

3534 YELLOW ROSE LN King Hill, ID

Ranch Land With Residence

FOR SALE



LOCATION INFORMATION

STREET ADDRESS	3534 Yellow Rose Ln
CITY, STATE, ZIP	King Hill, ID 83633
COUNTY	Elmore
ACRES	±178 acres
PRICE	\$1,790,000

PROPERTY HIGHLIGHTS

- Yellow Rose Ranch is ±178 acres of paradise with approximately 1 mile of Snake River frontage, spectacular views and amazing wildlife!
- Ranch partially borders BLM land making it private and is perfect for horses or cattle with a pivot irrigated pasture, fenced grazing and a barn
- Includes a 3 bedroom, 2 bath home, recently renovated with an open floor plan, lots of windows and natural light
- Barn/shop is ±1,440 SF features 220v power, drive through doors with 1,440 SF of potential living space upstairs
- Includes 65 water right shares from the King Hill Irrigation District
- Potential accretion land of ±11 acres on Snake River
- Perfect location for hunting, sturgeon fishing and river sports with tons of wide open spaces
- Perfect location for hunting, sturgeon fishing and river sports with tons of wide open spaces

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

NAISelect

NORM BROWN

208.866.2450 | norm@rallensrealty.com

ERIC GUANELL, CCIM

208.890.4092 | eric@rallensrealty.com



RALLENS

REALTY CONSULTANTS

rallensrealty.com

RALLENS REALTY CONSULTANTS | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.996.1055

3534 YELLOW ROSE LN King Hill, ID

NAISelect



NORM BROWN

208.866.2450 | norm@rallensrealty.com

ERIC GUANELL, CCIM

208.890.4092 | eric@rallensrealty.com



RALLENS

REALTY CONSULTANTS

rallensrealty.com
208.996.1055

3534 YELLOW ROSE LN King Hill, ID

NAISelect



NORM BROWN

208.866.2450 | norm@rallensrealty.com

ERIC GUANELL, CCIM

208.890.4092 | eric@rallensrealty.com



RALLENS

REALTY CONSULTANTS
rallensrealty.com
208.996.1055

3534 YELLOW ROSE LN King Hill, ID

NAISelect



NORM BROWN

208.866.2450 | norm@rallensrealty.com

ERIC GUANELL, CCIM

208.890.4092 | eric@rallensrealty.com



RALLENS

REALTY CONSULTANTS
rallensrealty.com
208.996.1055

3534 YELLOW ROSE LN King Hill, ID

NALSelect



NORM BROWN

208.866.2450 | norm@rallensrealty.com

ERIC GUANELL, CCIM

208.890.4092 | eric@rallensrealty.com



RALLENS
REALTY CONSULTANTS

rallensrealty.com
208.996.1055

3534 YELLOW ROSE LN King Hill, ID

NALSelect



NORM BROWN

208.866.2450 | norm@rallensrealty.com

ERIC GUANELL, CCIM

208.890.4092 | eric@rallensrealty.com



RALLENS

REALTY CONSULTANTS

rallensrealty.com
208.996.1055