

Elmore County, Idaho

142+/- Acres

\$450,000



**SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

FARM | RANCH

208-505-9998 Office  
208-258-0715 Cell



# CANADA **Property Profile**

## The Elmore 142

### Location:

- Elmore County, Idaho
- Monroe Road Near Simco Road
- 22 Minutes From the Boise Airport
- Easy Access to I-84 and Simco Road

Coordinates: 43.291, -115.96806

### Property Information:

- 142+/- Acres
- Zoned M2 Heavy Industrial
- Rail Access

### Property Use:

- Solar Potential
- Rail Transfer
- Industrial Development

### Tax Information:

- Parcel RP01S04E344210 - \$37.90 in 2022



# SMALLTOWN

## HUNTING PROPERTIES & REAL ESTATE<sup>SM</sup>

### IDAHO

### Snake River M | R A N C H

**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](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





Investors, take a look at this level ground in Elmore County, Idaho! Rail access and M2 Heavy Industrial Zoning add to the value of this 142+/- acre parcel. Situated near Simco Road on the Ada County line, the property is surrounded by multiple industrial and solar projects. A major transmission line is only 1.5 miles away. The options are endless here; contact Oscar Evans today!



**SMALLTOWN**

**HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>**

IDAHO

Snake River Plain | RANCH

**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](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OSCAR EVANS, ALC**  
DESIGNATED BROKER  
C: 208-258-0715  
O: 208-505-9998  
oscar@smalltownproperties.com

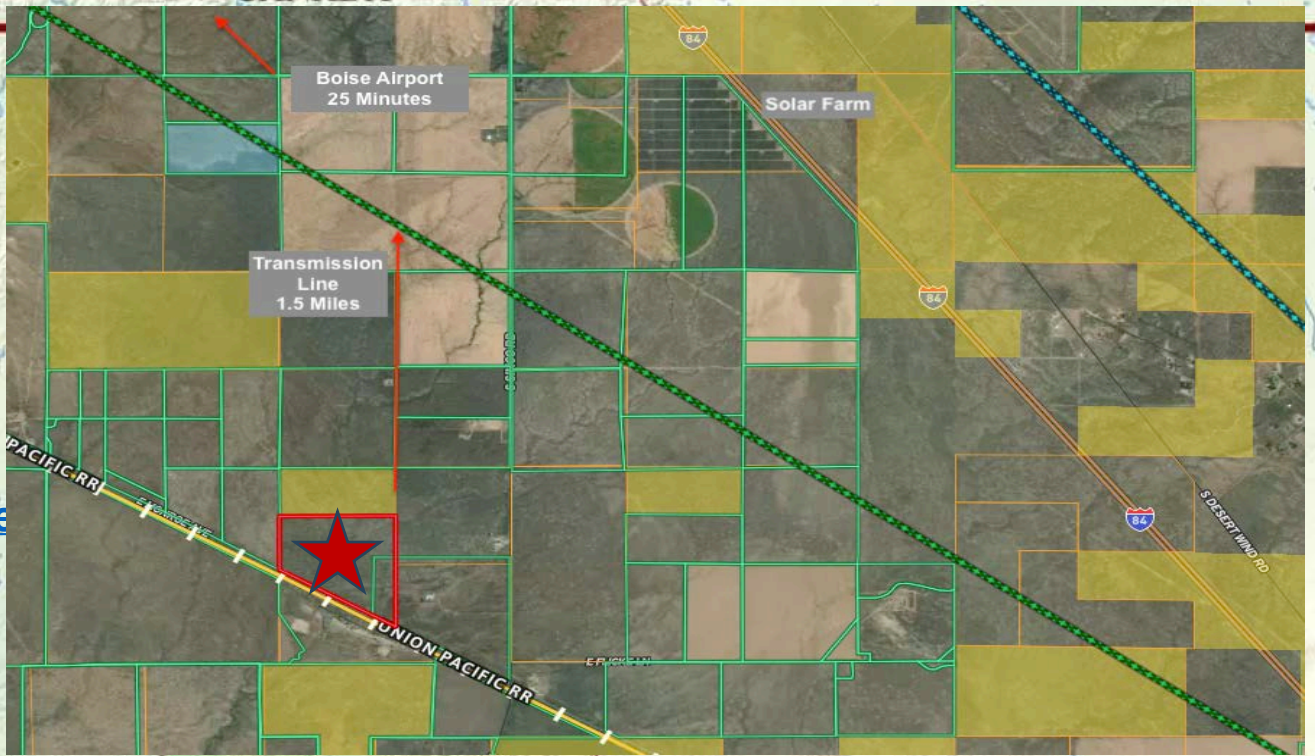
2132 Succor Creek Rd. - Homedale, ID 83628  
smalltownproperties.com



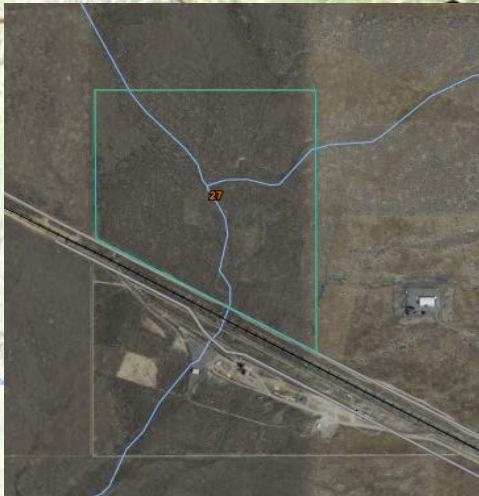
Information is believed to be accurate but not guaranteed.



CANADA



[Map Link](#)



**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
27	Chilcott-Elijah silt loams, 0 to 12 percent slopes	123.7	100.0%
<b>Totals for Area of Interest</b>		<b>123.7</b>	<b>100.0%</b>



# SMALLTOWN

## HUNTING PROPERTIES & REAL ESTATE<sup>SM</sup>

### IDAHO

**OSCAR EVANS, ALC**

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

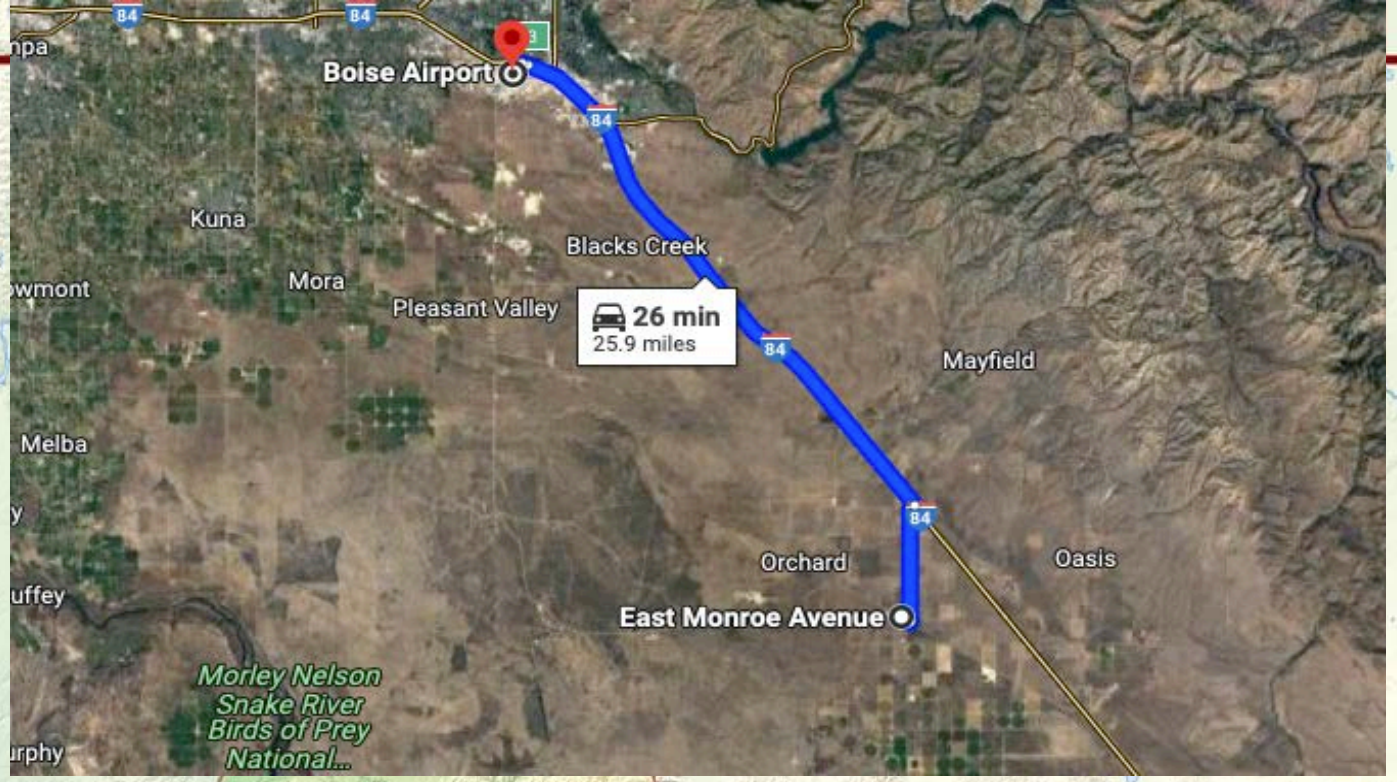
oscar@smalltownproperties.com

2132 Succor Creek Rd. - Homedale, ID 83628

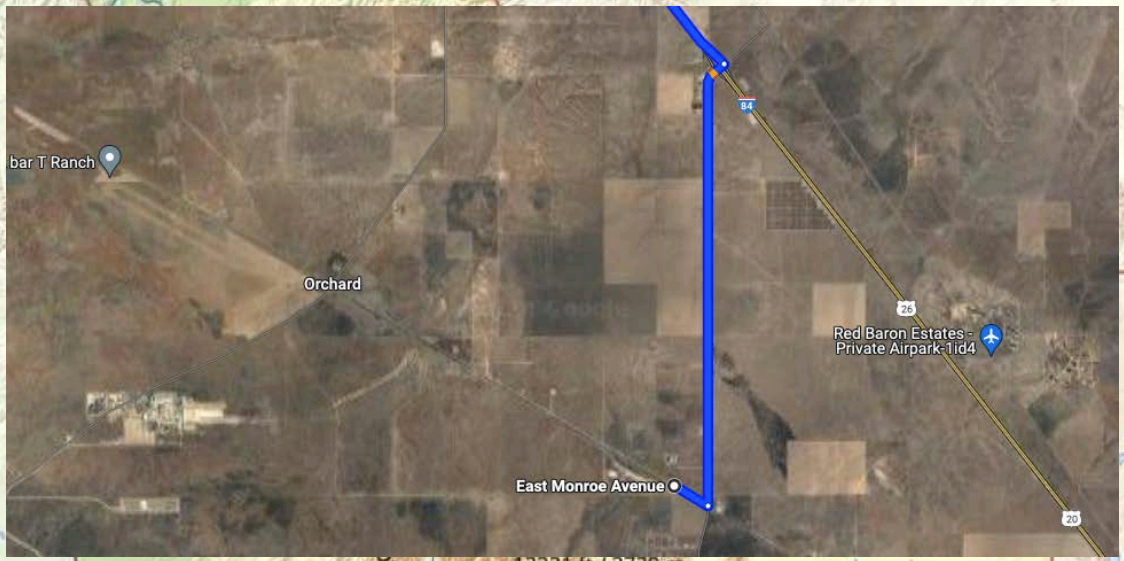
[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





[Google Map Link](#)



**SMALLTOWN**  
 HUNTING PROPERTIES  
 & REAL ESTATE<sup>SM</sup>

IDAHO

Snake River Plain | RANCH

**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.