

Elmore County, Idaho

160+/- Acres

\$450,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

FARM | RANCH

208-505-9998 Office

208-258-0715 Cell

CANADA **Property Profile**

The Elmore 160

Location:

- Elmore County, Idaho
- 3 Miles South of I84 at Simco Road
- 30 Minutes From the Boise Airport

Coordinates: 43.244124, -115.972277

Property Information:

160 +/- Acres
Zoned M1 Light Industrial
Center Pivot Infrastructure in Place

Property Use:

- Solar Potential
- Pasture/Dry Grazing
- Dry Crop

Tax Information:

- Parcel RP02S04E154810 \$44.04 in 2022

▲ He Devil
9417 ft / 2871 m

12664 ft / 3861 m
▲ Borah Peak

▲ Leatherman Peak
12231 ft / 3729 m

▲ Diamond Peak
12195 ft / 3718 m

▲ Hindman Peak
12008 ft / 3651 m

IDAHO

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Snake River Plain | RANCHO

OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

2132 Succor Creek Rd. - Homedale, ID 83628

smalltownproperties.com

Information is believed to be accurate but not guaranteed.





Large level 160+/- acre parcel in Elmore County Industrial Growth Corridor. Situated on the Ada County line nearly eight miles south of I-84, this property is zoned M1 Light Industrial. A major transmission line is approximately 4.5 miles away and a railway is roughly three miles out. The neighboring parcel to the south has water rights and is actively farmed. Previously, this 160+/- acre parcel was farmed with shared water from the region's center pivot infrastructure is in place. Consider this property for pasture/dry grazing, solar potential, dryland crop and more. Contact Oscar Evans to schedule a visit.



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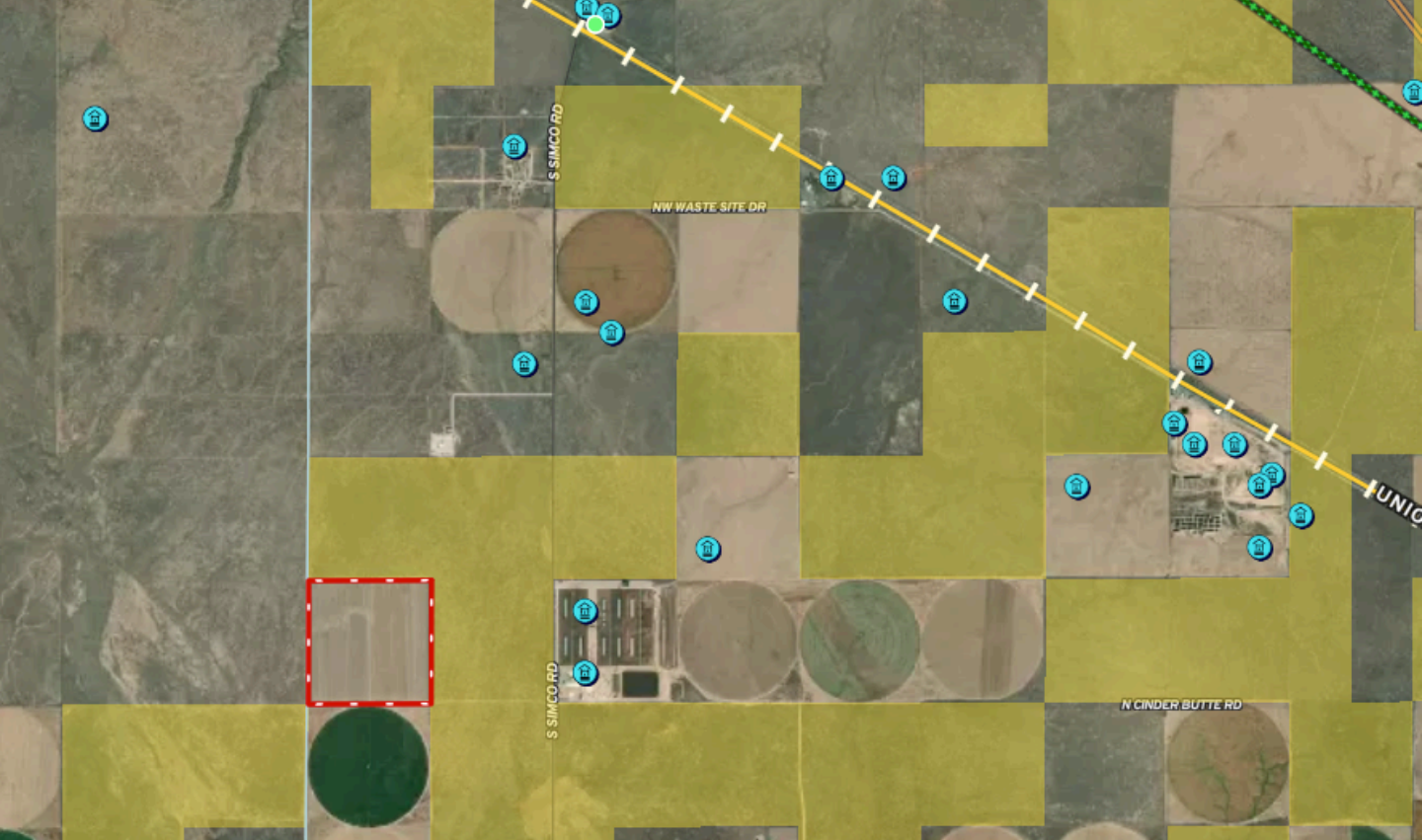
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[MapLink](#)



Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties (ID685)			
Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties (ID685)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2401	Lankbush-Jenness complex, 1 to 3 percent slopes	125.3	76.8%
2403	Lankbush-Chardoton complex, 0 to 2 percent slopes	37.8	23.2%
Totals for Area of Interest		163.1	100.0%



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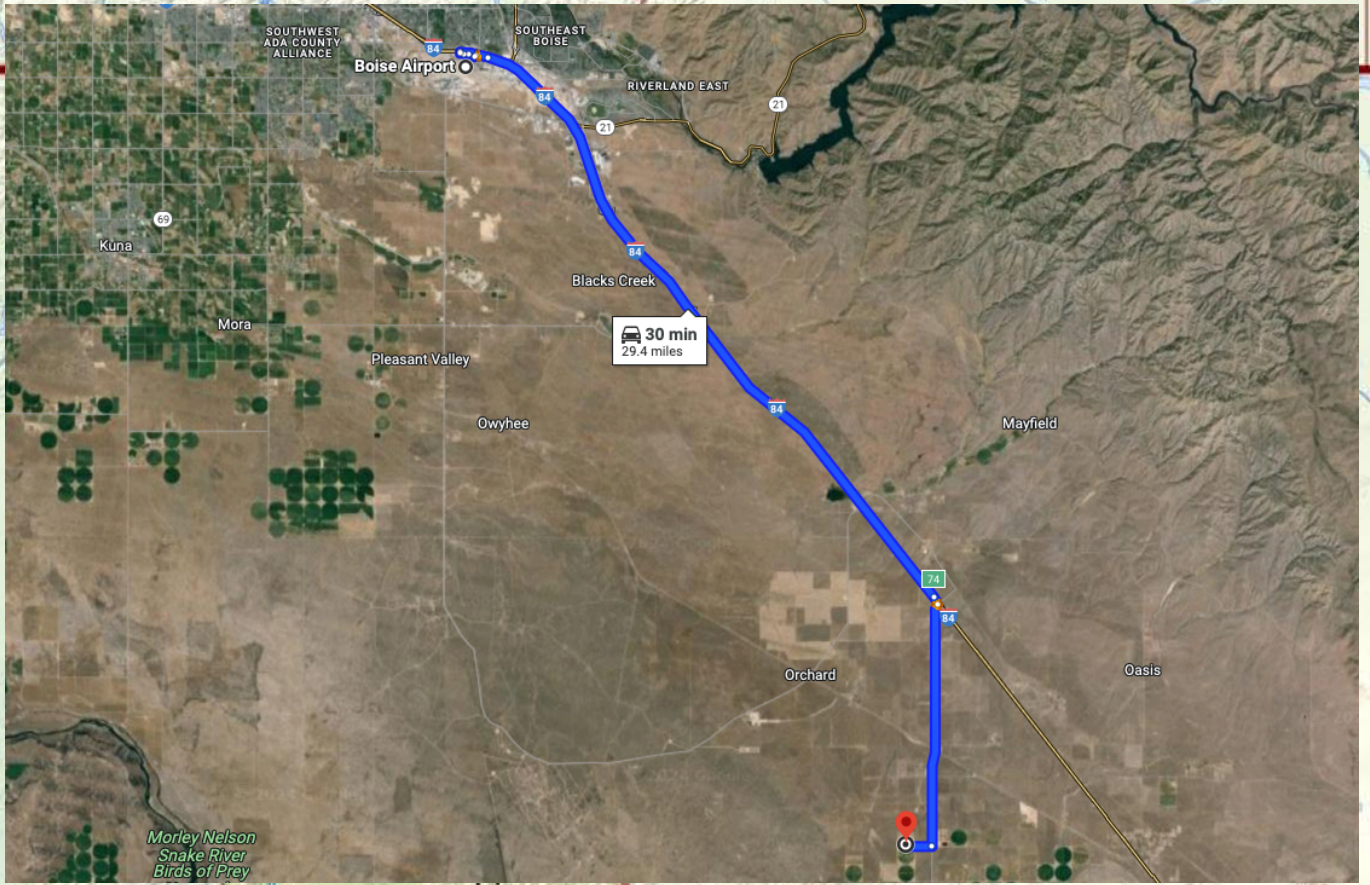
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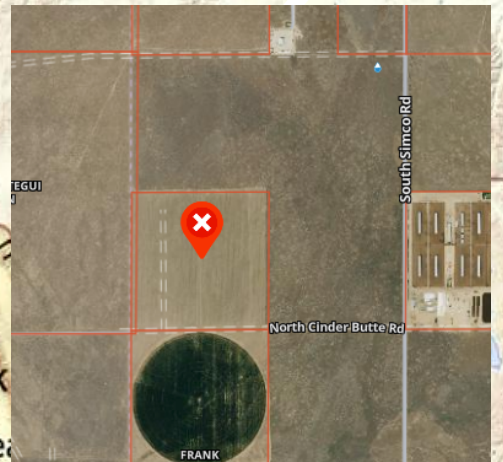
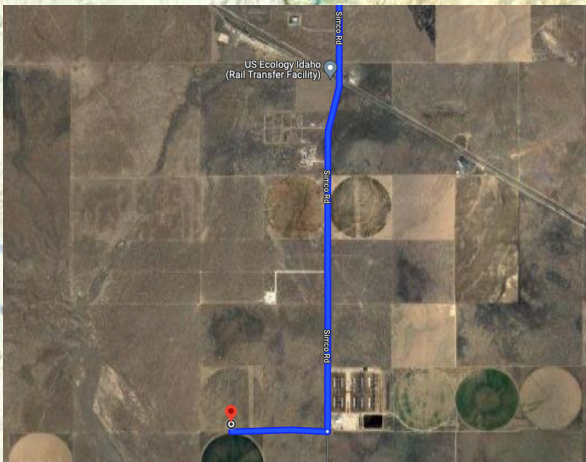
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[Google Map Link](#)



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