

**IMPROVED  
PRICE**

# **PAYETTE RIVERFRONT RANCH**

## **GEM COUNTY**

**±240 ACRES | PAYETTE RIVER FRONTAGE**



**RALLENS REALTY**  
CONSULTANTS

**NAISelect**





## STUNNING PROPERTY IN GEM COUNTY!

Historical water rights, fertile soil, and abundant wildlife make this a prime location for a ranch, a hunter's retreat, or even a self-sustaining farm. Stunning views overlooking the Payette River with the Elkhorn Mountain Range looming in the distance provide an unmatched west-facing view from the rim. Come out to a homesteaded ranch away from the hustle and bustle of the city to enjoy the tranquil silence of life on the range.

INTRODUCING

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FOR SALE

## PROPERTY INFORMATION

### ADDRESS

11433 Lower Bench Road,  
Emmett, ID 83617

### PROPERTY TYPE

Farm/Ranch

### ZONING

AG

### PRICE

**\$2,950,000**

### ACRES

+/- 240 (Seller hopes to retain +/- 10 acres with home)

### UTILITIES

Power / Irrigation Rights

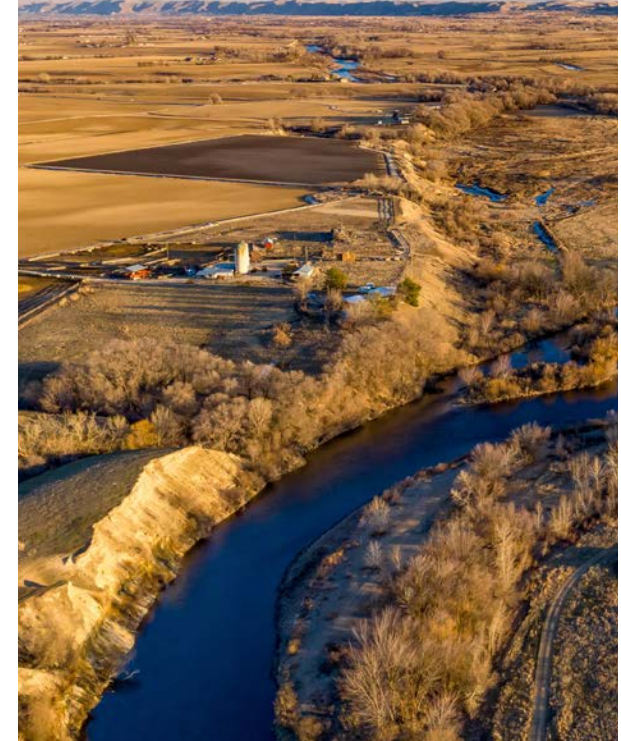
### WATER RIGHTS

	W.R. #	PRIORITY DATE	USE
1	65-1278	Active 12/31/1899	Stock water, Domestic
2	65-2200B	Active 9/20/1916	Irrigation 33 acres
3	65-1854	Active 3/27/1930	Irrigation 79 acres
4	65-1858	Active 3/27/1930	Irrigation 98 acres
5	65-13617	Active 5/9/1995	Stock water
6	65-1859	Active 5/1/1960	Irrigation 38 acres
7	65-2695	Active 7/19/1961	Irrigation 62 acres
8	65-2847	Active 6/20/1966	Irrigation 268 acres

### HIGHLIGHTS

- +/- 1 mile of Payette River frontage
- Amazing recreational paradise
- Perfect for hunting club
- Incredible views of Payette River
- Abundant wildlife
- +/- 55 acres of irrigated farm ground
- Fantastic grazing ranch
- Amazing potential for gravel harvest

VIEW THE VIDEO  
**HERE!**



**BRIAN RALLENS**

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**GREG PICARD, CCIM**

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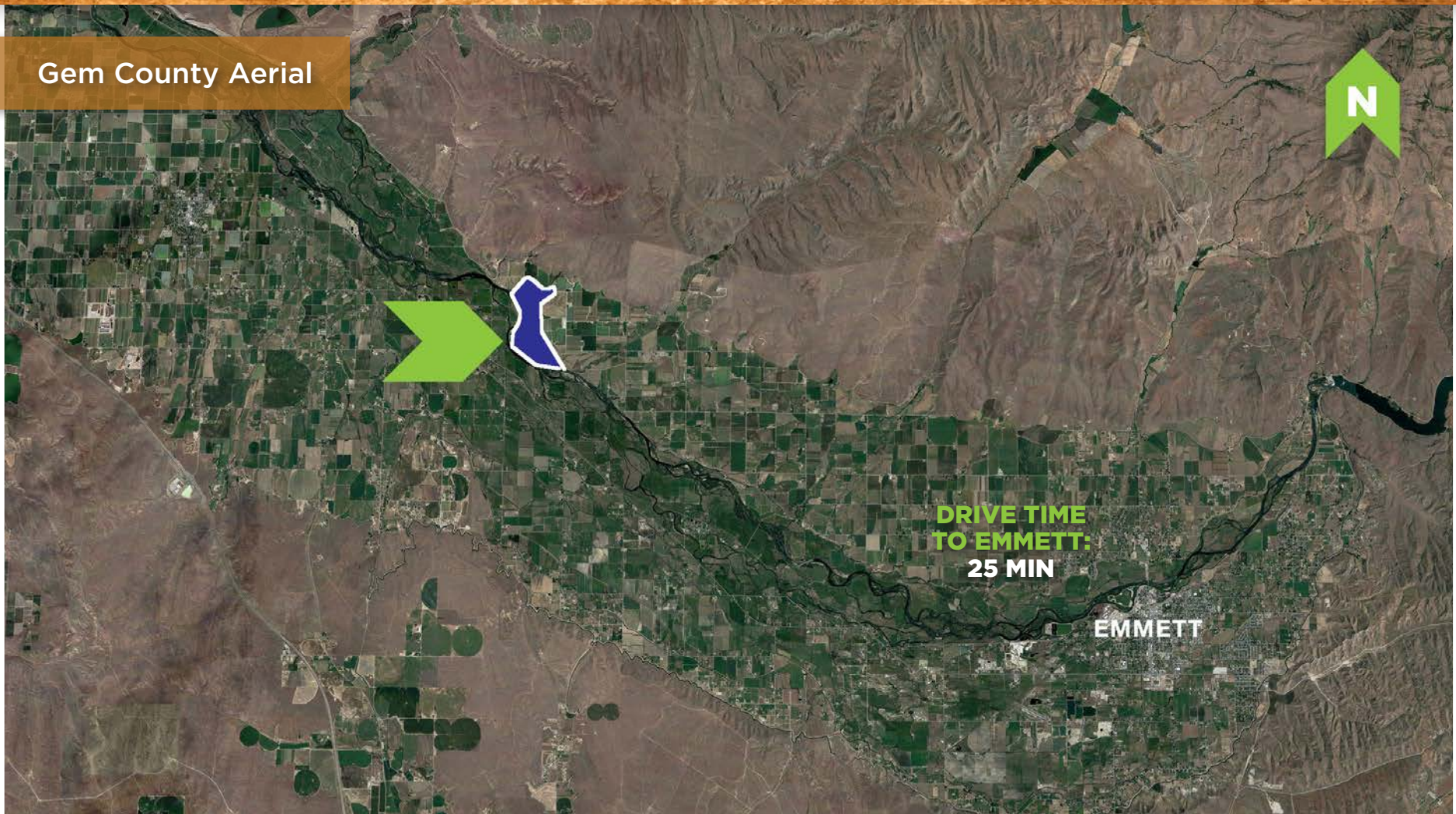
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# PAYETTE RIVERFRONT RANCH | GEM COUNTY



Gem County Aerial



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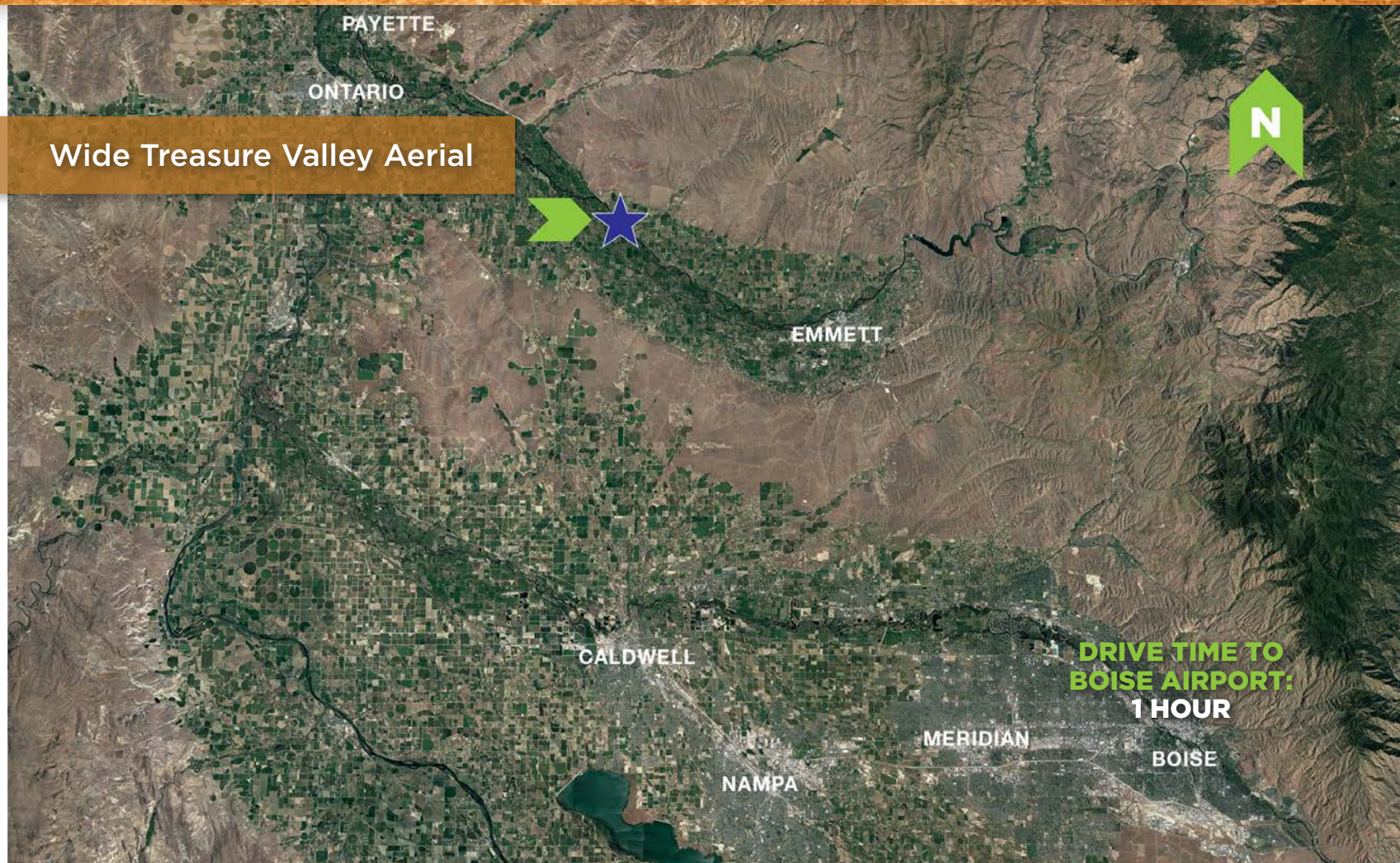
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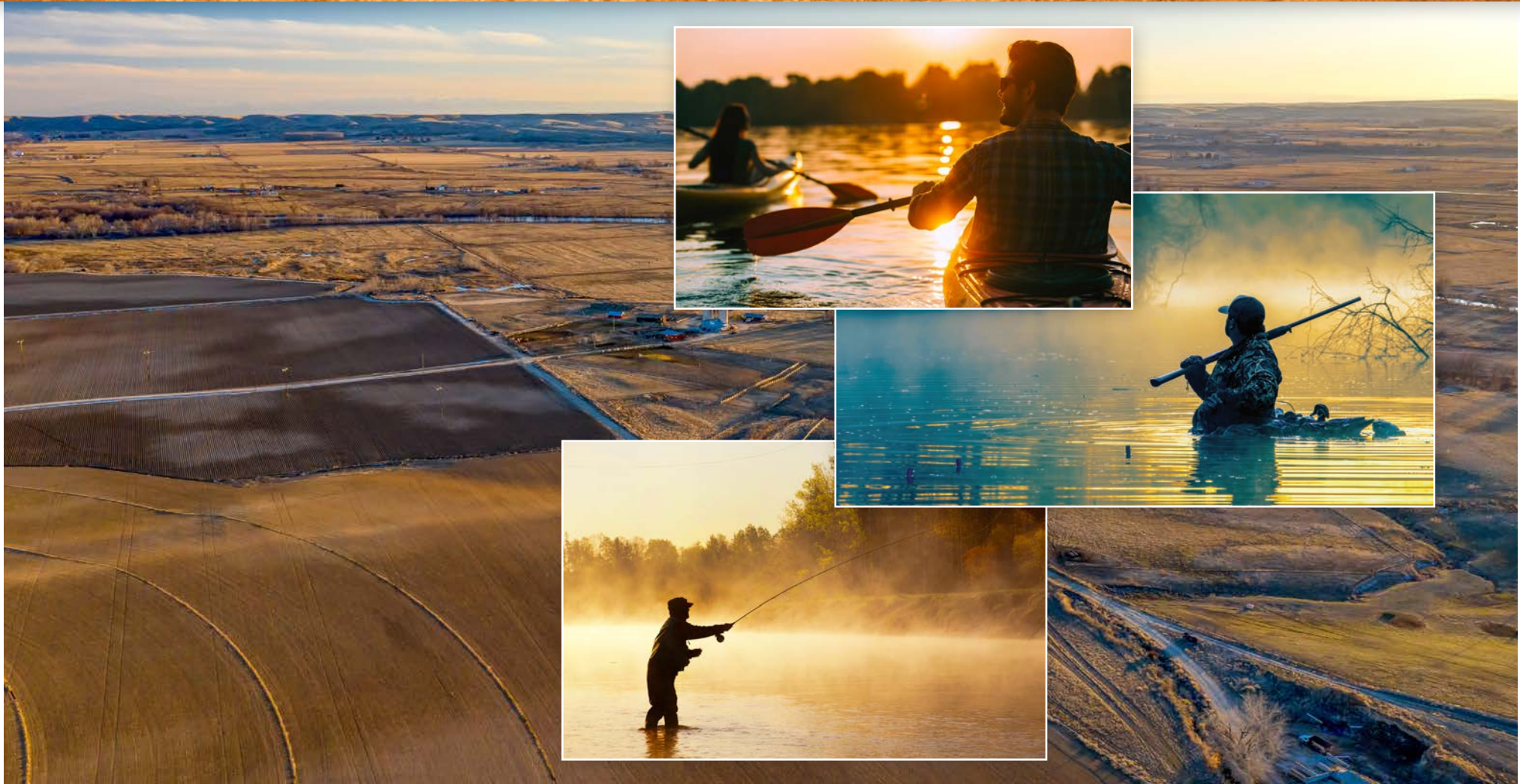
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