

**BERKSHIRE
HATHAWAY**
HOMESERVICES

SILVERHAWK REALTY
EAST IDAHO

&



LAND FOR SALE



PROPERTY OVERVIEW

MLS # 2179596

Price - \$5,358,307

Lot area - 3,401 ac

Property Type - Farm/Ranch

Contact Us
(208) 716-3459



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Description

This ranch has been used primarily for Spring and Fall grazing and includes one functioning well at 13,000 gallons per day, plus another permitted well not yet developed. Existing Fencing and a corral help to manage cattle across designated areas. The property borders and has grazing rights for about 2,200 acres of BLM - the BLM allows 227 AUM. Traditionally seller has placed cows early April-June and then again October-early December. In the past 10 years he has kept some pairs there through the summer as well. This property setting offers seclusion with expansive sightlines in all directions, including the striking views of Kettle Butte. Its location still allows a quick connection to the Arco Highway and an easy drive into Idaho Falls. Seller to retain wind rights.

Parcel numbers being sold are

RP03N35E170002

RP03N35E302401

RP03N34E250002

RP03N34E120002

RP03N35E180601

RP03N35E207201

RP03N35E214801

RP03N35E160002

RP03N35E070003



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info@homeswithbritandgreg.com



Access Road – 4 Wheel Drive Recommended, Dirt, Easements

Driveway Type – Dirt

Domestic Water – Well

Exterior Features – Corral/Stable

Farm Type – Range Ground

Irrigation Source/Type – None

Outbuildings – Corral(s)

Provider/Other Info – Rocky Mountain Power

Soil Type – Rocky

Terms – Cash, Conventional

Topography/Setting – Rock Outcropping, Rural, Sloped Valley

Zoning – Specific – BONNEVILLE-G1-GRAZING ZONE



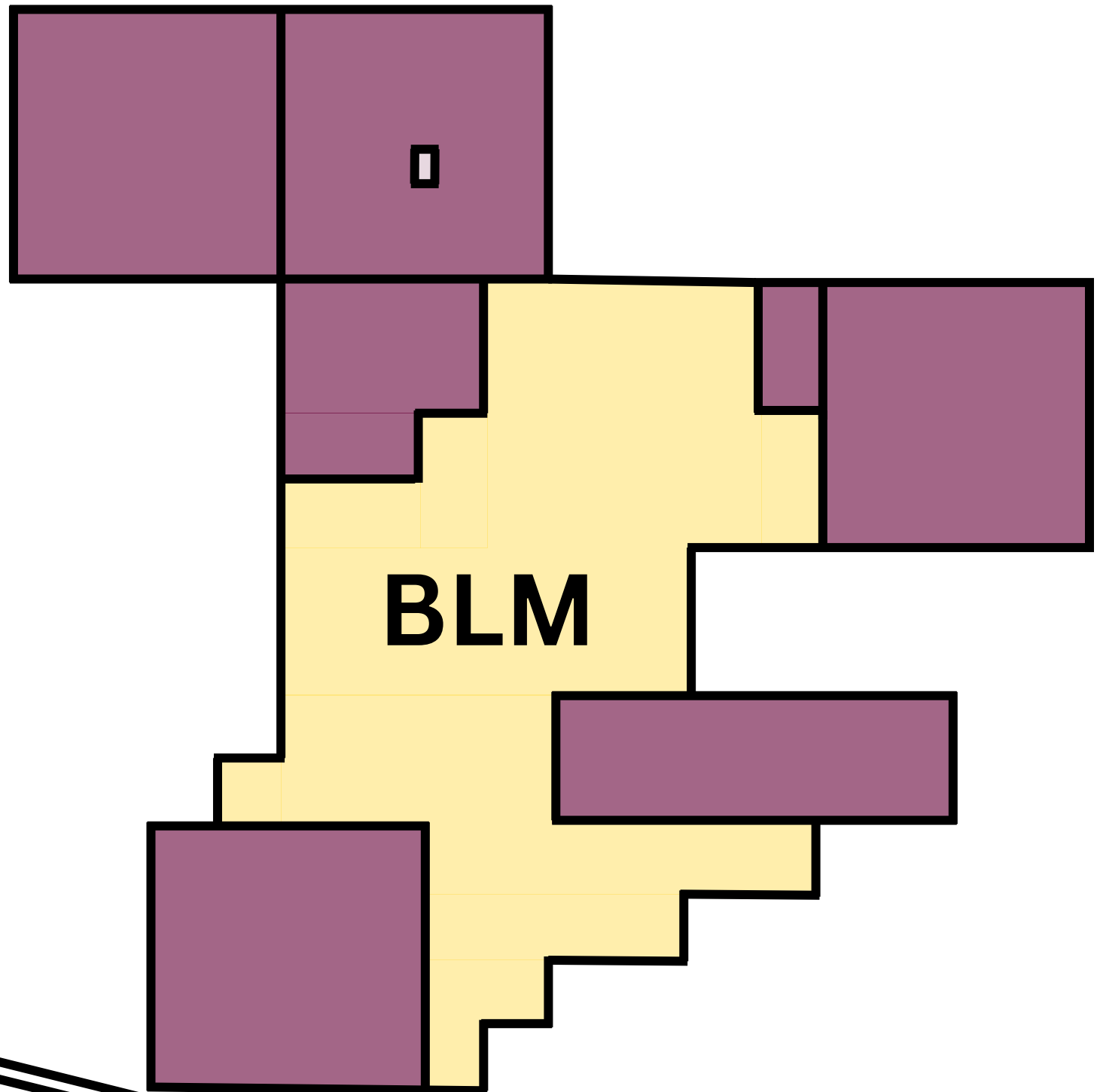
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LAND FOR SALE

**+/- 3,401 ACRES OF LAND PLUS GRAZING RIGHTS FOR AN
ADDITIONAL 2,200 ACRES OF BLM**



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