

DESCRIPTION OF THE PROPERTY:

▶ *Location:*

The property is found on the north side of 800 North at approximately 800 North and 3450 East, which is three-quarters of a mile northwest of Menan, in Jefferson County, Idaho.

▶ *Size and Shape:*

The property is rectangular in shape. It contains 80 acres of land. According to Jefferson County, it has 77 acres of irrigated agricultural land and 3 acres of waste. However, Farm Service Agency (FSA) indicates the property has 75.97 acres of irrigable land. Typically, FSA data is more reliable than the County's information. Therefore, this data has been used to derive an opinion of value for the property. An *extraordinary assumption* is made that the FSA data is correct and any additional land (4.03 acres) on the property is defined as waste. Waste is considered land found within a county road right-of-way or along ditches, canals or lava outcropping, which cannot be cultivated.

The subject is bordered on the west, north and south by similar agricultural land. A small farmstead is found west of the property. (See *FSA Aerial Map and Photographs.*)

▶ *Soils:*

The property's soil consists mostly of Annis silty clay loam, which is a heavy soil. It has a rooting depth of 60 inches. Its permeability is average and its runoff is medium. It is conducive for growing wheat, barley and alfalfa. According to a farmer who leased the property, the soil in the central field on the property has a tendency to pond. However, this can be corrected by applying correct flood irrigation techniques. (See *Soils Map and Photographs.*)

▶ *Topography:*

The property's topography is level to undulating. There is a general slope to the middle of the property, or the central field. There is also a general slope to the west across the property. (See *Topography Map and Photographs.*)

▶ *Irrigation System:*

The property has no irrigation equipment. Instead, it is flood-irrigated with water from a ditch that runs along its eastern side. Irrigation water runs west across the property. It appears most of the property receives water from this technique. However, the middle field appears to pond and is difficult to irrigate.

FLOOD PLAIN DESIGNATION:

The subject property is considered to be in an area of minimal flooding potential. This information was confirmed by FEMA Community Panel No.16051C1625C. Eff. Date: September 26, 2008 Revised.

WATER RIGHTS:

According to the client, the subject owners have 192.85 shares of stock in the Long Island Irrigation Company. An *extraordinary assumption* is made that this water is sufficient for irrigation purposes. An individual who has operated the farm indicates there is sufficient water. The water shares above are not appurtenant to the land.