

# Stauffer Creek Ranch



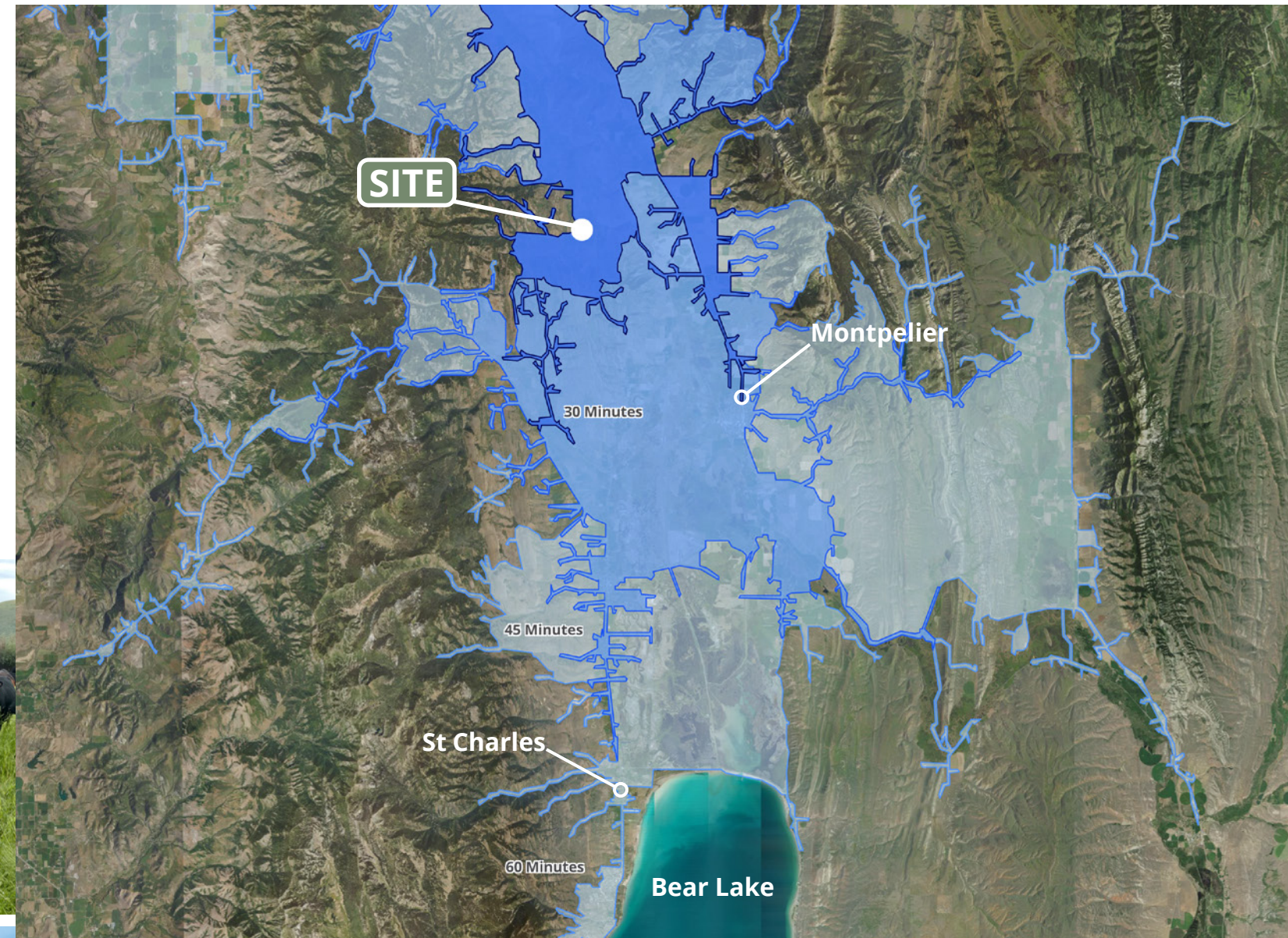
\$9,750,000

42.425673, -111.419722  
Stauffer Canyon Road  
Montpelier, Idaho

# Stauffer Creek Ranch

## Property Information

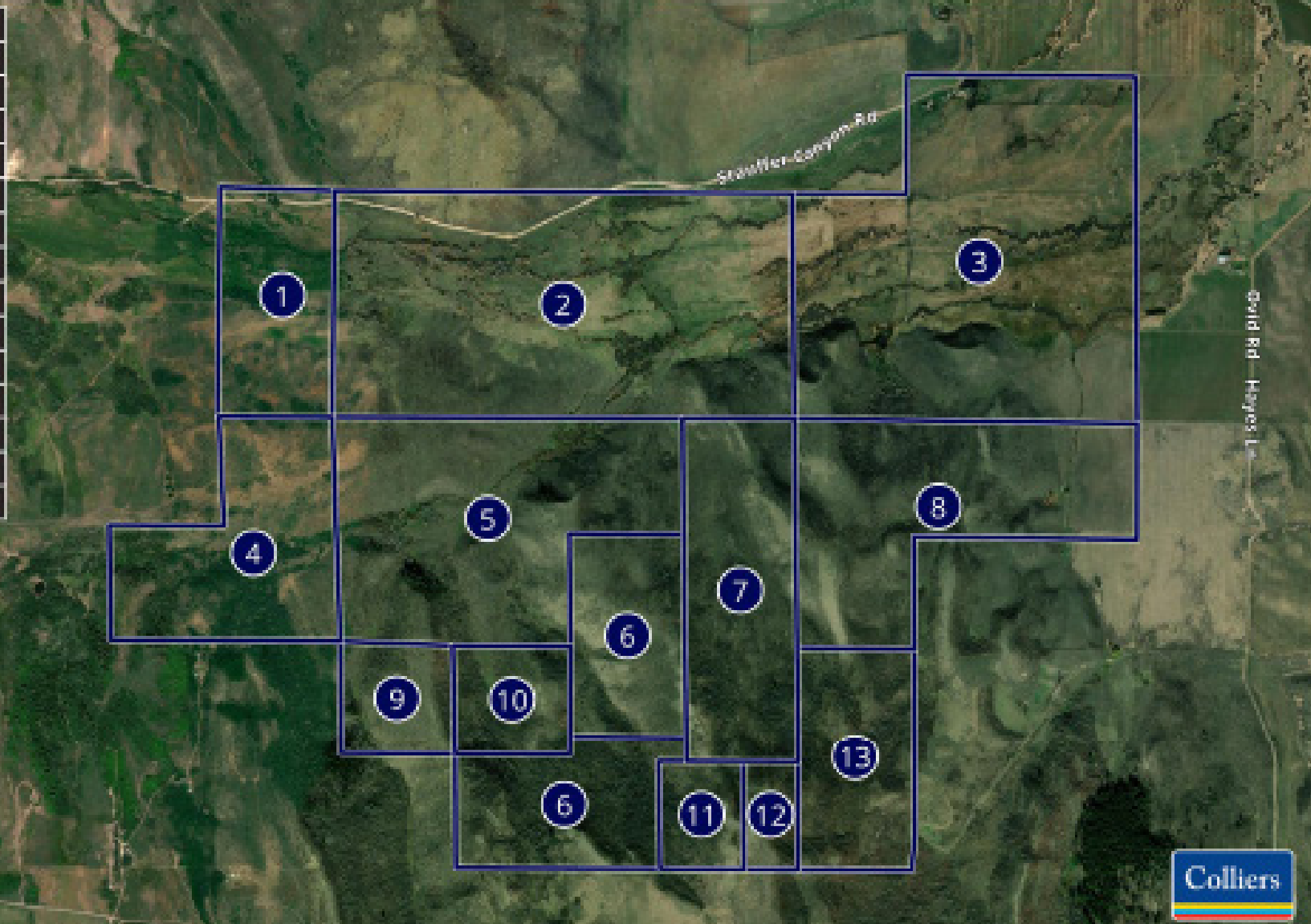
- 1,668 Acres located near Montpelier, Idaho in Bear Lake County
- Improvements include a log cabin, caretaker's house, barns, sheds, and corrals
- Substantial adjudicated 1876/1900 priority water rights and springs
- Large population of elk, deer, beaver, waterfowl, eagles, and other wildlife
- Stauffer Creek as well as numerous creeks and springs flow through the ranch
- Property will accommodate over 400 mothercow/calf pairs to range and thrive
- Property fully fenced and internally cross-fenced
- Additional information available upon request



<b>1</b>	<b>MONTPELIER</b>	<b>3</b>	<b>LOGAN</b>
	16.5 Miles 22 Minutes		68.5 Miles 1 Hour 36 Minutes
<b>2</b>	<b>BEAR LAKE</b>	<b>4</b>	<b>SALT LAKE CITY</b>
	24.6 Miles 41 Minutes		158 Miles 2 Hours 57 Minutes

# Parcel Map

#	Parcel ID	Acreage
1	RP11543E327200	80
2	RP11543E334800	320
3	RP11543E341200	320
4	RP12543E050000	118.51
5	RP12543E040000	195.37
6	RP12543E041200	150
7	RP12543E040000	118.37
8	RP12543E030600	158.96
9	RP12543E045400	40
10	RP12543E044800	40
11	RP12543E049200	30
12	RP12543E049000	20
13	RP12543E035400	80
Total Acreage:		1,668.23



# Area Overview

## Montpelier, Idaho

The city of Montpelier is located in southeastern Idaho near the Utah border, serving as the county seat of Bear Lake County. Nestled in the Bear River Valley, Montpelier is surrounded by rolling hills, farmland, and mountain landscapes that define the region's rural charm.

Montpelier offers a close-knit community atmosphere with local shops, schools, parks, and civic amenities that support everyday living. The city is home to the National Oregon/California Trail Center, celebrating the area's role in westward expansion, as well as several historic buildings that reflect its heritage.

Montpelier provides small-town living with convenient access to outdoor recreation. Just a short drive away is Bear Lake, known for its turquoise waters, as well as numerous opportunities for fishing, boating, hiking, and winter sports in the nearby mountains.

## Bear Lake


Bear Lake is located along the Idaho-Utah border in southeastern Idaho and is often referred to as the "Caribbean of the Rockies" for its striking turquoise-blue waters. The Idaho side of Bear Lake features a mix of residential communities, vacation properties, and open landscapes, making it a popular destination for both full-time residents and seasonal visitors.


The area offers a relaxed lakeside environment with marinas, beaches, parks, and access to boating, fishing, and water sports. Surrounding the lake are rolling hills and mountains that provide opportunities for hiking, biking, snowmobiling, and other outdoor recreation throughout the year. Bear Lake receives around 1 million visitors annually.

Bear Lake combines natural beauty with a laid-back lifestyle, attracting those who value outdoor living, scenic views, and a strong sense of community in a resort-oriented setting.

## Bear Lake County

 Total Population  
**6,920**  
2025

 Total Households  
**2,622**  
2025

 Median Age  
**40.1**  
2025

 Total Businesses  
**266**  
2025

 Total Employees  
**1,819**  
2025



# #1 CRE FIRM IN UTAH



**235**

Real Estate  
Professionals



**\$2.5 B**

in Annual  
Transaction Volume



**2,114**

Transactions



**1,364**

Listings

## CONTACT US

### Brent Haight

Senior Vice President  
+1 801 947 8355  
brent.haight@colliers.com

### Tim Simonsen

Senior Executive V.P. & Partner  
+1 801 580 0969  
tim.simonsen@colliers.com

### Colliers International

6440 S. Millrock Dr., Suite 500  
Salt Lake City, UT 84121  
Main: +1 801 947 8300  
colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.