

LeMoyné Realty, Inc.

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



74.691 ACRES WITH HIGHWAY 30 FRONTAGE



Location

This farm is located in the City of Buhl Area of Impact and is zoned R-1. The land sits on the south side of Highway 30 at the intersection of County Road 1600 East and Highway 30.

Property Description

This is a farm that is about to transition to a higher use. It lies within the Buhl Area of Impact and is located on a high point with a spectacular view of the mountains to the north. According to Twin Falls County assessment records there are a total of 74.691 acres. The Buhl zoning map identifies this property as being zoned R-1.

The Buhl City water line map shows that there is a domestic city water line running along the north boundary of the farm serving Commercial Tire, Sliman & Butler Irrigation and others east of this property. A Buhl City sewer line is located approximately .6 of a mile to the west of the property along Highway 30. The agriculture related business community of Buhl has been growing. In addition there has been demand for new residential sites in and around the city. There are no building improvements included in this offering.

FSA records show 67.56 acres of cropland. The soils on the farm are a combination of good area cropland soil including Portneuf, Bahem, Sluka and Minveno silt loams. Irrigation water is supplied by the Twin Falls Canal Company in the amount of 75.32 shares which will be transferred to a new owner at closing. The irrigation system is a combination of gated pipe and concrete ditches.

Real Estate Taxes

According to the Twin Falls County Treasurer's office the 2023 real estate taxes were \$869.76.

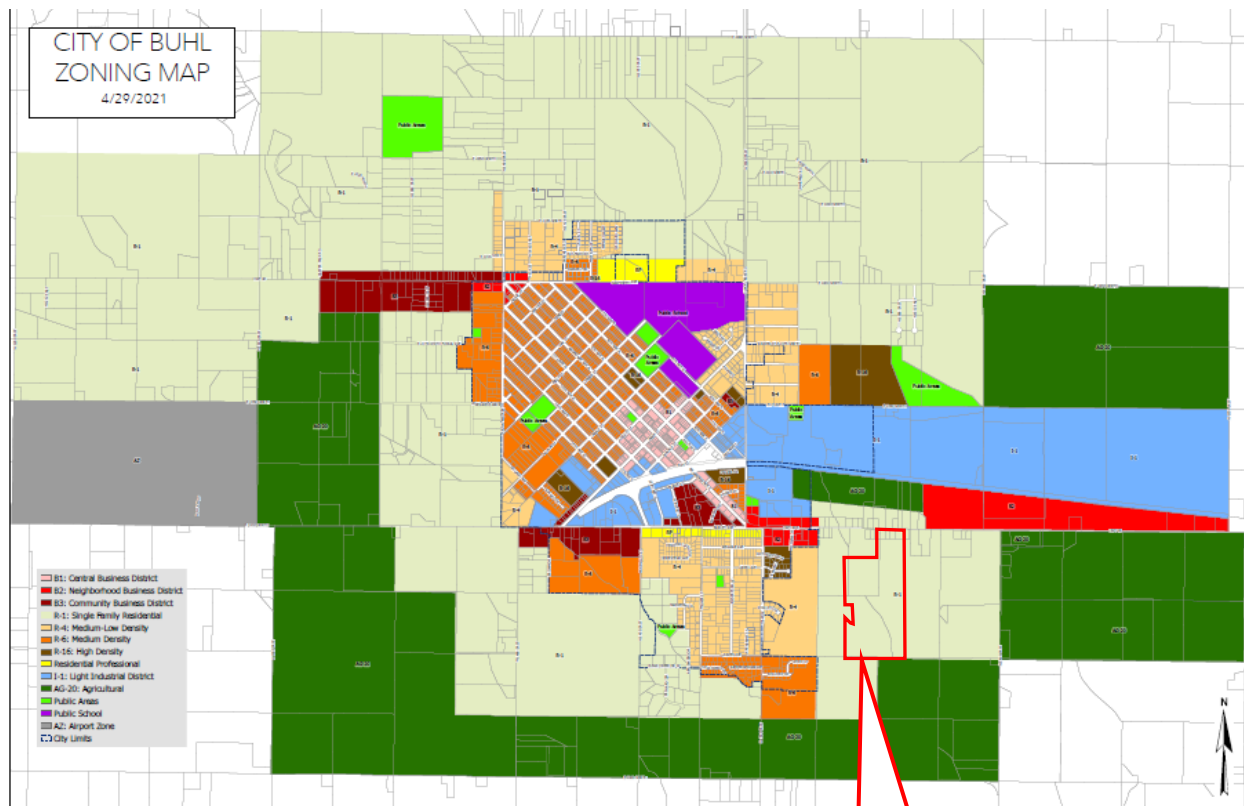
Price and Terms

The property is offered for sale for \$1,875,000. Terms of sale are cash upon closing of the transaction.

Realtors Note

The property is subject to prior sale, price change, corrections , approval of purchase by the owner or withdrawal. All information has been gathered from sources deemed reliable, however no warranty is made by LeMoyné Realty, Inc. It is recommended that all information be verified by any interested person.

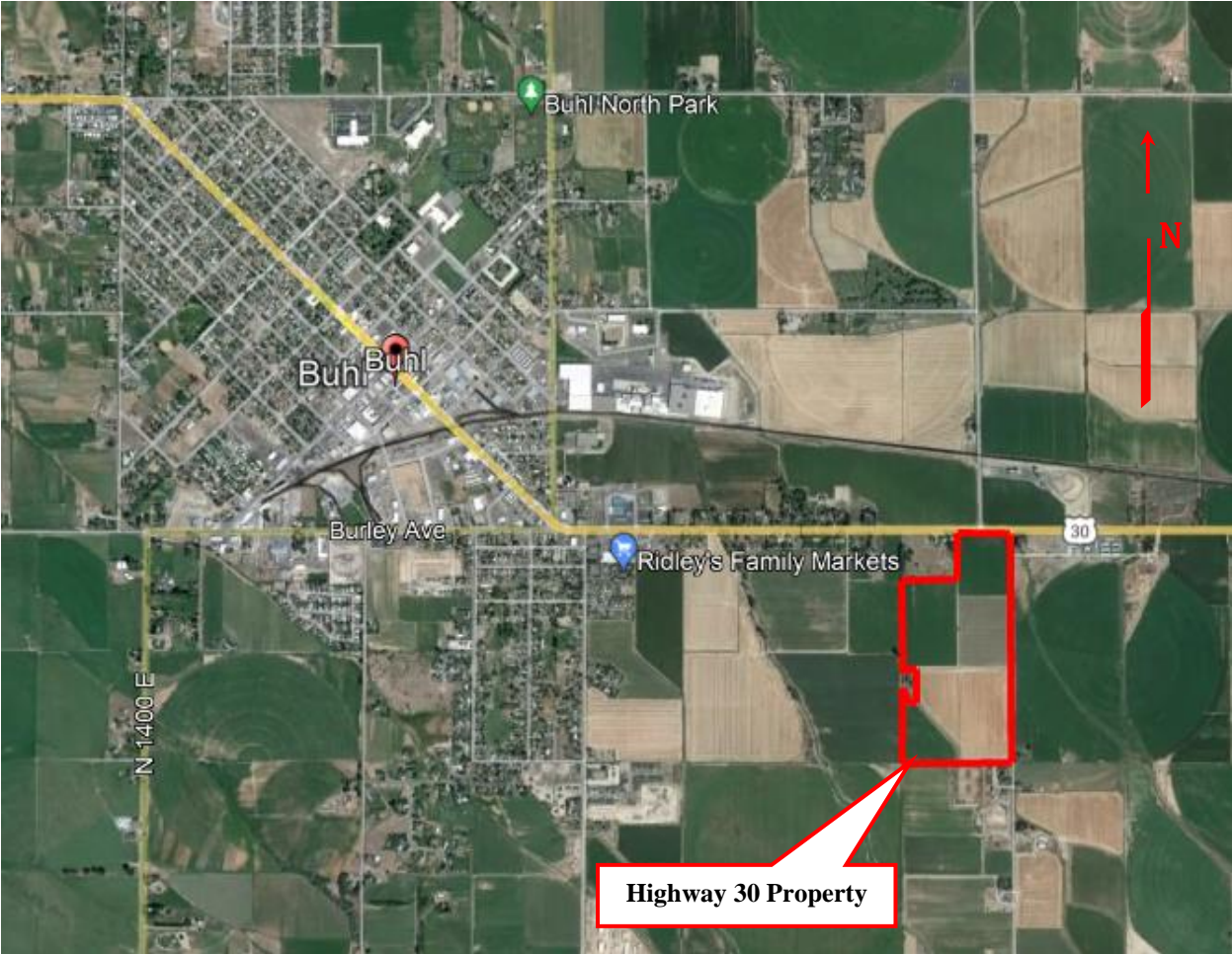
ZONING MAP



Boundary lines are approximate

Highway 30 Property

LOCATION MAP



Boundary lines are approximate

