

# Info Sheet Lot 6 Skeleton Butte Estates



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***The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.***

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**APN:** Rp007400000060

**Legal Description:** Lot 6 Skeleton Butte Estates Sec 4 T10 R19 5.60 Ac

**County:** Jerome

**GPS Coordinates:** 42.58824291606766, -114.23815685532017

**Access:** Skeleton Butte Rd - Dirt & Gravel

**Road Maintenance:** Privately maintained semi-annually by the property owners, no formal assessment.

**Water:** Well water required

**Water Delivery Service:** N/A

**Power:** Provided by Idaho Power - Power runs underground along Skeleton Butte Rd

**Propane Delivery:** Amerigas: 250 gallons up to 1000 gallons , servicing from Rupert, must have a general idea of the appliances in order to get an estimation, minimum 150 gallons a year for service.

Proflame Propane: 60\$ per year for rent smallest tank available, 500 gallons tank for residential

100\$ a year, 250\$ up to 1500\$ for installation depending on tank size and distance requirements from home.

**Trash Service:** Likely but unknown

**Sewage:** Complex Septic Required - Septic Feasibility test has been completed by the Public Health Department in Jerome County. The property has been deemed viable for a complex system, which does incur an additional cost over a standard. Test holes were dug by Anytime Septic, a precise quote can be acquired if necessary. Septic Feasibility Report is available.

**Zoning:** A-2 Rural Residential

**Annual Taxes:** \$11.05

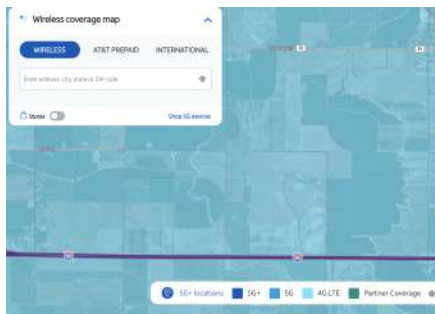
**Property Tax Status:** Paid

**Cell Service:**

**Verizon: 4G LTE**



**AT&T: 5G**





The average NCCPI for the entire area is 7.67, indicating a medium to high productivity potential for commodity crops. The overall CAP score averages at 6.3, suggesting a moderate capability for supporting different uses.

As per the Septic Dept comments, the area is characterized by a west-facing slope with little alluvial deposit. The top horizon is a B1 soil group that extends for 8 to 16 inches, followed by a calcareous layer with embedded cobbles and gravels leading to solid basalt at the pit's bottom. All test pit areas have been deemed only suitable for complex/proprietary septic systems due to the depth to the impermeable layer.

**Trees:** None

**Google Maps link:** <https://goo.gl/maps/uNZKXY4MPtYrzFDt5>

**Mapright Link:** <https://id.land/ranching/maps/b5a2bf9610e1618d136d34f3baec5b23/share>

**HOA:** None

**Subdivision Covenants:** Skeleton Butte Estates - Covenants are available

**School District:** Valley School District

**Climate:**

Annual high temperature: 143.06°F

Annual low temperature: 97.52°F

Average annual precipitation: 0.42 inches

Average annual snowfall: 18 inches

**Nearby Places of Interest:**

Cassia Regional Hospital - 33 min

Magic Valley Regional Airport - 27 min

Eden Country Grocery Store - 7 min

Magic Valley Mall & Cinema - 22 min

**Hiking:**

Jerome Clay Caves - 26 min

Caldron Linn Hiking Area - 21 min

Evel Knievel Snake River Canyon Jump Site - 22 min

Twin Falls Park - 17 min

Centennial Waterfront Park - 25 min

Base jump the bridge - 22 min

**Nearest Major City:** Twin Falls Idaho - 20 min

**Nearest City/Town:** Eden Idaho - 6 min

**Covenant Restrictions:**

- No parcel can be used for anything other than residential or farming purposes.
- Manufacturing, wholesaling, retailing, or repairing of industrial or commercial products is prohibited.
- Rearing, breeding, or feeding of livestock for purposes other than personal use is not allowed.
- No trading activities are permitted on any of the parcels.
- Storing machinery or equipment related to any trade is only allowed in garages or storage buildings.
- No activities that annoy other parcel owners or constitute a nuisance are allowed.
- Discharging firearms within the Skeleton Butte Estates boundaries is prohibited.

**Building Restrictions:**

- Only new single-family dwellings of one or two stories in height are allowed to be built on the described properties.
- The grantee(s) are permitted to construct a private garage and a barn or other out-buildings.
- The barn and out-buildings must have a general appearance that matches the primary structure and other buildings in Skeleton Butte Estates.
- The garage, barn, or out-buildings cannot be used as temporary or permanent dwelling houses.
- No temporary structures such as trailers, basements, tents, shacks, or other out-buildings can be used as a residence on any parcel at any time.
- Any buildings constructed on the premises must be diligently completed within one year from the start of construction.

**Minimum Sq footage:** The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1400 square feet for a one-story dwelling

## **Restrictions on Livestock & Animals**

- Raising, breeding, or keeping swine (pigs) is prohibited on any parcel for any purpose.
  - Commercial dog kennels or breeding kennels are not allowed on any parcel.
  - A maximum of three dogs can be permanently maintained on any parcel.
  - The number of chickens or other fowl is limited to 25, either individually or in total, and they are permitted solely for the personal use of the family residing on the premises.
  - All animals and fowl must be confined to the owner's property and not allowed to roam freely.

## **Zoning: A-2 Rural Residential**

The Rural Residential Zone allows housing for those individuals wanting country living apart from city structuring and livestock confinement operations. Development supporting these types of rural homes is compatible to this zone, as well as less intense agricultural activities.

### **Zoning Uses Permitted and by Special Permission**

**Visit this link:**

<https://www.jeromecountyid.us/DocumentCenter/View/3139/Chapter-5-Charts-1-15->