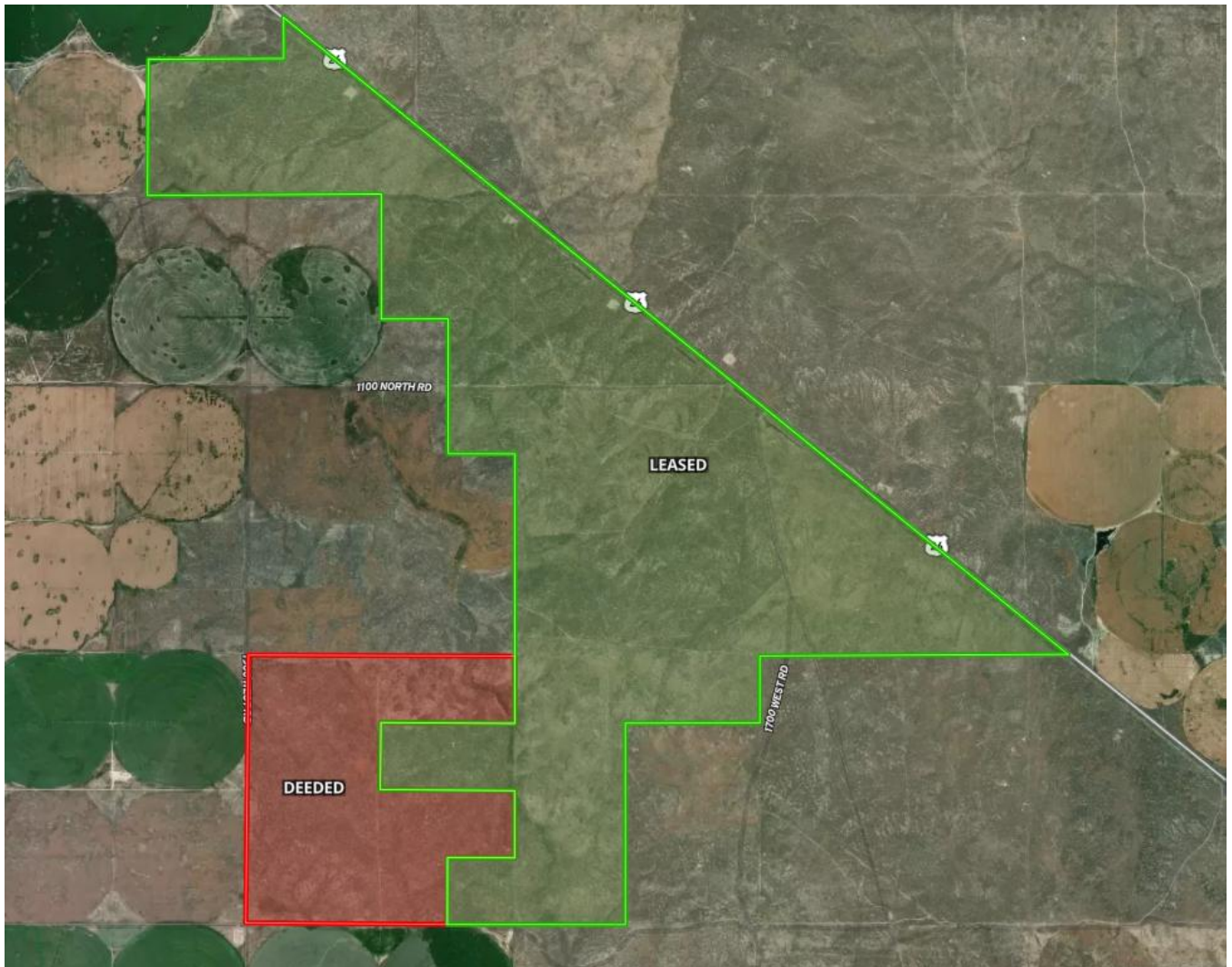


EXCLUSIVELY MARKETING BY
KELLER WILLIAMS REALTY
In Association with Farmland Company Real Estate



Red = Deeded Acres (520 ac) | Green = State Lease Acres (2,072 ac)

Bingham County Idaho Ranch — Grazing & Recreation

Blackfoot, Idaho · Bingham County

2,592 Total Acres - 520 Deeded Acres - 2,072 State Lease Acres - 400 AUMs

Asking Price: \$950,000

Bingham County Idaho Ranch — Grazing & Recreation

Listing Agent: Scott Chappell

Keller Williams Realty • 3525 Merlin Drive, Idaho Falls, ID 83404

208.243.2094 - sct@keemail.me

License #SP56457

Property Description — Grazing & Recreational Ranch

Location & Access

This property is located approximately 30 minutes west of Blackfoot in Bonneville County, one of Eastern Idaho's prime grazing and recreation areas. The ranch has excellent highway access via a year-round paved road, facilitating efficient herd management and tenant access. The proximity to public lands and established hunting corridors enhances recreational value. The deeded acreage is zoned heavy industrial, offering potential future development options separate from the active grazing operation.

Land Composition Summary

Land Category	Acres	% of Total	Description
Deeded Acres	520	20.1%	Heavy industrial zoning; solar development potential
State Lease Acres	2,072	79.9%	Idaho State Land Board lease; native pasture
TOTAL	2,592	100%	Bonneville County, Idaho

Water Infrastructure & Livestock Facilities

The property is equipped with essential water development for grazing operations:

- One producing well with direct livestock access
- 10,000-gallon storage tank (gravity distribution)
- Two large-capacity tire troughs for efficient watering
- Cross-fenced for three separate pasture units, enabling rotational grazing
- Two complete sets of working corrals with power access

Grazing Capability & Documented History

Estimated Total Carrying Capacity: ~400 AUMs (estimated across 2,592 total acres — 520 deeded + 2,072 state lease)

State Lease Authorized AUMs: 291 AUMs (275 AUMs on G800462 + 16 AUMs on G800871)

Deeded Private Land Capacity: ~109 AUMs (estimated on 520 acres)

The ranch has been successfully operated as a seasonal grazing property with documented production history. The carrying capacity estimate of approximately 400 AUMs is factored across both the deeded acreage and authorized state lease AUMs. The current operator has run 175 cow-calf pairs from late April through early July (approximately 75 days), demonstrating the property's suitability for spring-summer grazing and early weaning operations. Depending on winter and spring moisture conditions, the property can accommodate alternative grazing scenarios including yearling operations or fall-calving herds. These estimates should be verified with on-site forage assessment and herd performance data.

State Lease Terms (Idaho Department of Lands — Instrument G800462):

Lessor: Idaho State Board of Land Commissioners

Leases: G800462 (1,951.93 acres, 275 AUMs) and G800471 (120 acres, 16 AUMs)

Total Acreage & Capacity: 2,071.93 acres with 291 authorized AUMs

Lease Term: January 1, 2020 – December 31, 2039 (approximately 14 years remaining)

Grazing Season: April 15 – June 30 (approximately 75 days); authorized use: 100 cow/calf pairs plus 5 bulls

Annual Rent (2026): \$8.98 per AUM plus \$0.10 IRRC fee, due annually on May 1st

Management: 5-pasture rotational grazing system; managed in conjunction with approximately 520 acres of private deeded land; upland and riparian utilization not to exceed 50%; annual management meeting with Lessor prior to grazing season.

Wildlife & Hunting Opportunity

The property supports mule deer, elk, and antelope populations. The property's location and open terrain provide hunting opportunities for multiple game species including Mule Deer, Elk, and Antelope.

The ranch's location adjacent to public lands and its proximity to established wildlife migration routes make it particularly attractive to owner-operator buyers seeking integrated grazing and recreation. Wildlife management can be coordinated with active grazing practices to enhance both productivity and conservation outcomes.

Improvements & Infrastructure

Improvement	Type/Capacity	Condition	Notes
Corrals (2 sets)	Working corrals, full capacity	Good	Power access; well-maintained for livestock handling
Fencing	Perimeter & cross fences	Good	3-pasture division; livestock and wildlife containment
Well & Storage	1 well + 10,000 gal tank	Good	Gravity distribution; reliable for grazing season demand
Water Troughs	2 large tire troughs	Good	High-capacity livestock watering across pastures
Roads	Year-round access road	Good	Paved access on south; management and tenant access

Asking Price: \$950,000

This ranch delivers strong value through:

- Turnkey grazing operation with documented productivity (175 cow-calf pairs)
- Well-maintained infrastructure requiring minimal immediate capital investment
- Highway access and three-pasture rotational system enabling flexible herd management
- Strong recreational value: mule deer, elk, antelope hunting on 2,592 acres
- Proximity to Blackfoot and established regional market access

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Marketing Assistance: Farmland Company Real Estate LLC