

LeMoyné Realty, Inc.

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CRESTVIEW AREA PIVOT FARM

Location:

From Paul, Idaho go one mile north on County Road 600 West then take Road 100 North west 7.8 miles to the east boundary of the farm. A convenient route to the property is from the intersection of Highway 25 and County Road 1150 West go north on 1150 West 1½ miles north then travel approximately 2½ miles west along County road 100 North to the entrance.

Property Description:

There are a total of 320 acres of which FSA records indicate a total cropland acreage of 189.17 acres. Irrigation water is supplied by a groundwater well with water right 36-7974 with a priority date of 3/25/1981, a copy of which is included in this brochure. The water right is for **201 acres**. Soils on the farm land are Dolman Silt Loam and Power Owinza and the elevation is approximately 4,180 feet. The allowed water usage per the 2023 Magic Valley Water District Measurement Report is 321.6 acre feet. Below is an illustration of the recent water usage.

	Water Usage 2020 through 2023			
	2021	2022	2023	3 yr Total
Acre feet Used	505.1	320.2	321.9	=
Credit Applied	183.5			
Net Total Used	321.6	321.3	321.9	965
Acre feet Allowed	321.6	321.6	321.6	= 965
Difference	Over Use			0.0

Irrigation equipment includes a 200 hp and 30 hp motors with pumps, an 8 tower model year 1988 Valley pivot and a 7 tower Valley pivot, 2013 model. The static water level was 340 feet per a Layne Pump report of May 217. The farm is currently planted to alfalfa which was planted with a cover crop of oats in 2019.

Farm Lease:

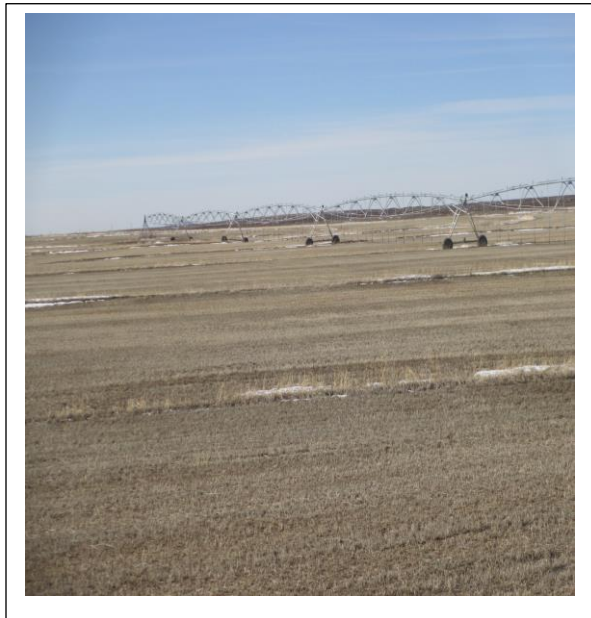
The farm is not leased for the 2024 season.

Price & Terms:

This farm is being offered at a price of \$1,355,750 with terms being cash at closing. The 2022 real estate taxes for the farm were \$5,176.36 per Jerome County Treasurers records.

Realtors Note

This property co listed with Walt Hess of Gem State Realty and is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources deemed reliable such as the owner, Minidoka County Assessors and Treasurers records, Farm Service Agency, Idaho Department of Water Resources and others; however no warranty is made by LeMoyne Realty Inc. No warranty is made regarding the irrigation equipment, water right and delivery systems. We recommend that all information be verified by the prospective purchaser.



FSA AERIAL PHOTOGRAPH



Image Year 2021

1 inch = 776 feet

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSG
- County Boundary

2023 Program Year
Map Created September 30, 2022

Wetland Determination Identifiers

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

Tract Cropland Total: 189.17 acres

Farm 5318
Tract 1913

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 unless it depicts the information provided directly from the producer under 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 (CPN-02E and related maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Water Right Report : 36-7974(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	KLOSTERMAN, KENT L	70 W 630 LN S	RUPERT	ID	83250

Water Right Status

Priority Date : 10/1/1981
 Basis : License
 Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	09S	21E	12	0	SE	SW	SE	JEROME	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	11/01	2.68 CFS	80400 AFA
TOTAL			2.68 CFS	80400 CFS

Places of Use

[Printable View](#) [Pagged View](#)

Place of Use Legal Description : IRRIGATION (JEROME county)

Show 10 entries

Search

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
09S	21E	12			SW	NE	17
09S	21E	12			SE	NE	12
09S	21E	12			NE	SW	12
09S	21E	12			SW	SW	0.6
09S	21E	12			SE	SW	24
09S	21E	12			NE	SE	26
09S	21E	12			SW	SE	22
09S	21E	24			NE	NE	21
09S	21E	24			SW	NE	0.4
09S	21E	24			NE	NE	24

Showing 1 to 10 of 12 entries

Previous 1 2 Next

Irrigation Totals

Total Acres	Acre Limit
201.00	

Conditions

Code Conditions

- | | |
|-----|--|
| R05 | Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 130. |
| R64 | This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the lands above. |
| 004 | This right does not grant any right-of-way or easement across the land of another. |
| R55 | This right is for the use of trust water and is subject to review 20 years after the issuance of the permit to determine availability of water and to re-evaluate the public interest. |

Dates

Licensed Date : 10/2/2007
Decreed Date :
Permit Proof Due Date : 3/1/1994
Permit Proof Made Date : 3/22/1994
Permit Approved Date : 2/13/1990
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date: 3/4/1981
Protest Deadline Date:

Other Information

State or Federal :
Water District Number : 130
Generic Max Rate Per Acre : 0.02
Generic Max Volume Per Acre : 4
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False