

VERSATILE OFF-GRID PROPERTY FOR SALE

836 E HWY 26
RICHFIELD, ID 83349



OFFERING SUMMARY

SALE PRICE :	\$1,500,000
ACRES:	151.65 +/-
IRRIGATED ACRES Under Pivot :	29 +/-
IRRIGATION DISTRICT:	IDWR - Big Wood
IRRIGATION:	2 Pivots - Gated Pipe
ZONING:	County Rural
TAXES:	\$788

SUMMARY OVERVIEW

This off-grid property offers a remarkable blend of independence and natural beauty. Spanning 151.65 +/- acres, with 29 +/- acres of farm ground under 2 pivots, which are off-grid. IDWR priority date 1908, .80 CFS, and Big Wood Canal Company and American Falls Reservoir district No. 2, 18 shares. It features a solar and wind power system that ensures sustainable energy supply. The property boasts a charming tiny home, ideal for those seeking a minimalist lifestyle or a cozy retreat. The picturesque Little Wood River meanders through the property, adding a serene touch and offering opportunities for fishing and relaxation. Additionally, the property includes a substantial 2,050 +/- shop which can serve a variety of purposes adding value and functionality. Overall this property offers a harmonious blend of eco-friendly living, natural tranquility, and practical amenities.

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