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PIVOT IRRIGATED FARM RRP Farm, Tuttle, Idaho



Location:

This farm sits in the northeast quadrant of the intersection of 2500 South and 1300 East, Tuttle, Idaho. From the Tuttle I-84 overpass go west to Ritchie Road then turn south on 1200 East. Turn east on 2400 South and follow the road as it turns south approximately 600 feet to the north west corner of the farm. The property has well over ½ mile of frontage on I-84 and has good access to markets for crops via the freeway and paved county roads.

Farm Description:

Gooding County records indicate that the property contains 87.25 acres more or less. The irrigation system is Lindsay Zimmatic pivot with the pivot point located near the east center of the farm near the freeway. At this location there is a 40 hp Baldor motor Serial Number Z1810191537 and pump that lifts irrigation water from a small pump pond and pressurizes the system. Soils on the farm are a mixture of Bahem and Ticeska-Chijer-Taunton complex which are well drained sandy soils. These are good cropland soils that are found throughout this area. The 2020 crop is a good stand of corn. Irrigation water is supplied by the North Side Canal Company in the amount of 100 Shares. The annual assessment for North Side Canal stock is \$25.00 per share.

The Farm Service Agency aerial photograph identifies four fields which have a total acreage of 78.74 acres. The pivot irrigated acreage is shown as 67.35 acres. A portion north of the coulee is irrigated by hand lines and that field contains 2.96 acres. The other two fields have not recently been irrigated as a mail line has not been extended to them. The pivot, pump, motor and electrical as well as the hand lines are part of this offering however, the solid set pipe stacked south of the coulee & the Field Net on the pivot are property of the tenant. A copy of the FSA aerial photo is included for reference.

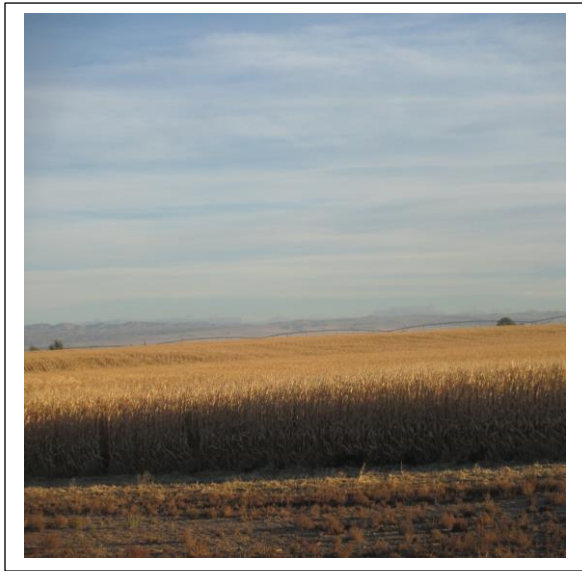
Real Estate Taxes & Zoning:

The 2019 real estate taxes were \$1,239.14. Gooding County zoning designation for this property is Agricultural.

Price & Terms:

This farm is being offered at a price of \$800,000 cash terms.

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 LeMoyne Realty, Inc. We recommend that all information be verified by any interested person.



FSA Aerial Photograph



Gooding County, Idaho



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS
- County Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 78.74 acres

2020 Program Year

Map Created April 13, 2020

Farm 443

Tract 650

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 acreage; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the state "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 spatial determination of the area. Refer to your original determination (CPA-628 and attached maps) for exact boundaries and determinations or contact USDA National Resources Conservation Service (NRCS).

LOCATION MAP

