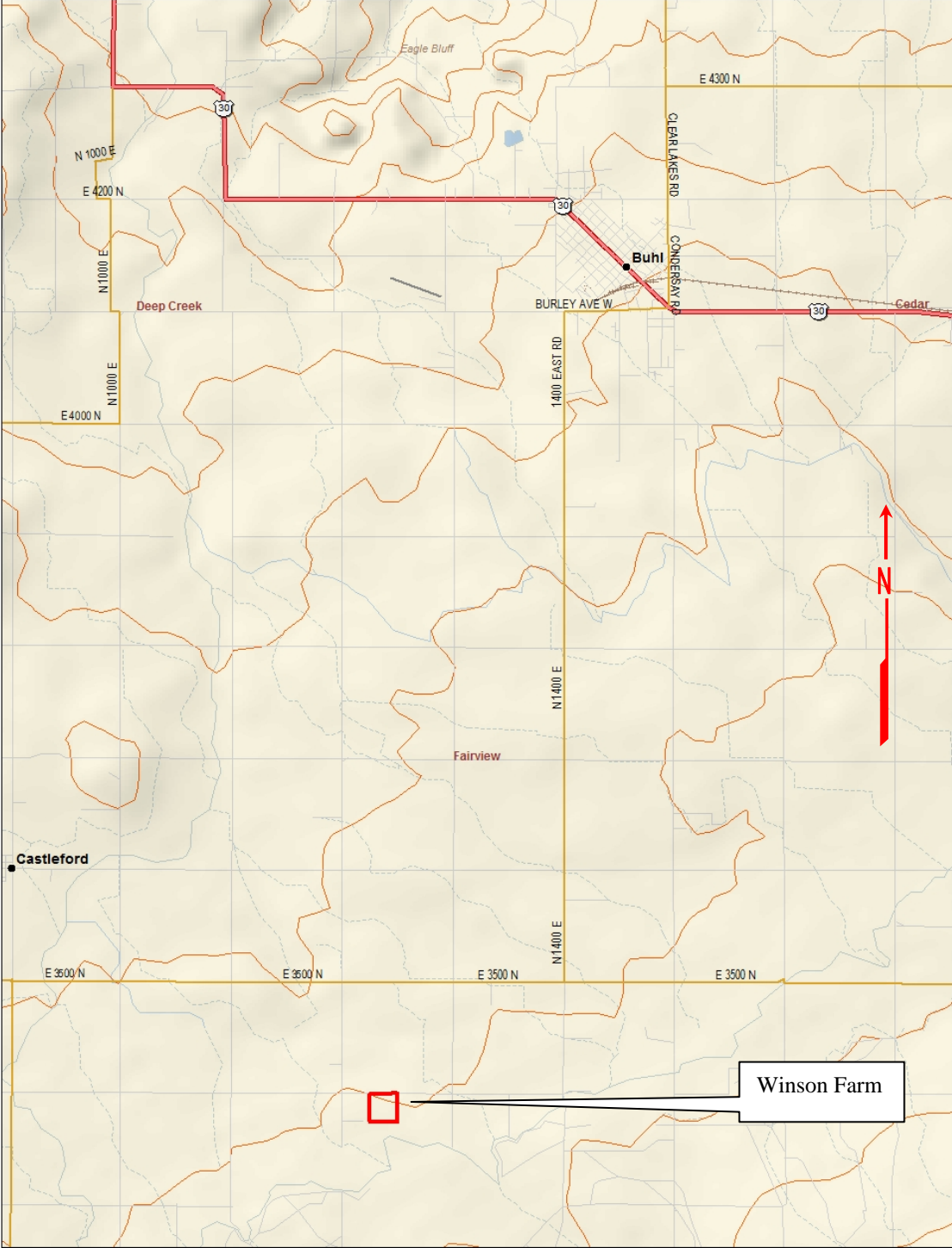
Farm 3240
Tract 1170

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LOCATION MAP

DeLORME

XMap® 4.5



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