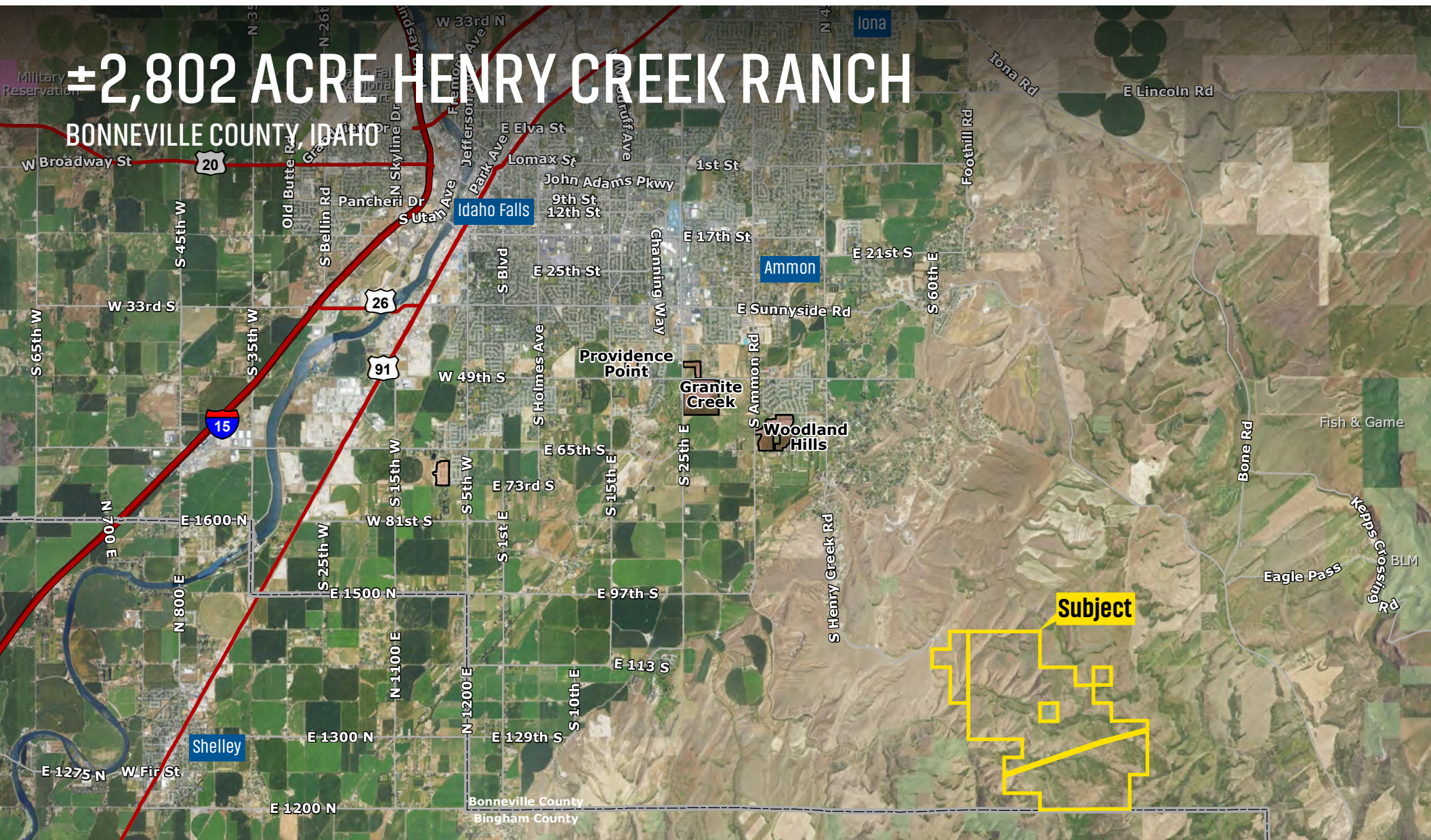


±2,802 ACRE HENRY CREEK RANCH

BONNEVILLE COUNTY, IDAHO



CONTACT FOR MORE INFORMATION

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ORGANIZATION

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EXECUTIVE SUMMARY



THE HENRY CREEK RANCH is situated in a high elevation grazing area of the Taylor Mountains in Bonneville County, Idaho. The ranch is located on Henry Creek Road, a year-round county gravel road that extends easterly through the property. It is southeast of Idaho Falls and Ammon, Idaho and is in close proximity to shopping, services, entertainment, residential development, and the recreational amenities throughout the Snake River Plains of Southeastern Idaho.

This irregular shaped ranch has historically been used as a summer grazing tract. It includes approximately 1,066 acres of CRP land, +/-455 acres of former dry cropland pasture, +/-1,278 acres of native sage pastures, and a few acres around the old farmstead/ranch headquarters. Henry Creek bisects the property and there are numerous springs in the hollows which have been developed into water troughs for good water distribution throughout the property. A high voltage power line and a gravel service road also bisect the property. The perimeter of the property has a three strand fence and there are three cross fences. The estimated capacity of the pasture is 150 head for 4 months or 600 aums. The pastures are covered by sage and native grasses, as well as juniper and aspen tress. It is an ideal habitat for grouse and big game. While currently being used primarily for agricultural purposes, Henry Creek Ranch has great potential for recreational use, residential development, or alternative energy uses.

The old farmstead and ranch headquarters include a cabin and Quonset shop. The old, one level cabin is 624 sq. ft. It has two bedrooms, a kitchen and an open dining and living area. There is wood heat and a cooking stove. While there are no electricity or other city utilities to the property, Electricity is available on Henry Creek Road adjacent to the property boundary, and a private well will be required for domestic water use. The Quonset shop is 38' x 50' for a total of 1,900 sq. ft. It is made from steel construction with a concrete foundation and floor, and is accessed through large sliding doors. There is a set of corrals with a working area and chute made from a combination of railroad ties, wood planks, metal panels and gates. It can handle approximately 150 head.

The G-1 zoning will allow each parcel number to be split into two 1-acre parcels, with the remaining acreage split into parcels with a minimum of 10-acres each. One single family home will be allowed on each split parcel.

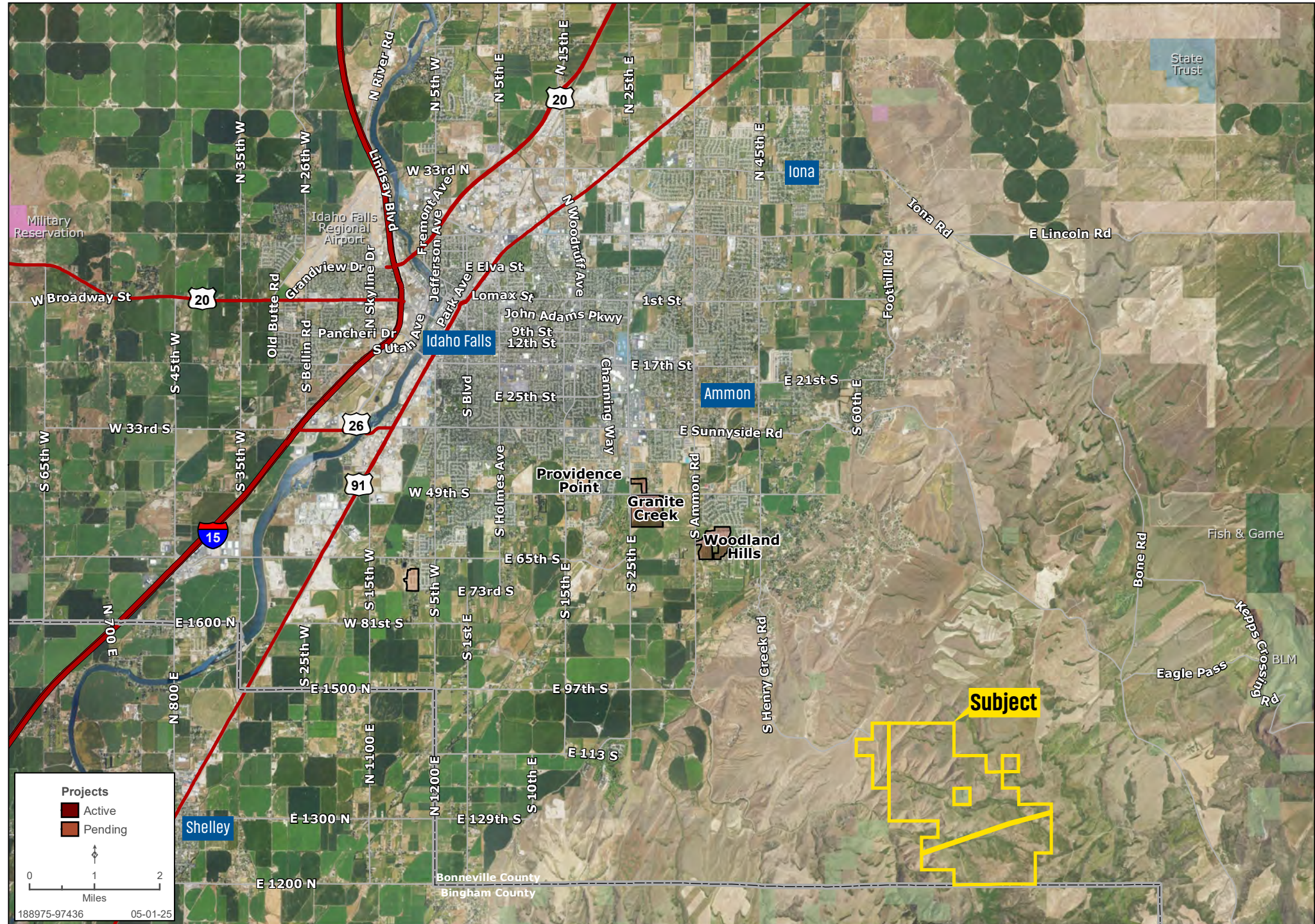
 LOCATION	Henry Creek Road, Southeast of Ammon, Idaho	 UTILITIES	Electric: Rocky Mountain Power Sewer: Private septic systems will be required Water: • Private wells will be required for domestic Water Use • Owners have 4 acre feet of water rights to allow use of the natural springs to provide water for cattle troughs throughout the ranch
 SIZE	±2,802 Acres	 ZONING	Grazing G-1
 LIST PRICE	Submit for Owner's Consideration	 USDA CONSERVATION RESERVE PROGRAM ("CRP")	The property is currently subject to two USDA Conservation Reserve Program Contracts: • Contract Number 11021 • Term: October 1, 2021 through September, 30, 2031 • Acres for Enrollment: 330.06 • Rental Rate Per Acre: \$49.44 • Annual Contract Payment: \$16,318 • Contract Number TBD • Term: October 1, 2023 through September 30, 2033 • Acres for Enrollment: 735.97 • Rental Rate Per Acre: \$40.77 • Annual Contract Payment: \$30,006
 PARCELS	RP01N39E197201, RP01N39E204801, RP01N39E276001, RP01N39E280002, RP01N39E290002, RP01N39E300002, RP01N39E320002, RP01N39E330006, RP01N39E342401		
 PROPERTY TAXES	\$1,772 (2024)		

REGIONAL | ±2,802 ACRES, HENRY CREEK RANCH, BONNEVILLE COUNTY, IDAHO

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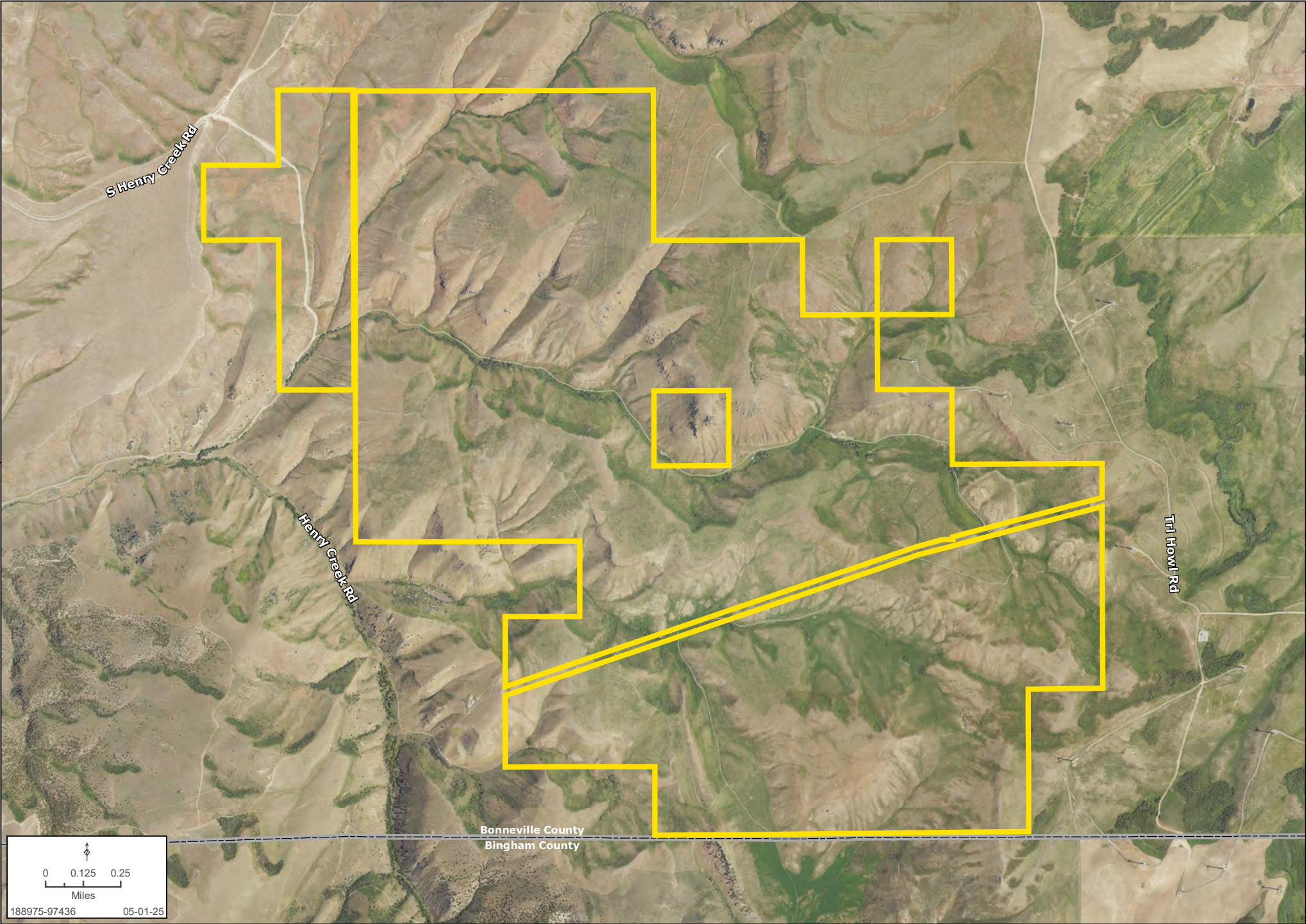


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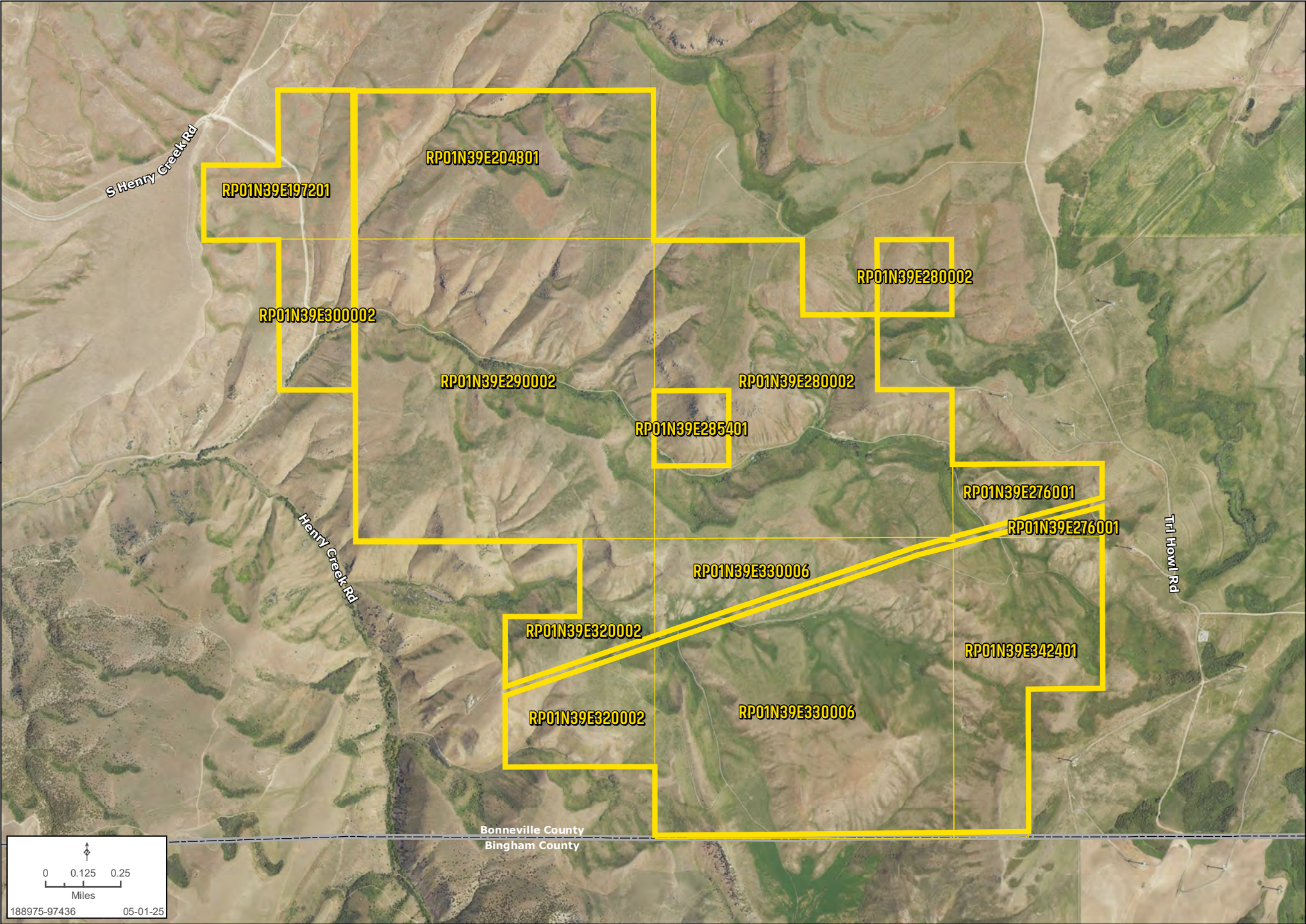
DETAIL | ±2,802 ACRES, HENRY CREEK RANCH, BONNEVILLE COUNTY, IDAHO

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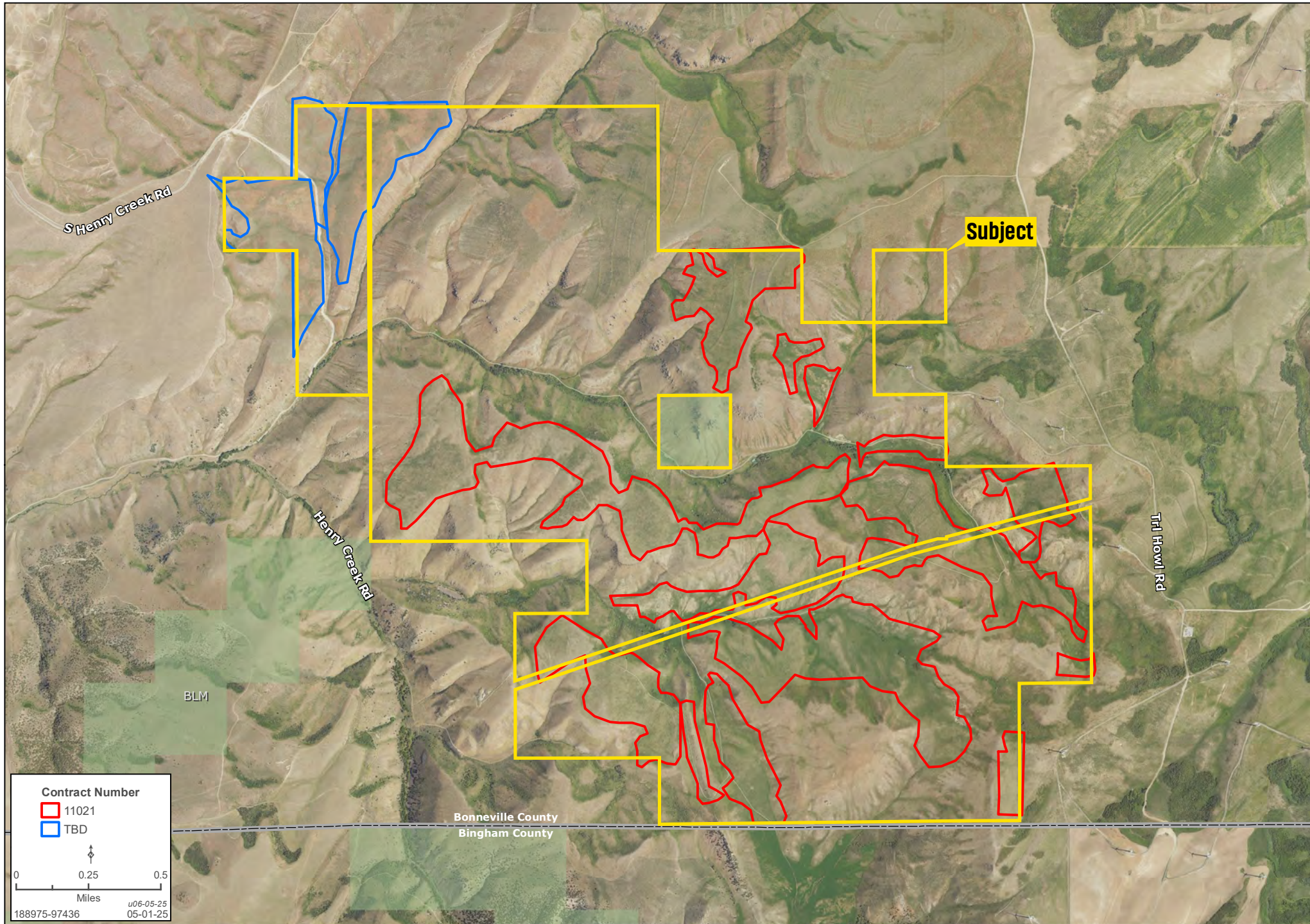
DETAIL | ±2,802 ACRES, HENRY CREEK RANCH, BONNEVILLE COUNTY, IDAHO

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CPR CONTRACTS | ±2,802 ACRES, HENRY CREEK RANCH, BONNEVILLE COUNTY, IDAHO

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IDBonneville188975 - 06.13.2025.