

**Elmore County, Idaho**

**160+/- 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 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

# SMALLTOWN

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

Snake River M | RAN CH

**OSCAR EVANS, ALC**

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

ooscar@smalltownproperties.com

2132 Succor Creek Rd. - Homedale, ID 83628

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



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

IDAHO

Snake River Plain | RANCHO

**OSCAR EVANS, ALC**

DESIGNATED BROKER

C: 208-258-0715

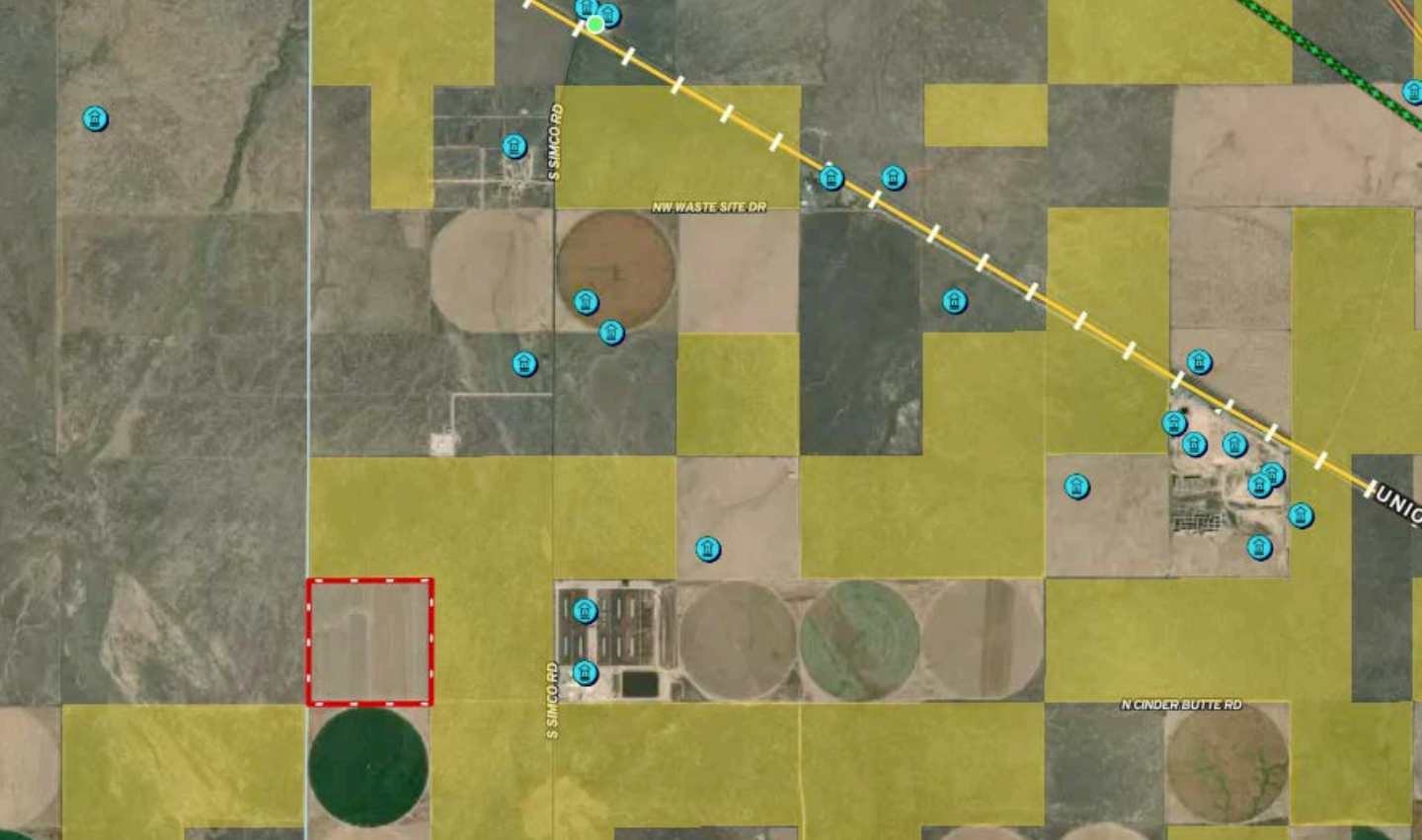
O: 208-505-9998

oscar@smalltownproperties.com

2132 Succor Creek Rd. - Homedale, ID 83628

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



[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%
<b>Totals for Area of Interest</b>		<b>163.1</b>	<b>100.0%</b>



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

**OSCAR EVANS, ALC**  
 DESIGNATED BROKER

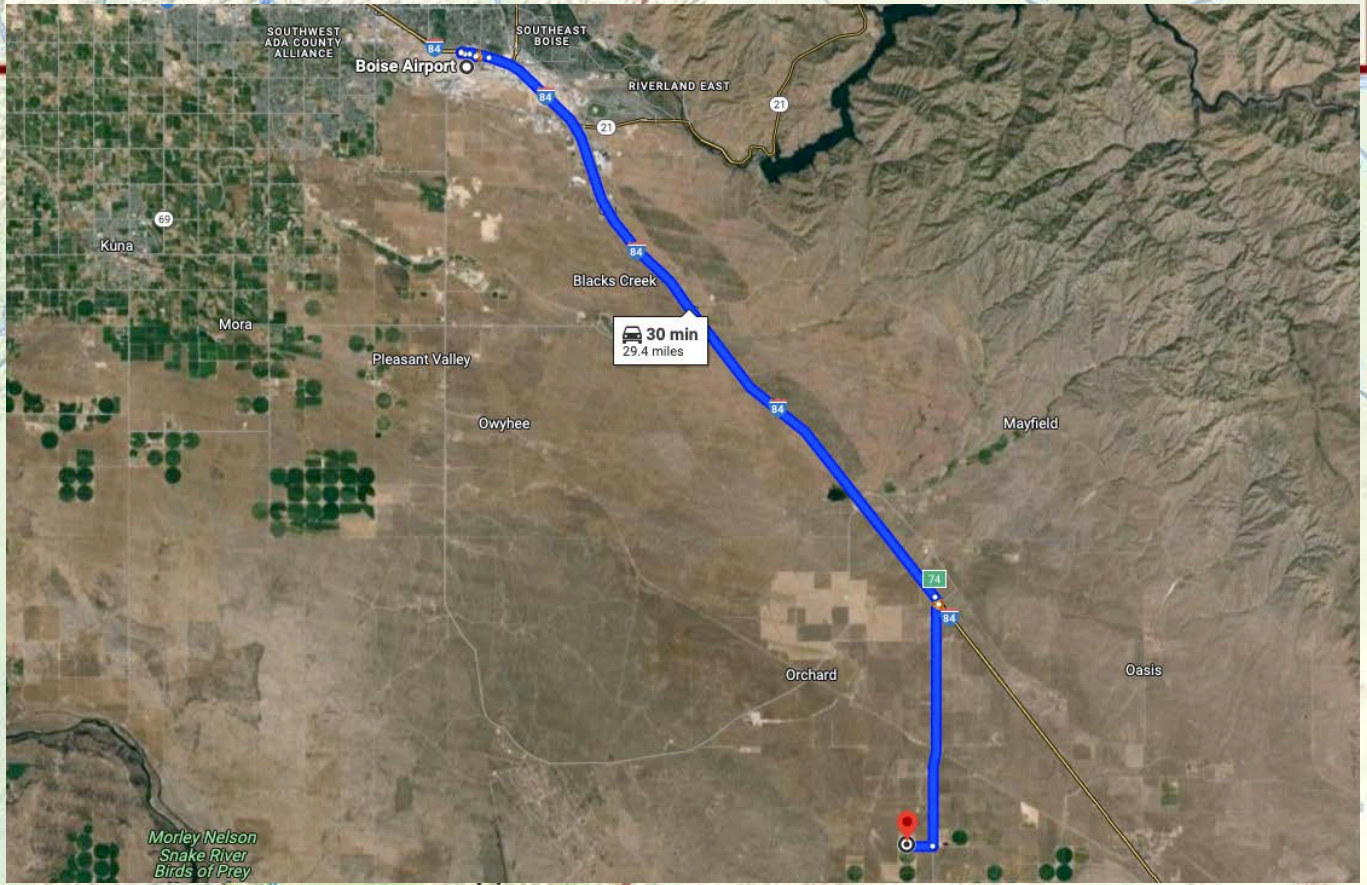
C: 208-258-0715  
 O: 208-505-9998

oscar@smalltownproperties.com

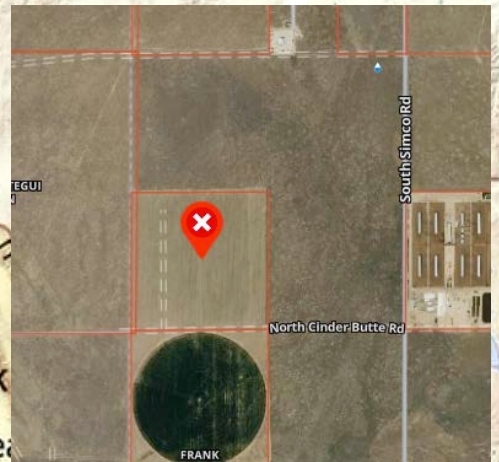
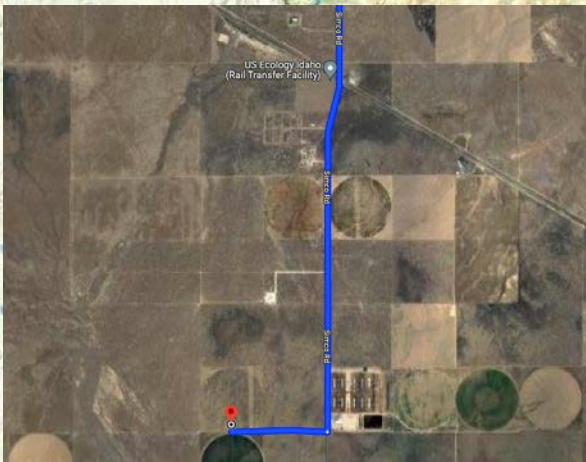
2132 Succor Creek Rd. - Homedale, ID 83628

[smalltownproperties.com](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.