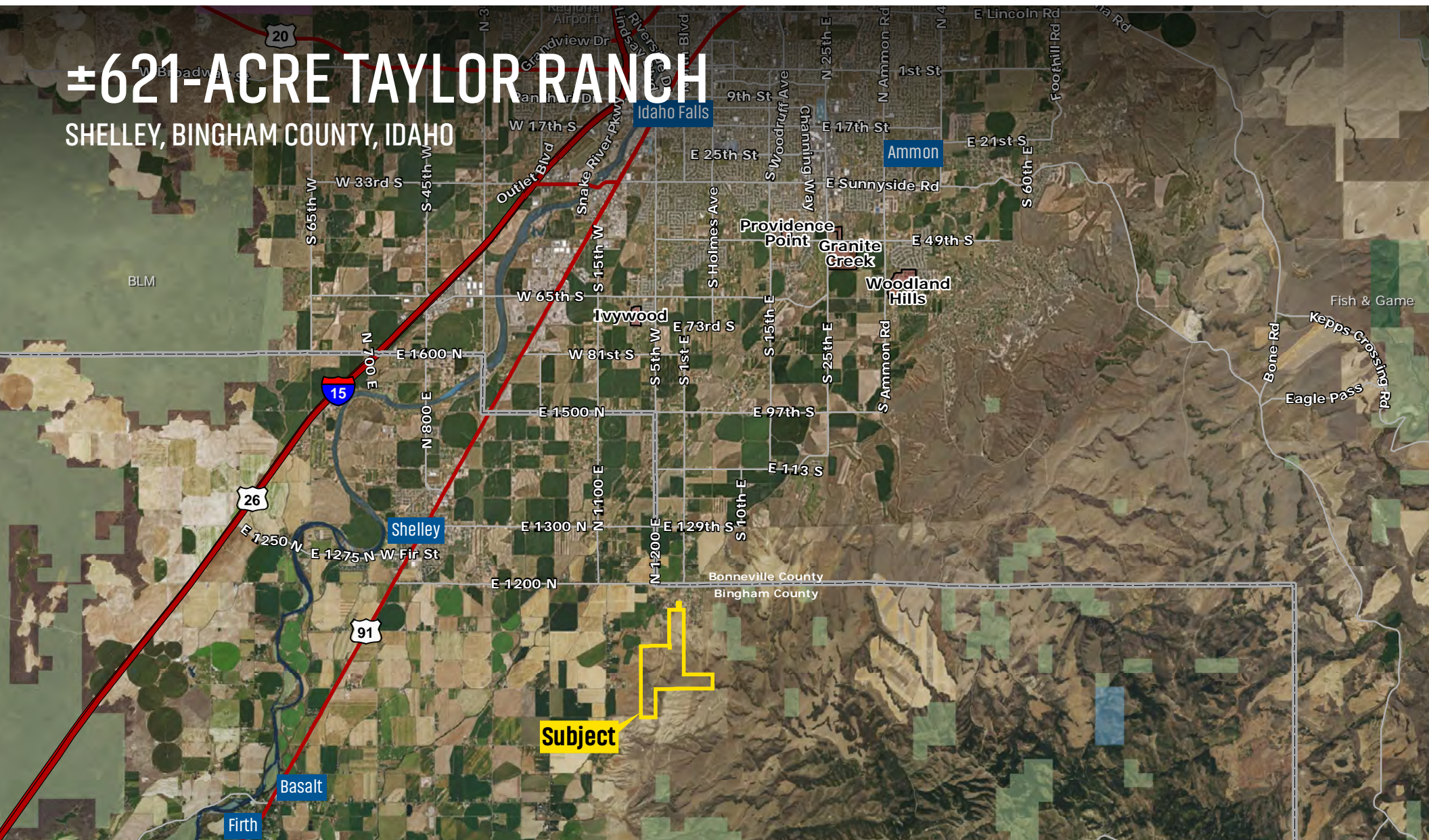


±621-ACRE TAYLOR RANCH

SHELLEY, BINGHAM COUNTY, IDAHO



CONTACT FOR MORE INFORMATION

Tyler Johnson
tjohnson@landadvisors.com
208.866.3579

 Land Advisors[®]
ORGANIZATION

208.366.8700 | LandAdvisors.com








EXECUTIVE SUMMARY



TAYLOR RANCH is a beautiful large acreage tract situated in the Taylor area South of Idaho Falls and East of Shelley in Bingham County, Idaho. The area has a combination of dry farms and grazing tracts, with much of the surrounding properties transitioning to residential tracts. The property is located on paved, county maintained roads, and is within the third largest metropolitan area in Idaho. The nearby cities of Idaho Falls, Shelley and Ammon provide shopping, services, restaurants, entertainment, and schools. Taylor Ranch is also in close proximity to the many outdoor recreational amenities of the Snake River Plain of Southeastern Idaho.

The property consists of a former dry farm and a pasture with sage, juniper trees and native grasses. The perimeter of the property has a three strand fence and there is one cross fence. The estimated capacity of the pasture is 75 head for 3 months or 225 aums. Topography varies from level to steep sloping land, and much of the property offers great views of the Snake River Plain.

Though the property is presently an agricultural tract, the owners were able to get the property rezoned to residential acreage which allows parcels with a minimum size of five acres each. A copy of a proposed plan to split into five acre parcels is included in this brochure. The plan will require county approval, but is a great starting point in transitioning the property to a residential use.

 LOCATION	SSWC of East 1165 North and North 1325 East, Shelley, ID	 ZONING	Residential Agriculture - 5 Acre minimum
 SIZE	±621.21 Acres	 USDA CONSERVATION RESERVE PROGRAM CONTRACTS ("CRP")	The property is currently subject to USDA CRP Contract Number 11022A: <ul style="list-style-type: none">• Term: October 1, 2021 through September 30, 2031• Acres for Enrollment: 394.99• Rental Rate Per Acre: \$41.29• Annual Contract Payment: \$16,309
 LIST PRICE	Submit for Owner's Consideration	 UTILITIES	Electricity: Rocky Mountain Power Water: Private wells will be required Sewer: Private septic systems will be required on each lot pursuant to Bingham County Regulations Natural Gas: Intermountain Gas
 PARCELS	RP0550009, RP0550010, RP0551300, RP0551400, RP0551500, RP0552800, RP0552900, RP0553200, RP0555700		



TAYLOR RANCH PROPOSED PLAT



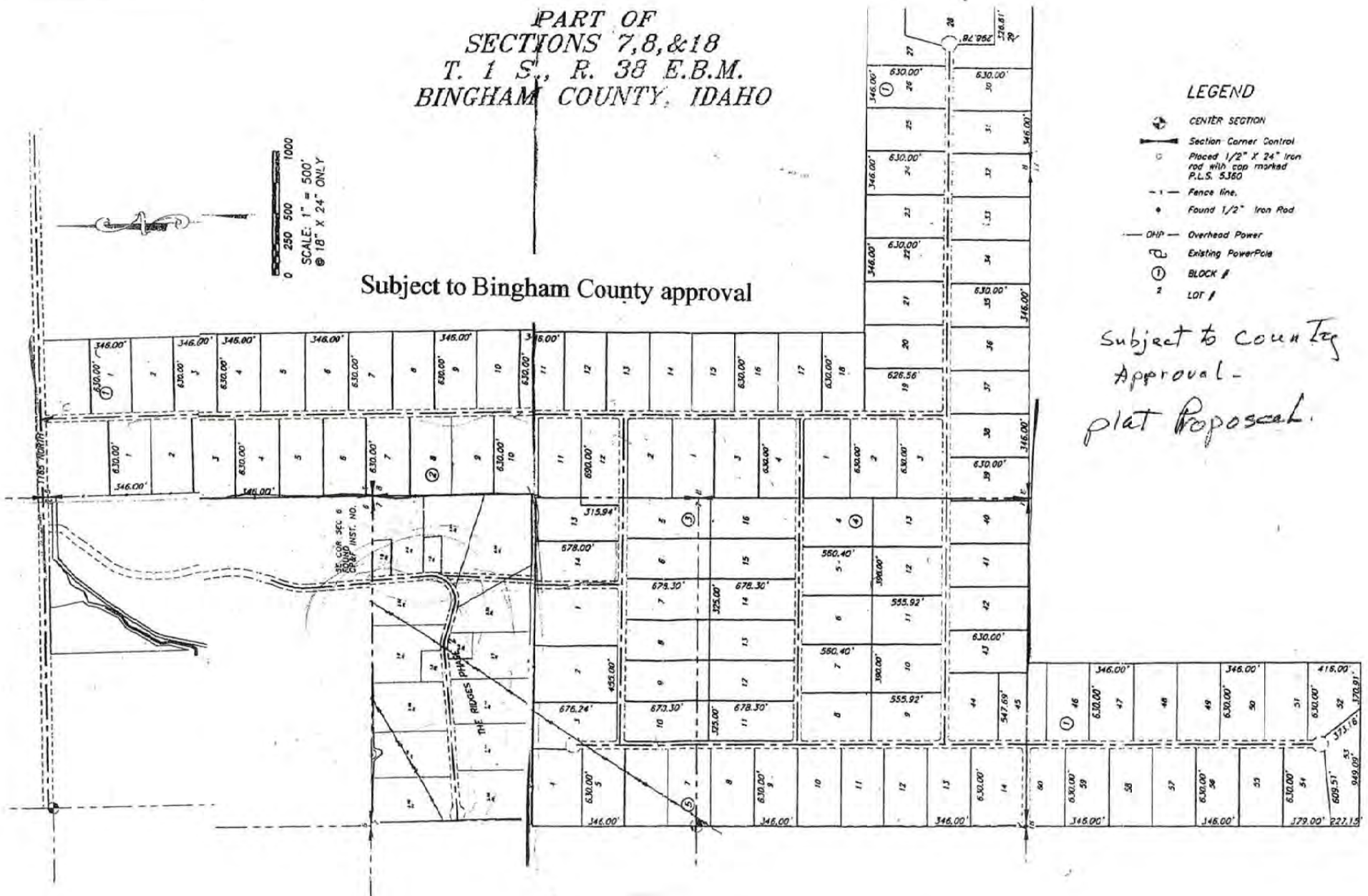
PART OF
SECTIONS 7, 8, & 18
T. 1 S., R. 38 E.B.M.
BINGHAM COUNTY, IDAHO

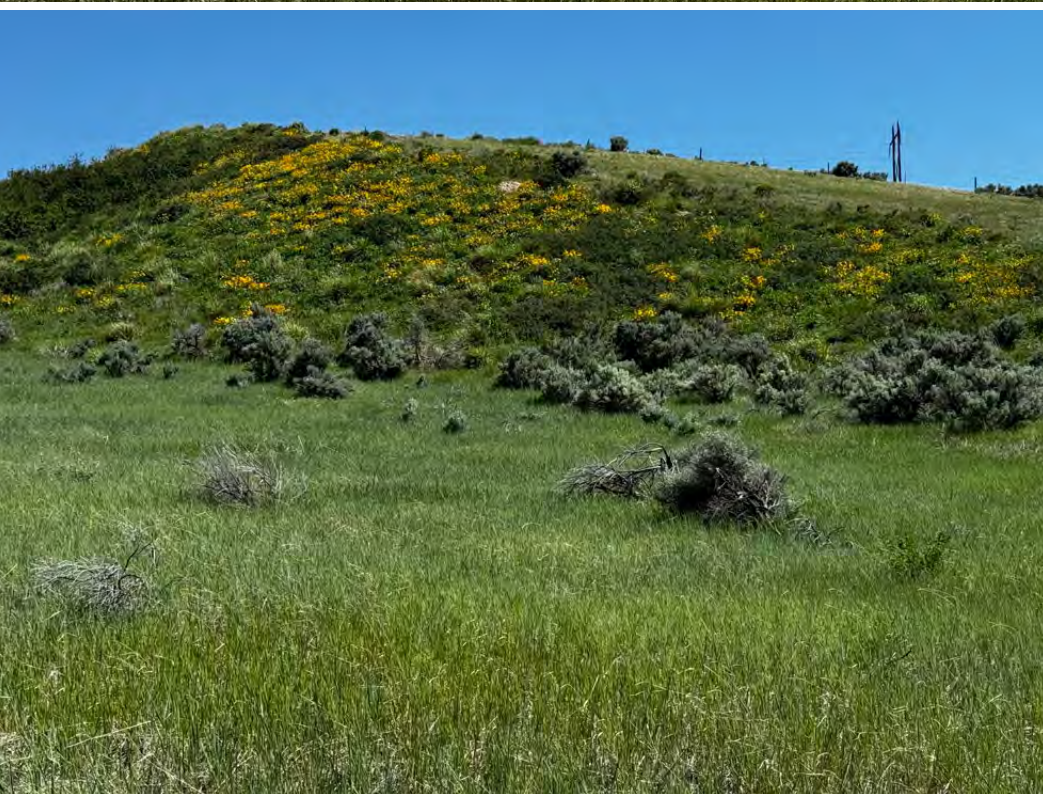
Subject to Bingham County approval

LEGEND

- CENTER SECTION
- Section Corner Control
Placed 1/2" X 24" Iron
rod with cap marked
P.L.S. 5360
- Fence line.
- Found 1/2" Iron Rod
- OHP — Overhead Power
- Existing Power Pole
- ① BLOCK #
- 2 LOT #

Subject to County
Approval -
plat Proposed.

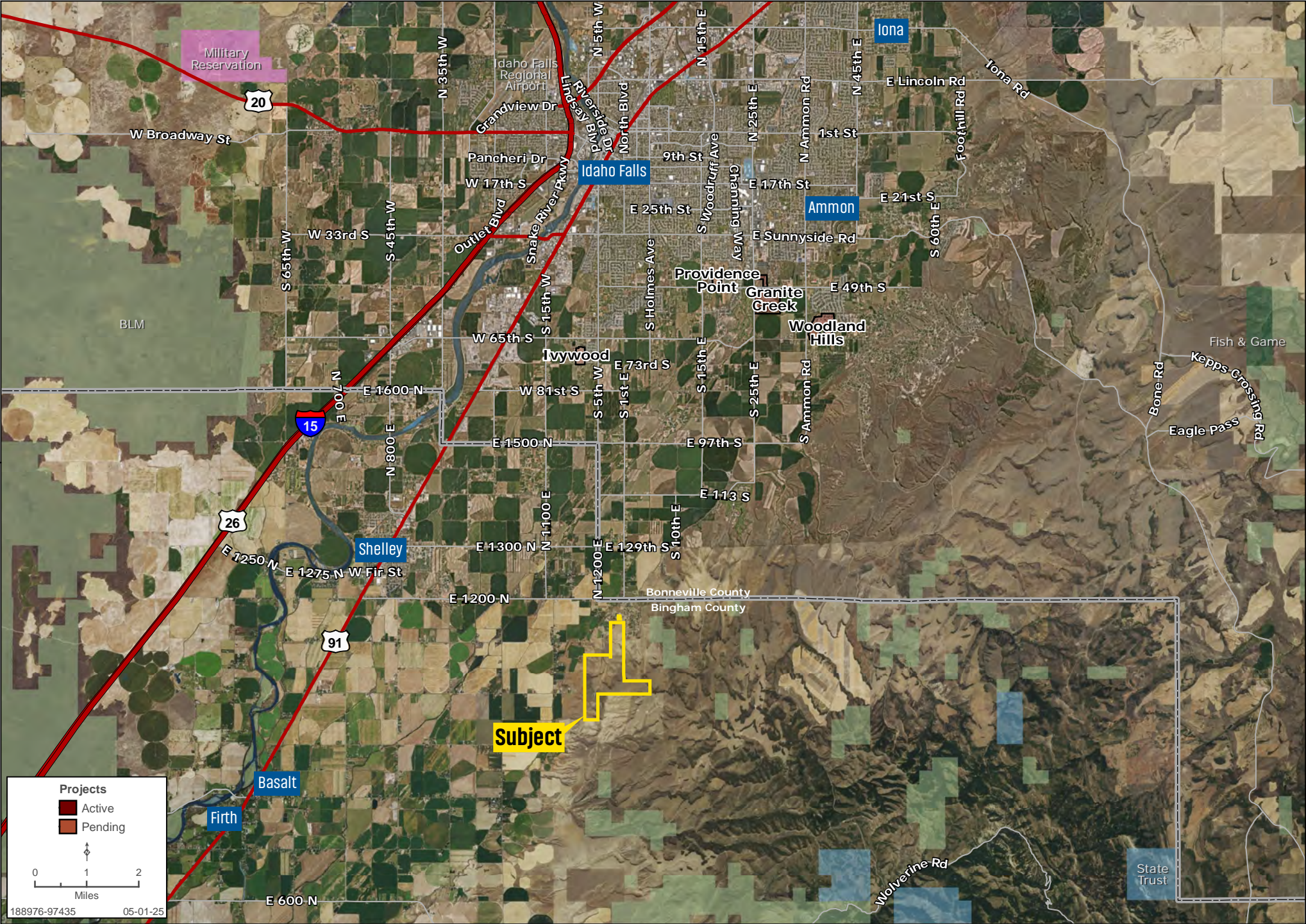






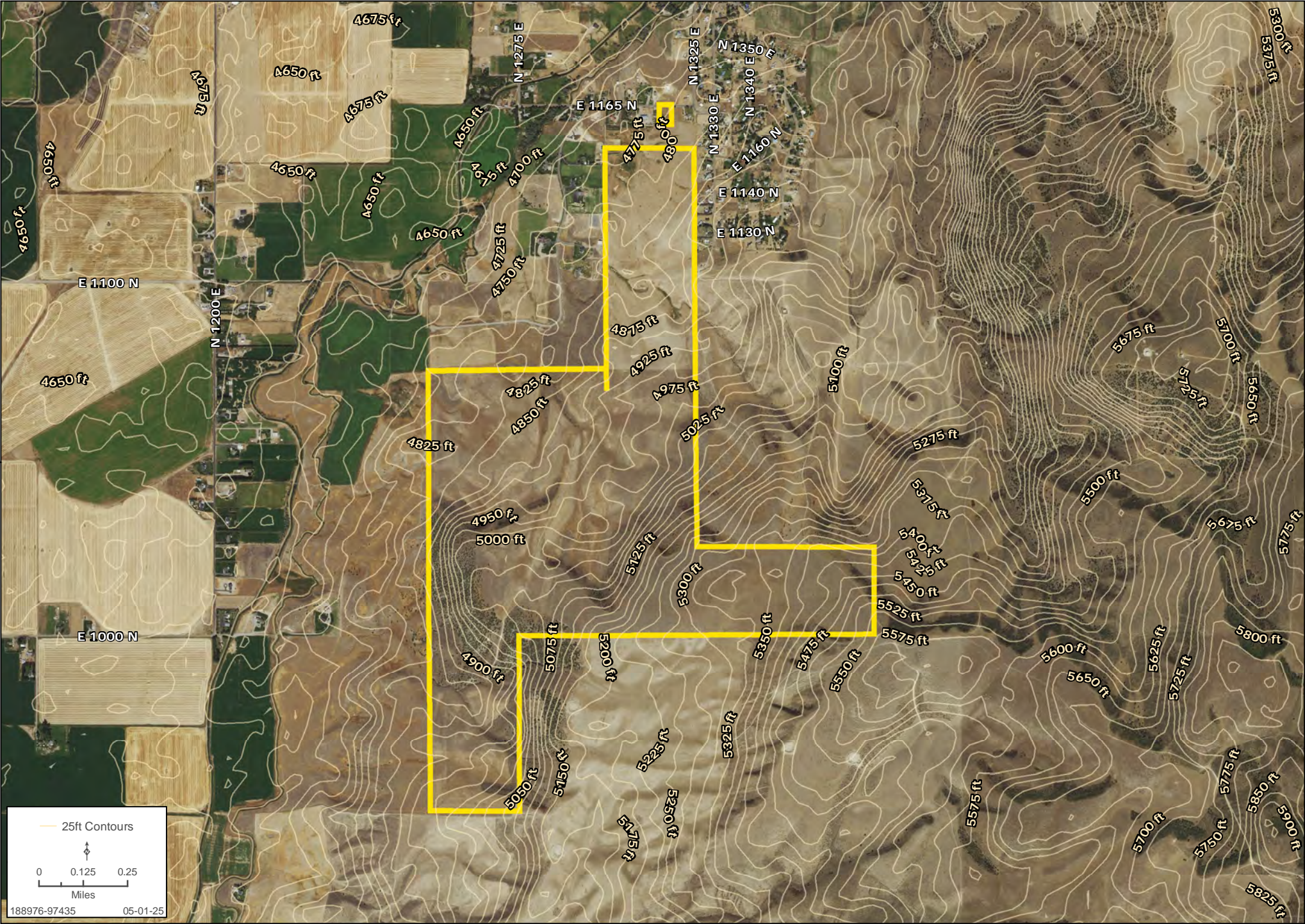
REGIONAL | ±621 ACRES, TAYLOR RANCH, SHELLEY, ID

Tyler Johnson | 208.866.3579 | landadvisors.com



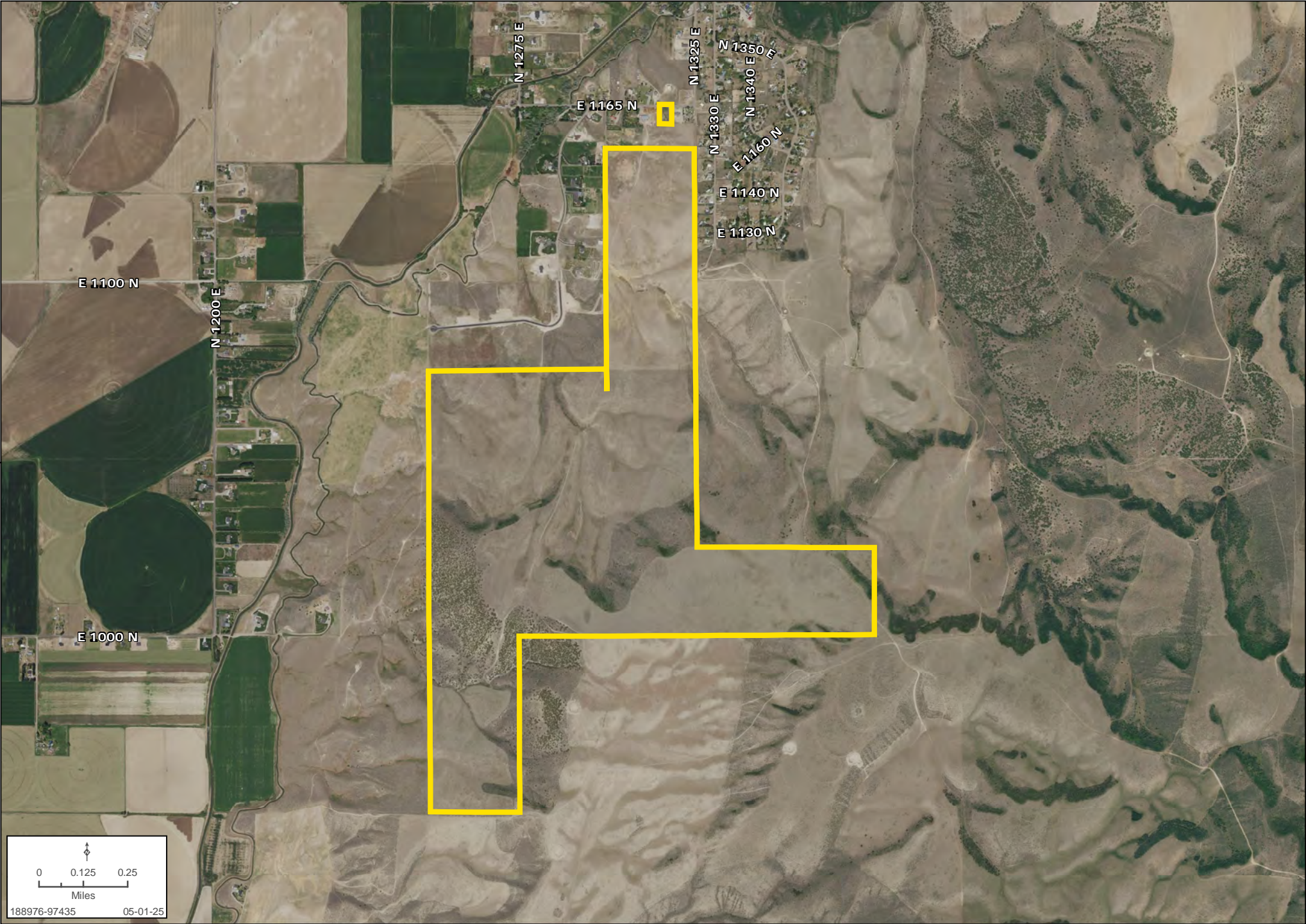
CONTOUR | ±621 ACRES, TAYLOR RANCH, SHELLEY, ID

Tyler Johnson | 208.866.3579 | landadvisors.com



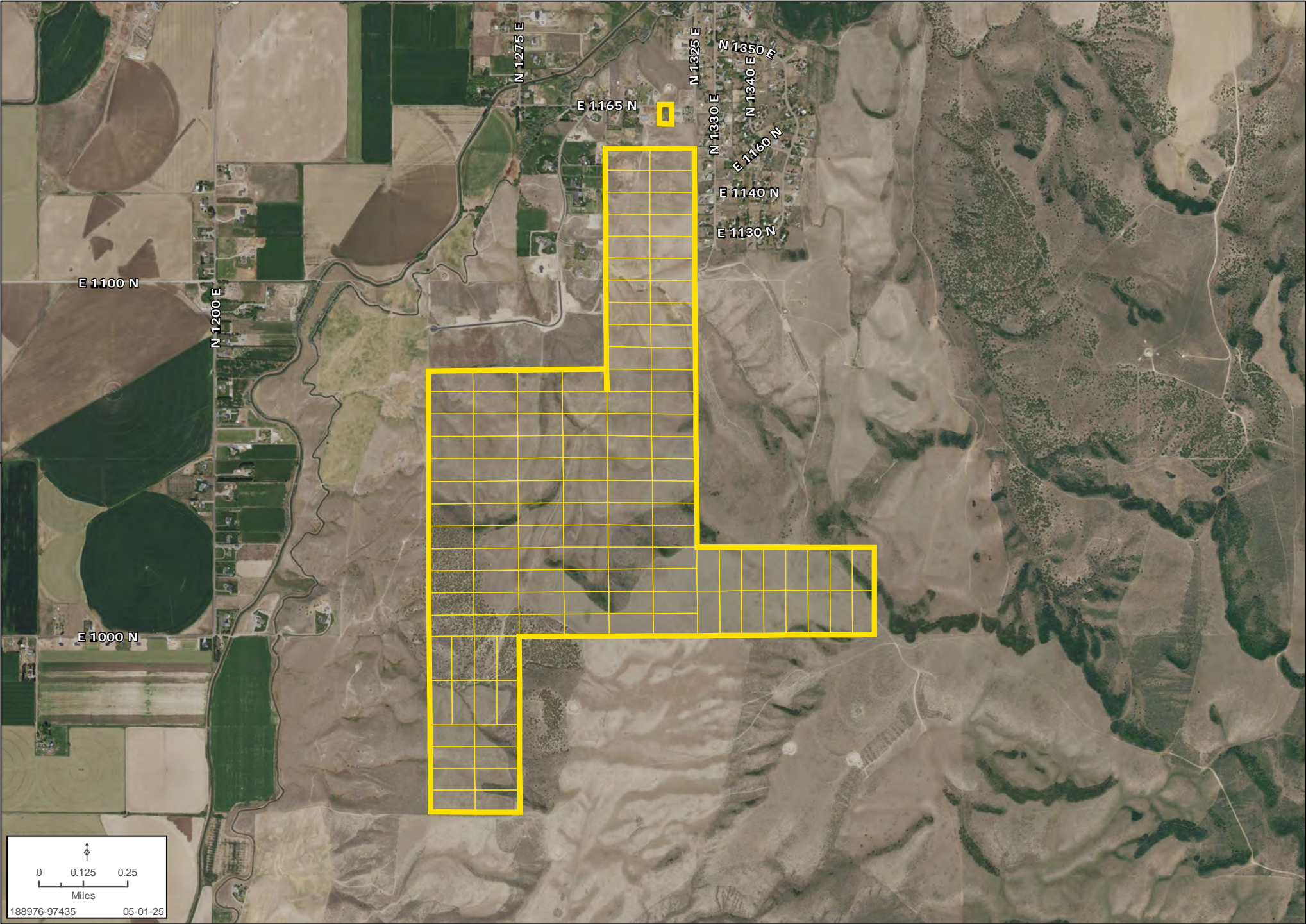
DETAIL | ±621 ACRES, TAYLOR RANCH, SHELLEY, ID

Tyler Johnson | 208.866.3579 | landadvisors.com



DETAIL | ±621 ACRES, TAYLOR RANCH, SHELLEY, ID

Tyler Johnson | 208.866.3579 | landadvisors.com



Tyler Johnson
tjohnson@landadvisors.com
208.866.3579

3597 E Monarch Sky Lane, Suite 360, Meridian, ID 83646

LandAdvisors.com



The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal.
IDBingham188976 - 06.12.2025.