

**Elmore County, Idaho**

**160+/- Acres**

**\$495,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

FARM | RANCH

**208-505-9998 Office**  
**208-258-0715 Cell**



# Property Profile

## The Elmore 160

### Location:

- Elmore County, Idaho
- 3 Miles South of I84 at Simco Road
- 30 Minutes From the Boise Airport

**Coordinates:** 43.244124, -115.972277

### Property Information:

- 160 +/- Acres
- Zoned M1 Light Industrial
- Center Pivot Infrastructure in Place

### Property Use:

- Solar Potential
- Pasture/Dry Grazing
- Dry Crop

### Tax Information:

- Parcel RP02S04E154810 \$44.04 in 2022



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**OSCAR EVANS, ALC**

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

[oscar@smalltownproperties.com](mailto:oscar@smalltownproperties.com)

2132 Succor Creek Rd. - Homedale, ID 83628

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





Large level 160+/- acre parcel in Elmore County Industrial Growth Corridor. Situated on the Ada County line nearly eight miles south of I-84, this property is zoned M1 Light Industrial. A major transmission line is approximately 4.5 miles away and a railway is roughly three miles out. The neighboring parcel to the south has water rights and is actively farmed. Previously, this 160+/- acre parcel was farmed with shared water from the neighbor. Center pivot infrastructure is in place. Consider this property for pasture/dry grazing, solar potential, dryland crop and more. Contact Oscar Evans to schedule a visit.



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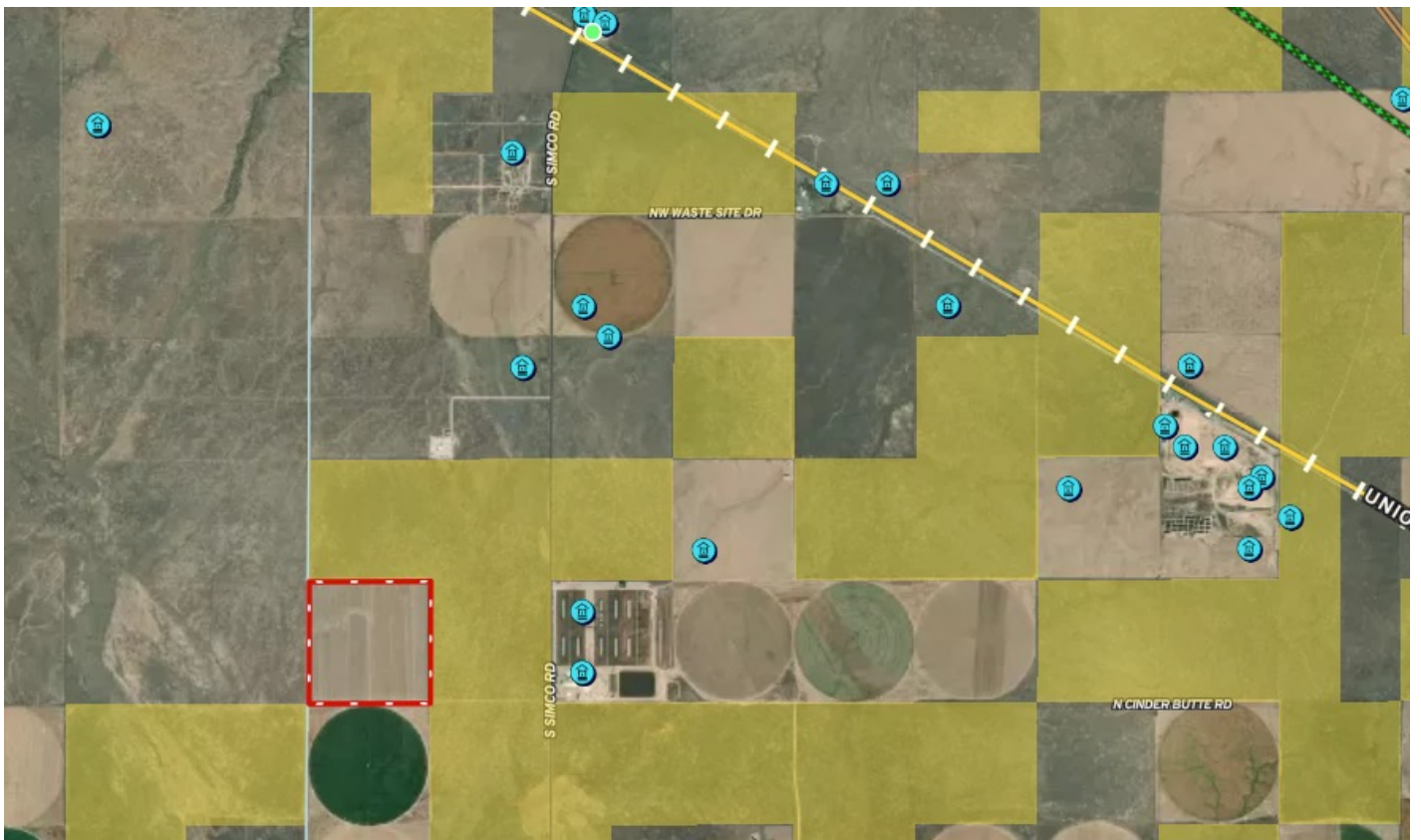
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▲ He Devil  
9417 ft / 2871 m

[Map Link](#)



**Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties (ID685)**

Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties (ID685)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2401	Lankbush-Jenness complex, 1 to 3 percent slopes	125.3	76.8%
2403	Lankbush-Chardoton complex, 0 to 2 percent slopes	37.8	23.2%
<b>Totals for Area of Interest</b>		<b>163.1</b>	<b>100.0%</b>



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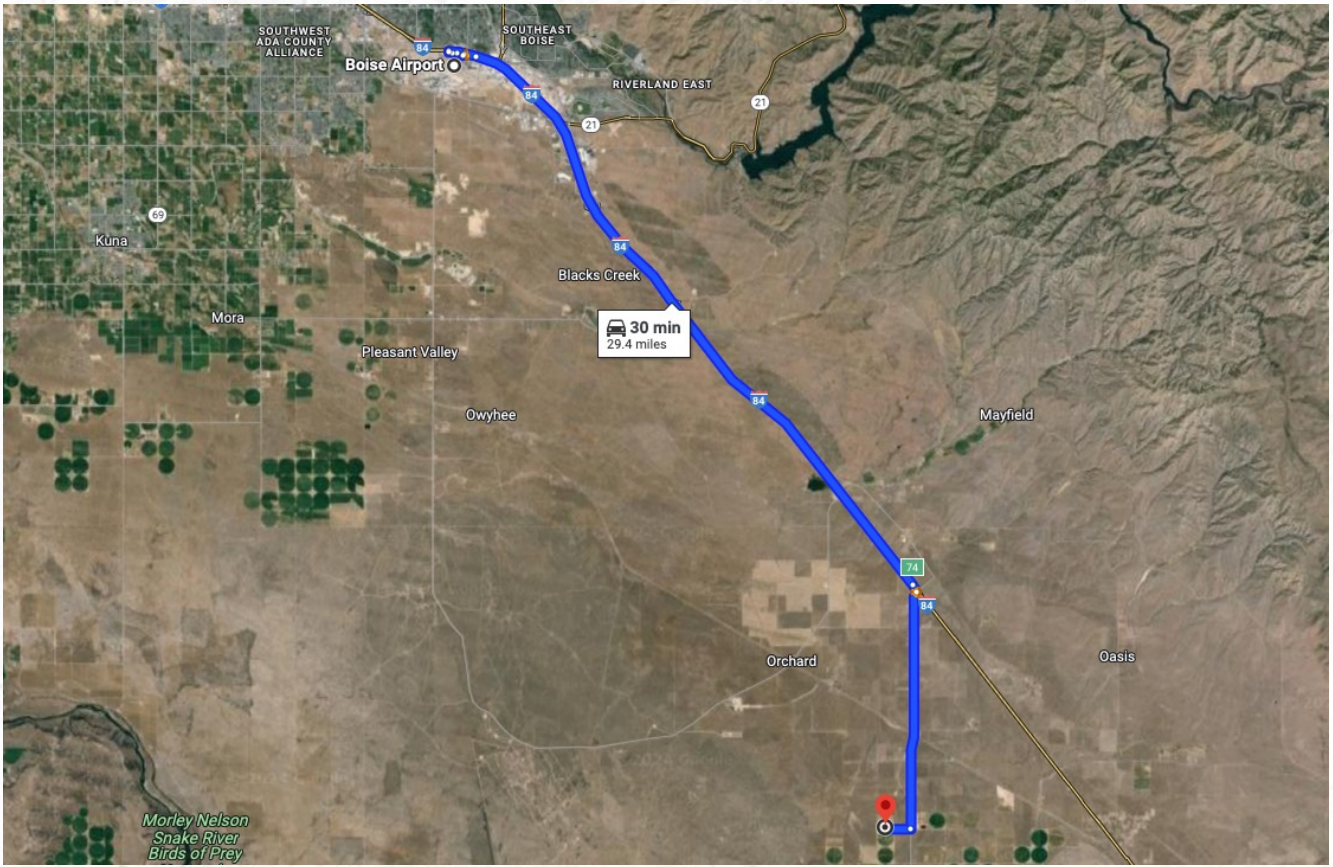
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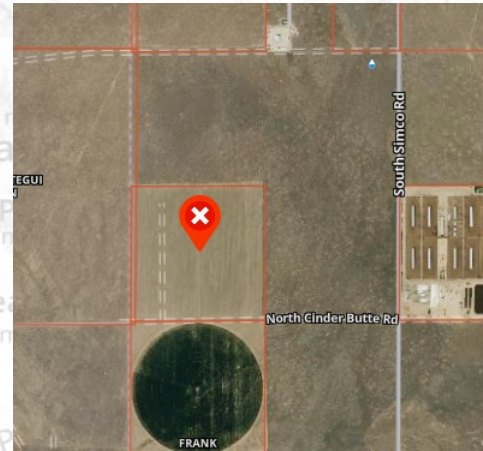
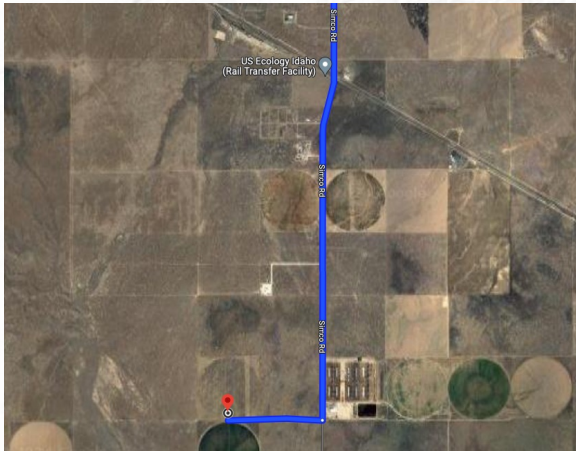
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[Google Map Link](#)



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