

LeMoyné Realty, Inc.

Henri LeMoyné
P.O. Box 5225
Twin Falls, ID 83303
henri@lemoynerealty.com
Phone: (208) 420-0874



ROBERTSON IRRIGATED FARM

PENDING

Location:

This farm property is located at the intersection of county roads 1000 North and 100 West north of Rupert, Idaho. Access is convenient by going north of Rupert on Meridian Road and then travelling west for about 6 tenths of a mile on 1000 North to the northeast corner of the farm.

Farm Description:

Minidoka County records indicate that there are 95.7 acres in this farm. The Farm Service Agency (FSA) aerial map shows 5 irrigated fields that total 87.37 acres. There is also an old farmstead that contains about .7 acres that could be incorporated into the fields. Soils on the property are good Portneuf Silt Loams which are well drained, have good rooting depth with gentle topography. Typical crops raised in this soil type include potatoes, sugar beets, alfalfa hay and grains.

Irrigation water is supplied by the A & B Irrigation District. According to the District Office this farm is indexed as Account 3-12 and has 88.3 acres of water right. The irrigation water is delivered through a main line not a ditch so no ditch loss. The current annual assessment from the A & B Irrigation District is \$96.00 per acre. The farm is presently gravity irrigated with gated pipe and some siphon tubes. The irrigation system will transfer with the farm with the exception of 17 joints of aluminum gated pipe and the siphon tubes which are owned by the present tenant. The crop rotation for the last 5 years is illustrated below.

CROP ROTATION 2016 TDHROUGH 2020					
Year	2020	2019	2018	2017	2016
Field	Crop	Crop	Crop	Crop	Crop
1	Sugar Beets	Wheat	Alfalfa	Alfalfa	Alfalfa
2	Alfalfa	Alfalfa	Alfalfa	Alfalfa	Alfalfa
3	Sugar Beets	Wheat	Wheat	Sugar Beets	Barley
4	Barley	Barley	Barley	Wheat	Barley
5	Wheat	Sugar Beets	Wheat	Sugar Beets	Barley

Per the 2020 156 EZ Farm Record (FSA) there is a 58.8 acre barley base. There is also a domestic well located at the farmstead west of Road 100 West. This is water right 36-11391 for .04 cfs that has a priority date of 12/31/1955.

Real Estate Taxes & Zoning:

According to the Minidoka County Treasurer's records the property is listed as parcel number RP08S24E0500E0. The 2019 taxes were \$789.10 The Minidoka County Zoning map shows this farm to be in the Agricultural High zone.

Price and Terms:

The property is offered for sale for \$655,000. Terms of sale are cash upon closing of the transaction.

Right of First Refusal:

The present tenant was granted a right of first refusal that states that if an acceptable offer is made to the seller the present tenant shall be granted 30 days from the mailing of written notice to him to determine if he will exercise his right to purchase on the same terms and conditions. The tenant has been notified that the property is now for sale.

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 PHOTO



Minidoka 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: 87.37 acres

2020 Program Year
Map Created May 21, 2020

Farm 558
Tract 812

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. FSA does not warrant 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 risk associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any use of data or this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the wet. Refer to your original determination (CPA-CR) and attached maps for exact boundaries and determinations or contact USDA-Natural Resources Conservation Service (NRCS).