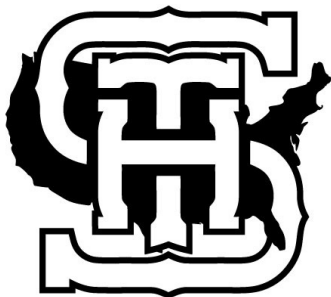


Elmore County, Idaho

142+/- Acres

\$495,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

FARM | RANCH

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

Property Profile

The Elmore 142

Location:

- Elmore County, Idaho
- Monroe Road Near Simco Road
- 22 Minutes From the Boise Airport
- Easy Access to I-84 and Simco Road

Coordinates: 43.291, -115.96806

Property Information:

- 142+/- Acres
- Zoned M2 Heavy Industrial
- Rail Access

Property Use:

- Solar Potential
- Rail Transfer
- Industrial Development

Tax Information:

- Parcel RP01S04E344210 – \$37.90 in 2022



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F A R M | R A N C H

OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

2132 Succor Creek Rd. - Homedale, ID 83628

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Investors, take a look at this level ground in Elmore County, Idaho! Rail access and M2 Heavy Industrial Zoning add to the value of this 142+/- acre parcel. Situated near Simco Road on the Ada County line, the property is surrounded by multiple industrial and solar projects. A major transmission line is only 1.5 miles away. The options are endless here; contact Oscar Evans today!



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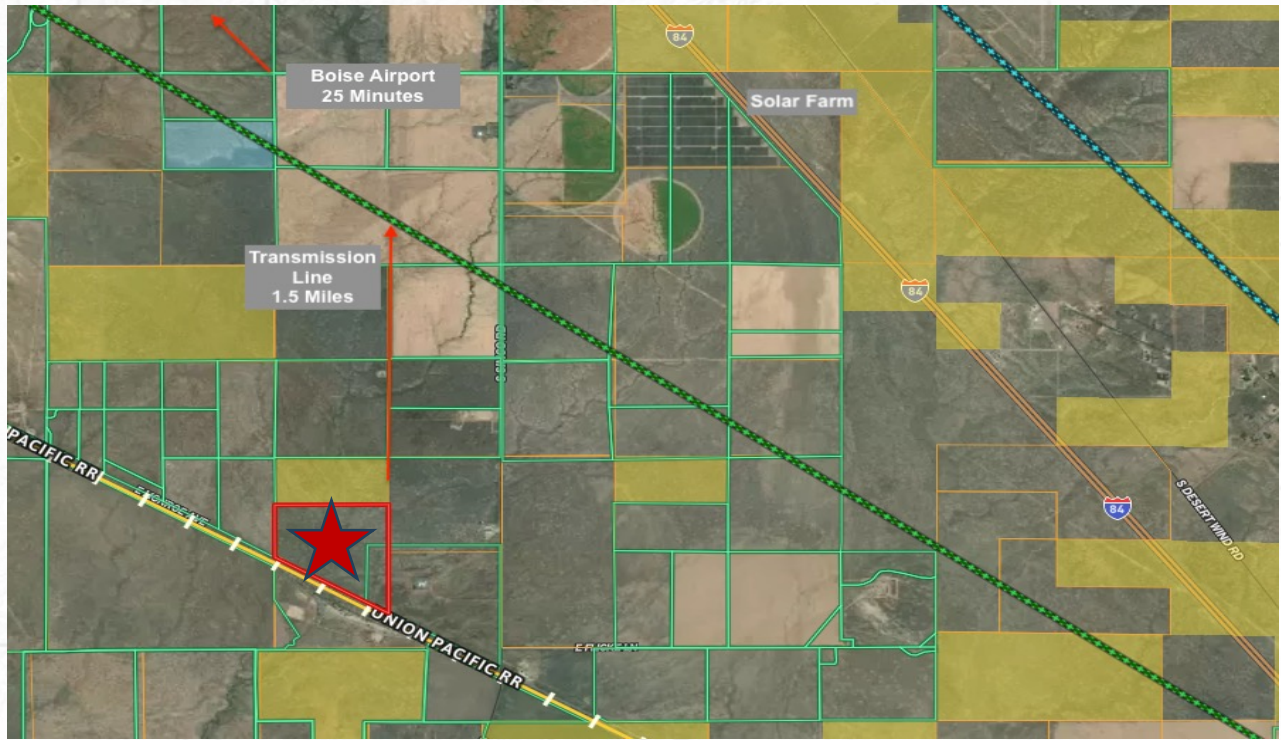
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[Map Link](#)



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
27	Chilcott-Elijah silt loams, 0 to 12 percent slopes	123.7	100.0%
Totals for Area of Interest		123.7	100.0%



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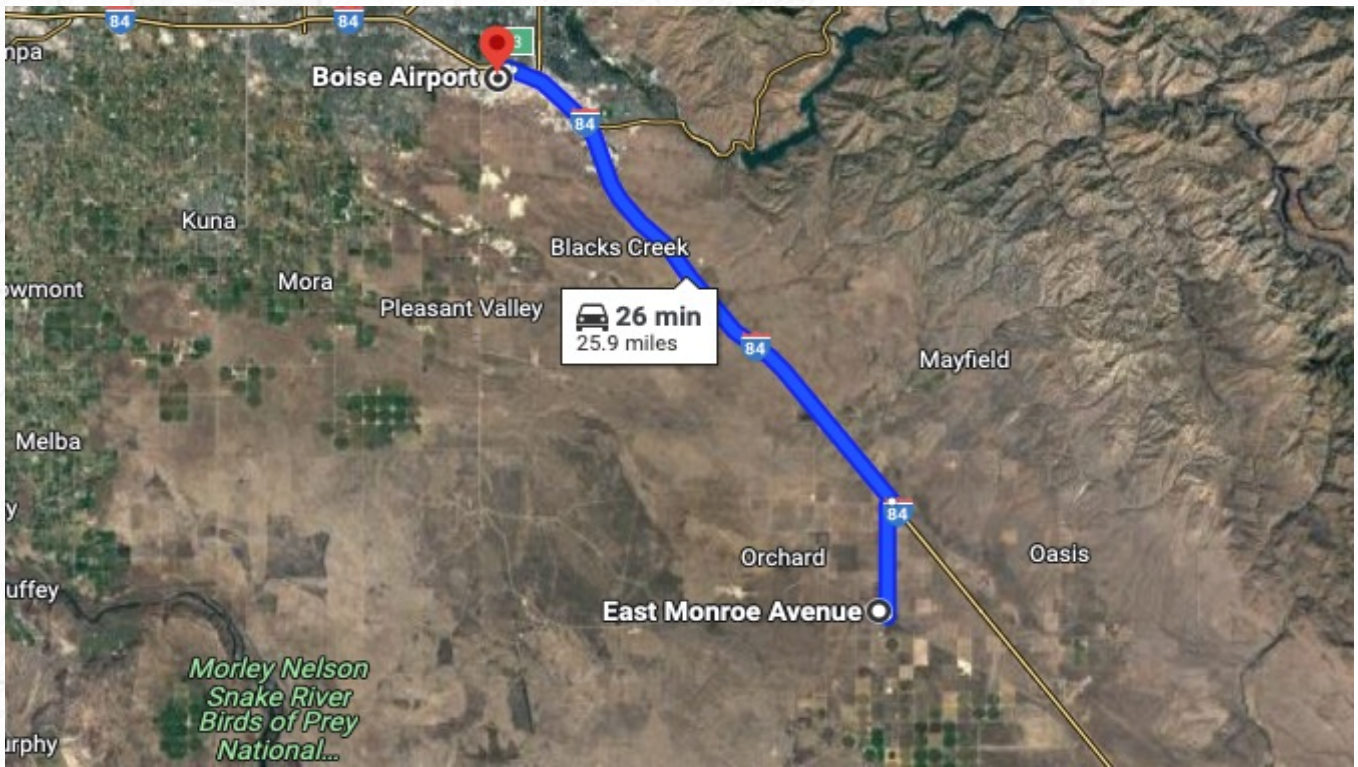
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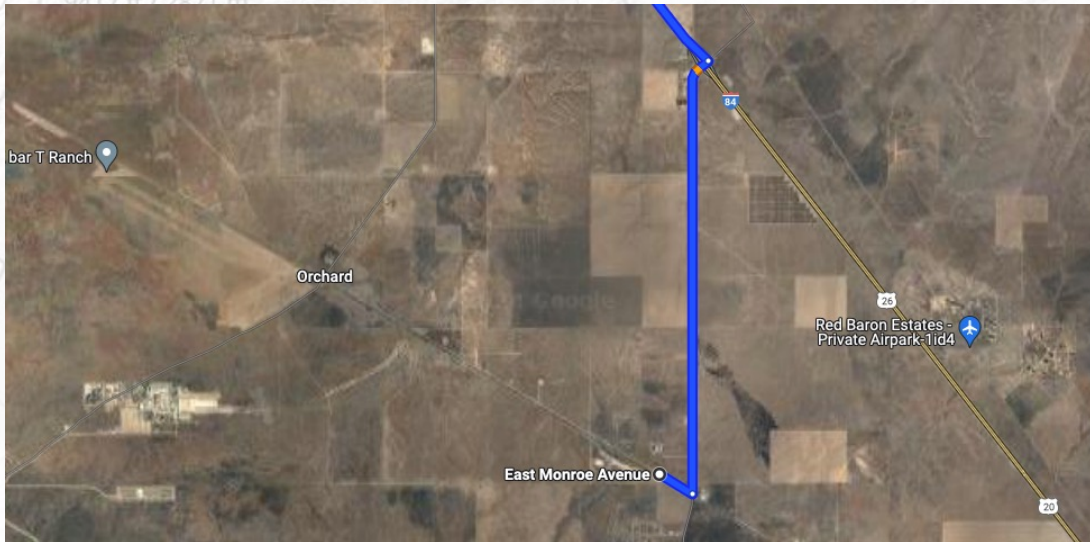
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[Google Map Link](#)



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