

FOR SALE

Recreation and/or Land Development w/ Approved 75-Lot Plat

Smith Canyon Ranch, Bannock County, ID 83340



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Paul Kenny & Matt Bogue Commercial and Mountain Retreat Real Estate are pleased to exclusively market the property located at Smith Canyon Ranch, Bannock County, ID 83340. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you may be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of purchase price, terms, ability to close the transaction, and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, and does not make any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of any projections contained herein.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

PROPERTY SUMMARY

Paul Kenny & Matt Bogue Commercial and Mountain Retreat Real Estate are pleased to exclusively market the 319.7 acre Smith Canyon Ranch in Bannock County, ID.

This Private Estate Ranch is located south of Pocatello, ID, north of Downey, ID, just minutes off the I-15, and contiguous to the Lava Ranches master planned community (lavaranch.com).

The property is zoned as a "Recreational" use under the Bannock County comprehensive master plan and is approved for a 75-lot private community + open space, known as the Smith Canyon Ranch project.

Water rights for residential development, and stock watering included in the sale.

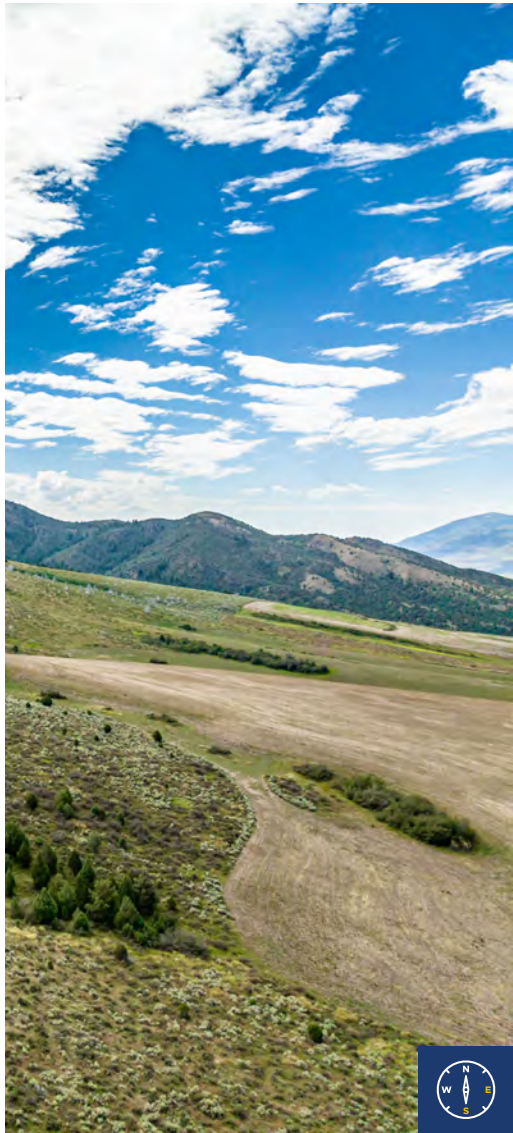


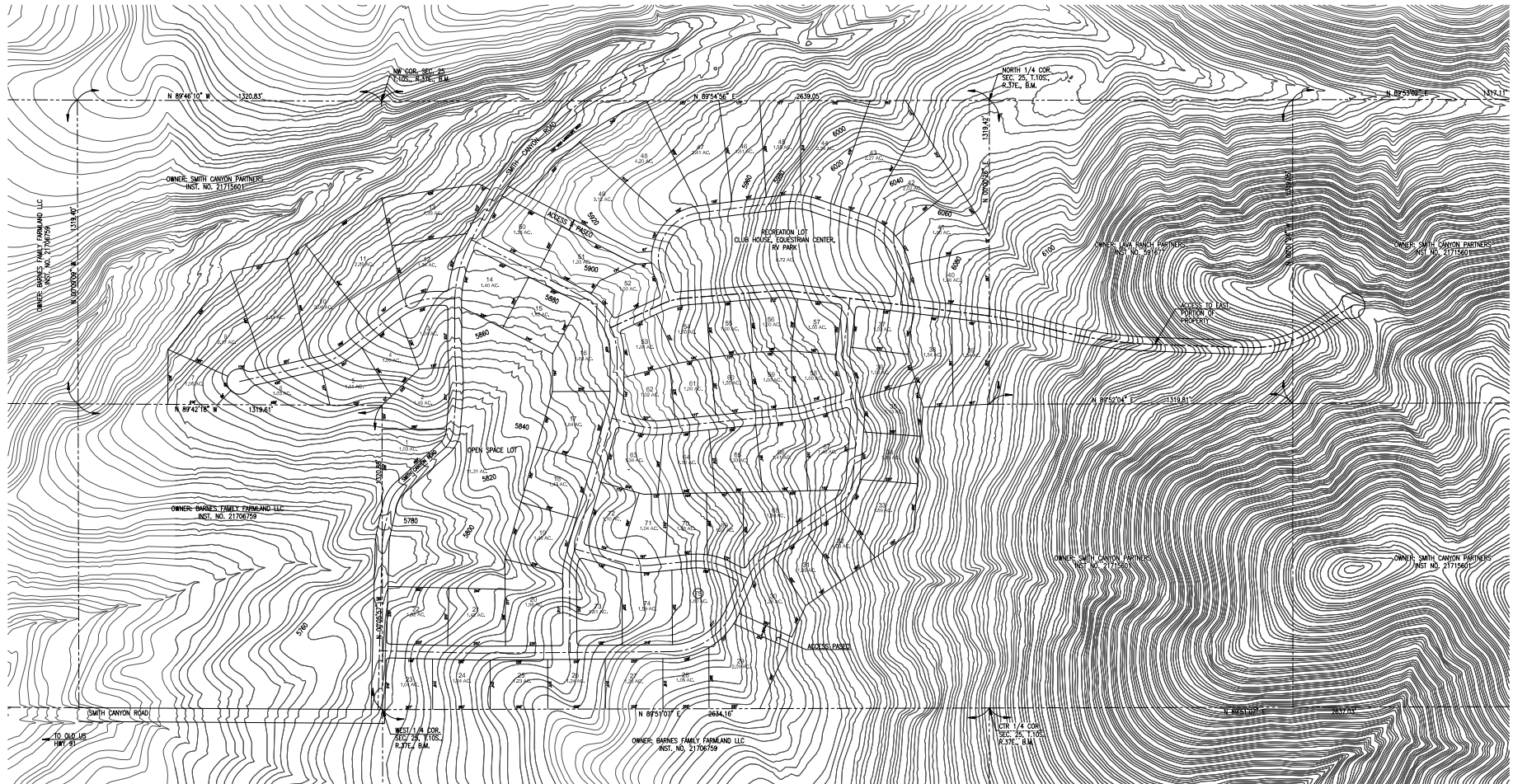
PROPERTY HIGHLIGHTS

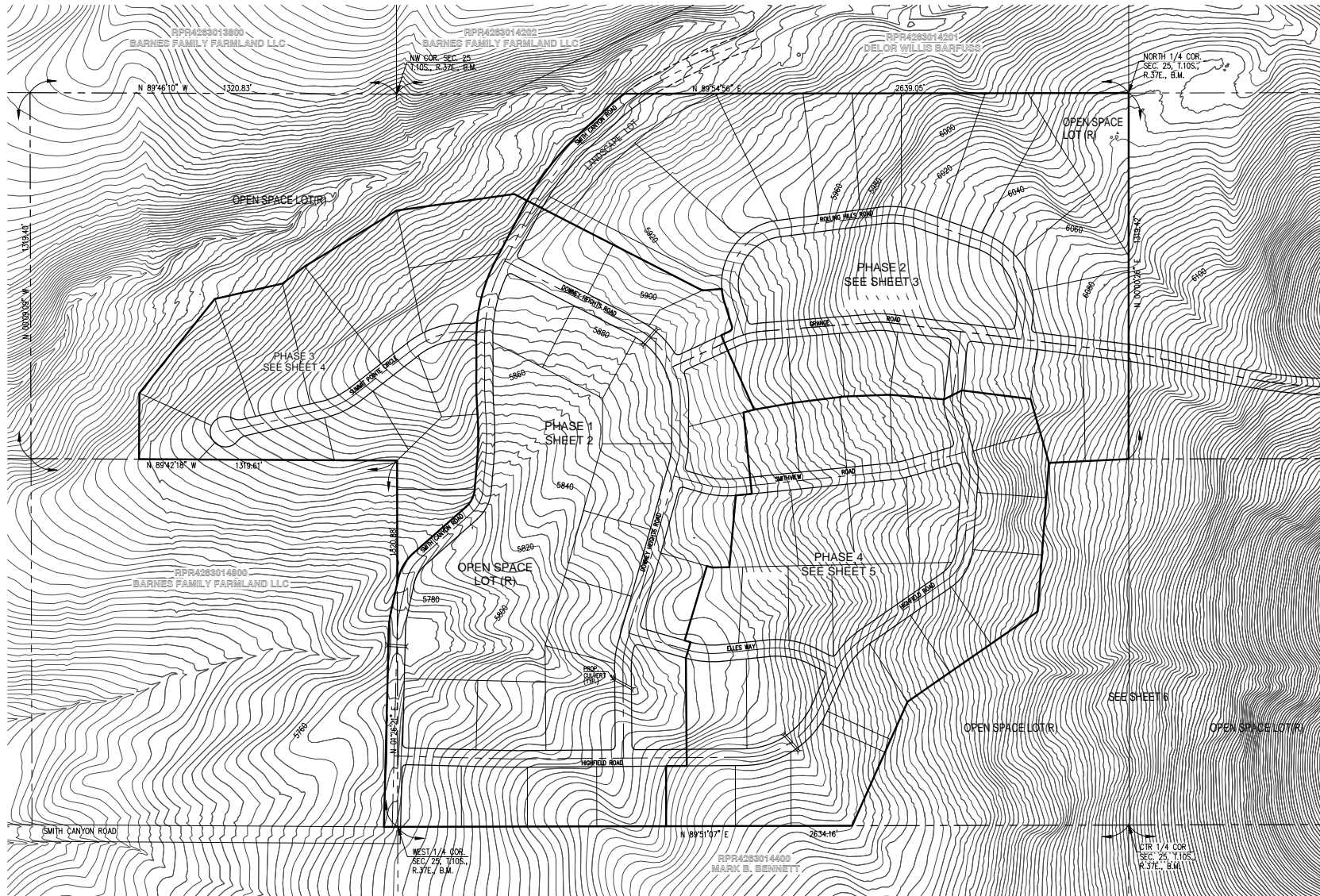
- Amazing potential for a Private Estate Ranch
- Approved 75-lot plat + open space
- Two on-site existing wells, at 58gpm & 22gpm, respectively
- Documents Include:
 - Draft CC&R's
 - Drainage Plan
 - Preliminary Plat
 - Survey/Topo
 - Well Site Survey
 - Well Completion Report
 - Will Driller's Report (Stock Water)
 - Idaho DEQ Well Engineering Report (Domestic)
 - Water Right Report
 - Maintenance & Operational Plan

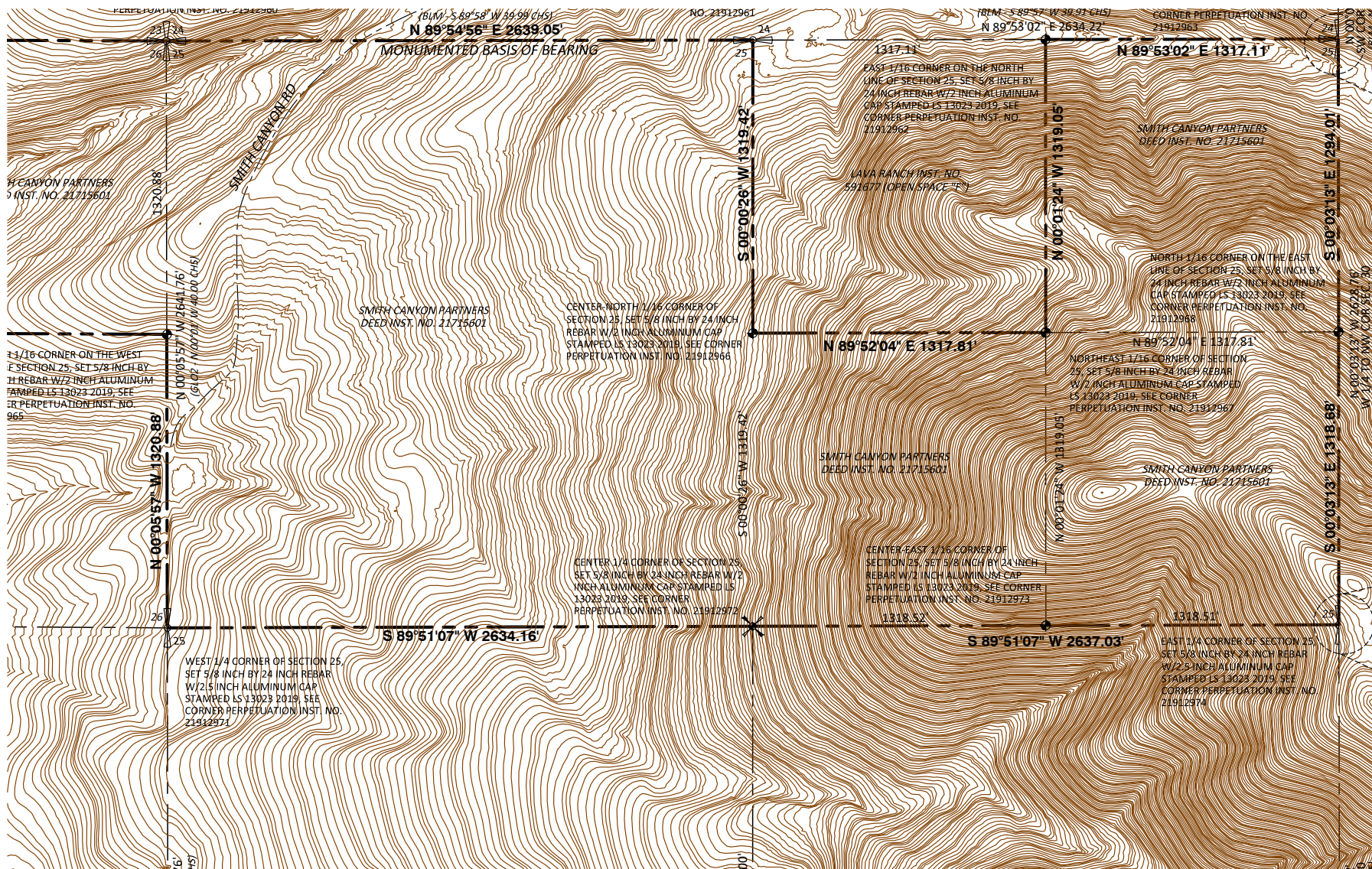
PROPERTY DETAILS

LEGAL DESCRIPTION	NE¼ of the NE¼ of Section 26, Township 10S, Range 37E, B.M., and NW¼ of the S½ of the NE¼ of the NE¼ NE¼ of Section 25, Township 10S, Range 37E, Bannock County on Smith Canyon Road, Lava Hot Springs, ID 83340
ASSESSOR PARCEL #	RPR42630314300/RPR4263014500
TOTAL LAND AREA	319.7 acres
ZONING	Recreational
APPROVED HOMESITES	75 (plus 10 'Open Space' lots)
OFFERING PRICE	\$2,254,000
UNIT PRICE	\$7,050/acre





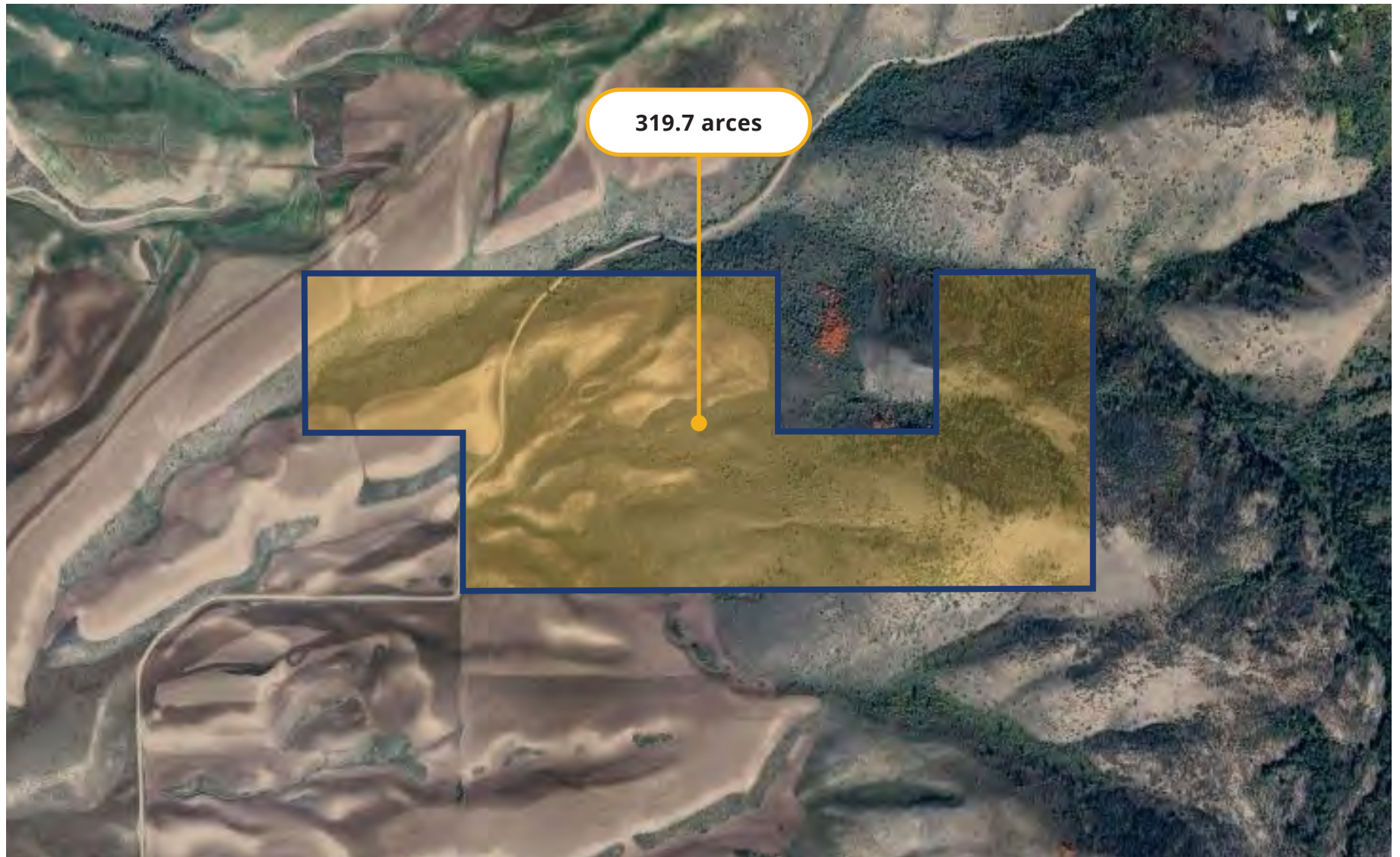




AERIAL MAP



SITE AERIAL 1



SITE AERIAL 2





BANNOCK COUNTY, ID

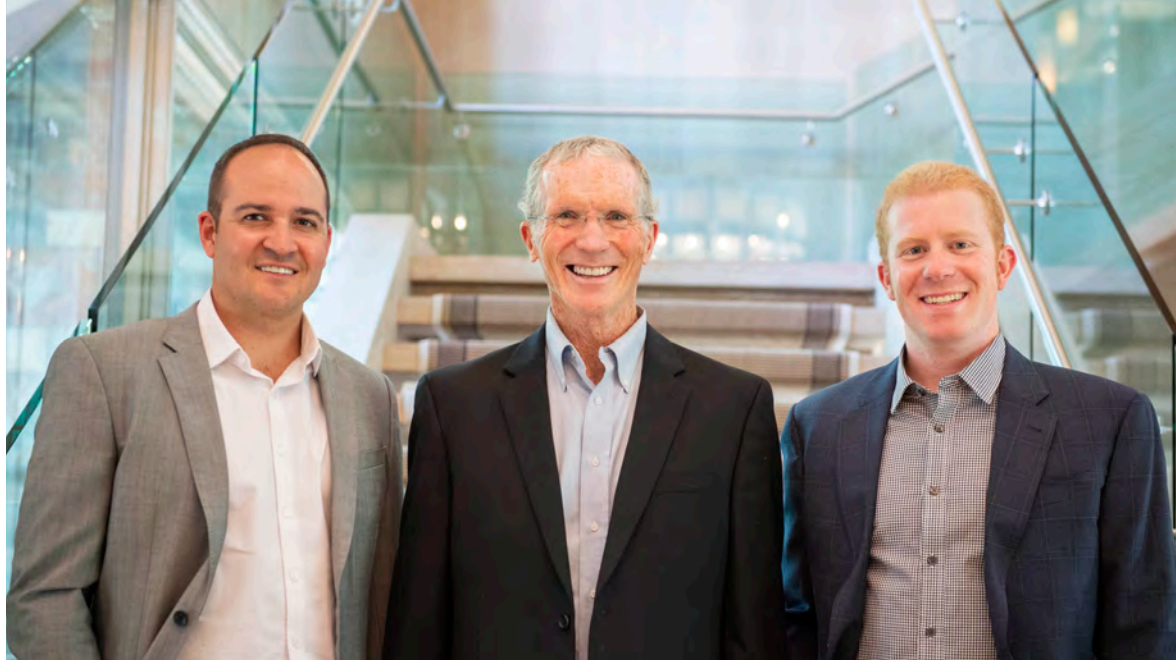


Bannock County is a county in the southeastern part of Idaho. As of the 2020 census, the population was 87,018,[1] making it the sixth-most populous county in Idaho. The county seat and largest city is Pocatello.[2] The county was established in 1893 and named after the local Bannock tribe.[3] It is one of the counties with territories included in the Fort Hall Indian Reservation of the federally recognized Shoshone-Bannock Tribes.

	1 MILE	5 MILES	10 MILES
Population (2010)	1,990	5,589	7,672
Population (2020)	2,440	6,813	9,013
Population (2023)	2,597	7,191	9,457
Population (2028)	2,681	7,418	9,749
Median Age (2023)	46.4	51.3	51.2
Median Household Income (2023)	\$83,756	\$85,753	\$91,515
Median Household Income (2028)	\$89,557	\$93,994	\$101,797
Average Household Income (2023)	\$109,862	\$126,498	\$138,237
Average Household Income (2028)	\$123,578	\$145,723	\$156,942
Total Housing Units (2023)	2,562	7,407	8,779



Paul Kenny & Matt Bogue Commercial Real Estate




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We represent clients in all aspects of commercial brokerage, including commercial real estate sales, commercial investment sales, commercial leasing, tenant representation, landlord representation, site selection, retail, office, industrial, land, development, and business brokerage.

We work as a team on every project and assignment, sharing responsibilities and utilizing our complimentary skills to maximize service for every client. This team approach ensures professional attention to detail and ready response to the needs of the client. We take great pride in the high level of dedication and customer service established over the past 25 years.

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