

McKinlay Land, LLC  
1,381.73 AC  
Teton County Idaho



Property Description

1,381.73 Acres  
Land use – appx 396 forested (approximate)  
373 farmable, dryland, alfalfa and grain  
613 native vegetation and new pines growth  
Natural spring runs year-round- Water rights owned by seller  
Crooked creek runs through the property year round  
Elevation – 6700 ft





# Improvements

Beautiful custom five bedroom, three and one-half bath log home with 3402 sq feet on three levels. Forced heat and AC with a Generac back up generator capable of powering the entire house in the event of a power outage. Main floor has a propane fireplace, and the basement walkout level has a wood burning stove. Property also has an oversized two car heated garage.



Domestic well with more than an adequate supply of water and septic system are on property. Well depth is 760 feet deep with static water at 480 feet. Water delivered by a 5 HP submersible pump.

The home site also has a 30 x 50 sq ft nicely finished storage building with double overhead doors, propane heat, and concrete floor.



Property is fenced  
Power is supplied from Rocky Mountain Power.

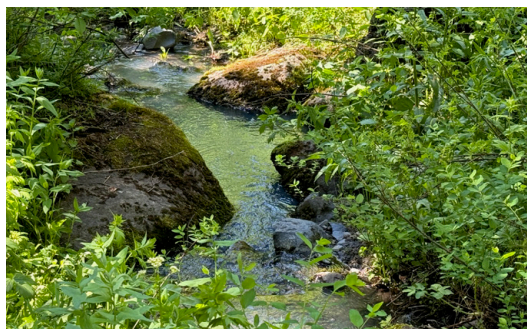




The McKinlay Ranch is a one-of-a-kind estate property located in the township of Clementsville, in Teton County, Idaho. The ranch is centrally located 14 miles west of Teton, 26 miles east of Rexburg, 22 miles northwest of Driggs, 64 miles from Jackson, Wyoming, and 100 miles south of West Yellowstone, Montana. Bordering National Forest and featuring 1,381.76 Acres, the property comprises forest, farmland, native vegetation, and new pine growth. The entire property is a wildlife paradise with its own resident elk and deer herd. Other species of wildlife on the property include, but are not limited to, pheasants, ruffed and blue grouse, and seasonal bear and mountain lion.



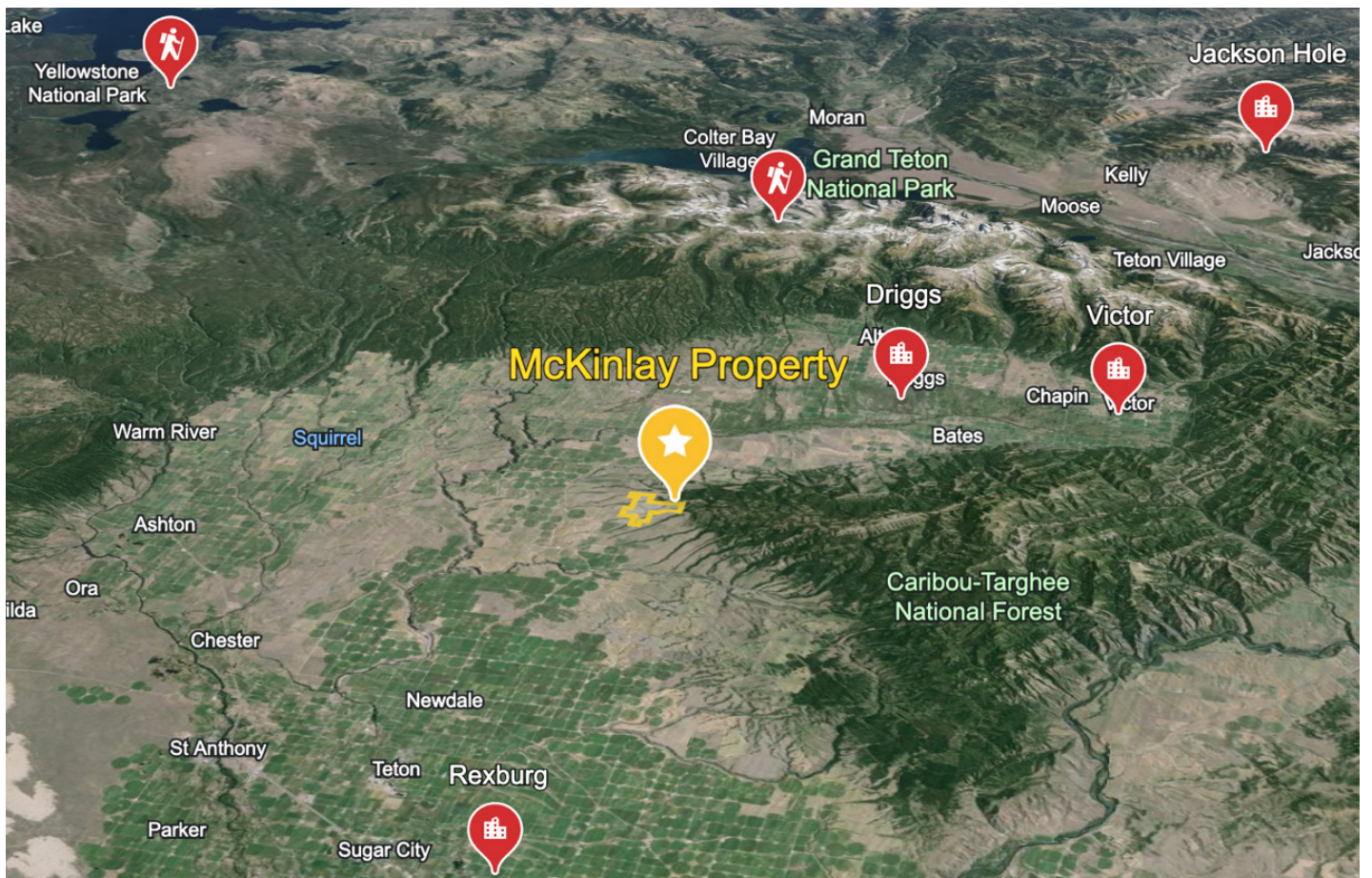
Your private entrances to the National Forest will provide thousands of additional acres to roam. You can enjoy the high panoramic views from anywhere on the Ranch. Although the Ranch has numerous unsurpassed building sites, you can move in immediately to a custom five bedroom, three and one-half bath log home with 3,402 square feet on three levels. Keep your toys in your 30 X 50 square foot finished storage building with double overhead doors, propane heat and concrete floor.







In short, The McKinlay Ranch is a very private piece of paradise with exceptional wildlife viewing and hunting opportunities. Schedule your showing today.







Price - \$9,334,831 Cash or Conventional (Some Seller Financing may be considered)  
Taxes - \$5,478.82 for 2023 tax year.

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