

## SUBJECT DATA & ANALYSIS

General Description: The Subject Farm is located immediately north of the North Menan Butte and in fact a portion of the north slope of the butte is dry pasture land on the Subject. It is also located 10 miles west of Rexburg, Idaho, the county seat of Madison County and/or 6 miles north of Menan, Idaho. The Subject's 473.00 acres are composed mostly of irrigated cropland, farmstead, and dry pasture with some home-site potential. The Subject's Farmstead includes a riding arena, duplex, shop, potato cellar, grain bins, corrals and stock shed.

### Subject Land Inventory:

LAND CATEGORY	ACRES
Pivot Irrigated Cropland	336.79
Hand-line Irrigated Cropland	27.27
Farmstead	12.55
Dry Pasture	45.31
Dry Pasture (Home-site Potential)	41.18
Waste - roads	9.90
TOTALS	473.00

Access: Twin Buttes Road, a paved county road runs along a good portion of the Subject's west side then bisects it from the west to its northeast corner. Additionally, 3700 East, a paved county road runs all along the Subject's east side. Also there are ample on-farm roads to service the pivot irrigation systems and hand lines on it. Altogether, the Subject has good and adequate access.

Topography: The Subject Farm's cropland and farmstead are mostly gently sloping to the north. The Subject's Dry pasture is the located on the north slope of the North Menan Butte and is strongly sloping with brush, grass, and juniper tree cover. The Subject's Dry Pasture north of Twin Buttes Road that has home-site division potential is strongly rolling with significant rock outcroppings of 20 to 30 foot elevations but has some lower, soil covered pockets that are nearly level with home- site potential like the three sites that have already been sold-off from the former Subject.