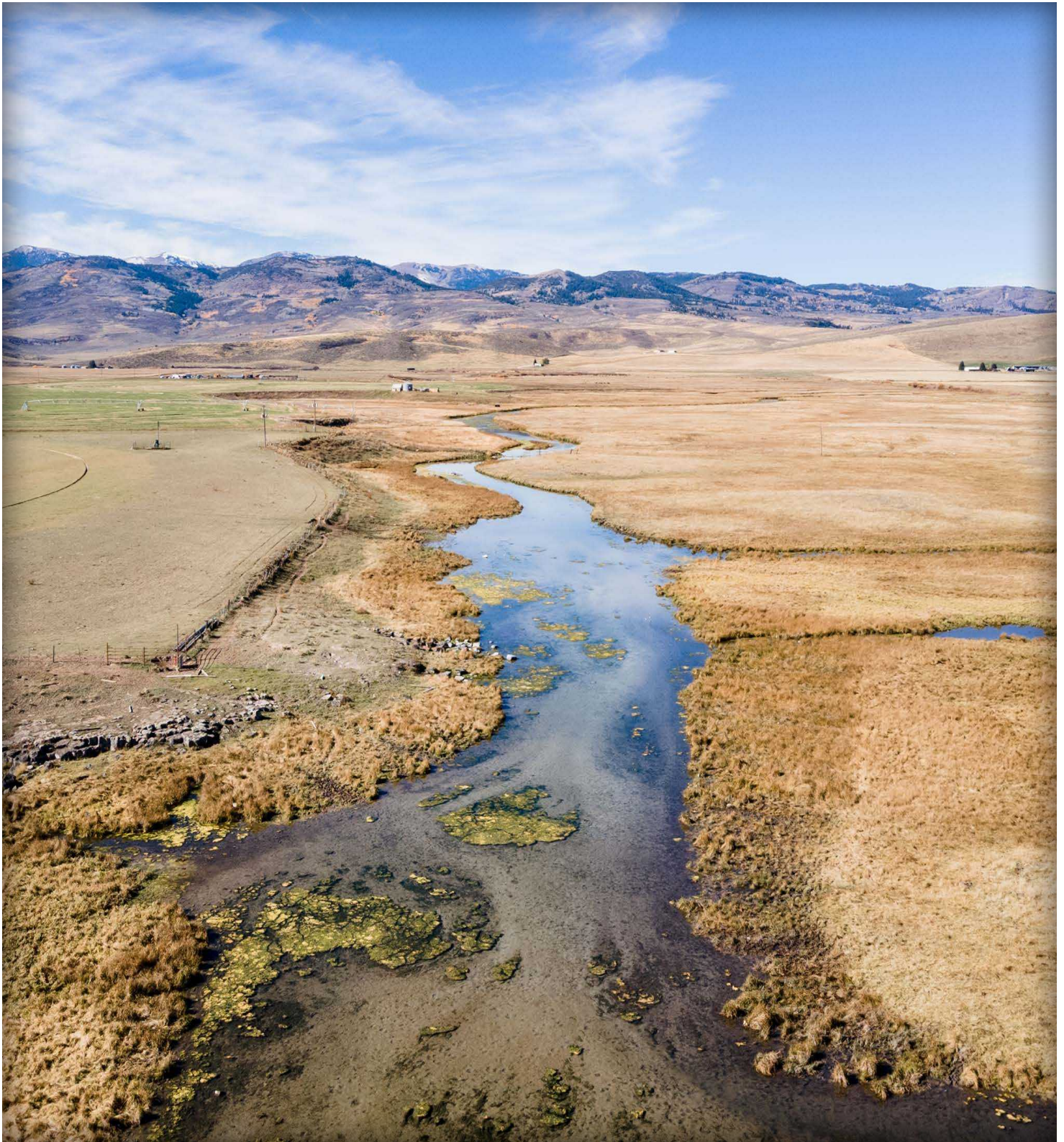


PORTNEUF RIVER RANCH

258.72 +/- DEEDED ACRES | CARIBOU COUNTY, ID | OFFERED AT \$1,750,000



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PROPERTY OVERVIEW



Lying just south of the Chesterfield Reservoir, the Portneuf River Ranch offers a blend of productive cattle pasture, abundant water resources, and irrigated row crop acres. With the Portneuf River flowing through the property and multiple year-round springs, this ranch is a haven for both livestock and wildlife.

The Portneuf River Ranch comprises 258.72 ± acres, easily accessible off Rocky Ford Road. The ranch consists of two pivots, as well as wheel lines, allowing for the cultivation of irrigated row and forage crops and/or irrigated pasture. With sub-irrigated fields, the cattle pasture is highly productive and requires minimal irrigation throughout the grazing season.

Multiple springs emerge out of the ground on the eastern side of the ranch, coming together to form a singular creek that stays open year-round. This unique characteristic is attractive from a livestock watering standpoint, but also phenomenal for waterfowl hunters looking to attract late-season birds after everything else has frozen over. The property's layout and water features offer excellent potential for development into a personal hunting retreat.

The combination of infrastructure and natural beauty makes this an ideal location for a custom home with panoramic views and direct access to ranch operations. With existing septic, domestic well, and power on-site, the property provides a solid foundation for building a private residence, hunting cabin, or ranch headquarters, subject to approval from Caribou County.

OVERVIEW DETAILS

LOCATION

- The ranch is located 50 miles east of Pocatello, Idaho.
- There are numerous fishing, hunting, and recreational opportunities in the surrounding mountains and public lands.
 - Pocatello Regional Airport is 59 miles away.
 - Idaho Falls Regional Airport is 100 miles away.
 - The Chesterfield Reservoir is 11 miles away.
 - The Blackfoot Reservoir is 32 miles away.
 - Pebble Creek Ski Area is 40 miles away.

TOTAL ACRES

- Per the Caribou County Assessor, there are 258.72 ± deeded acres included in the sale of this asset.
 - The property consists of five tax parcels.
 - The total 2024 property taxes were \$1,634.74.
- The measured irrigated acres under pivots and wheel lines consist of 68.7 ± acres.
- There are 4.4 ± acres where the residence, outbuildings, and cattle facilities are located.
- Buyer to verify all acres.

CURRENT RANCH OPERATION

- The ranch is leased through December 31, 2025, to a local tenant for a custom grazing operation.
 - The tenants have had up to 100 cow/calf pairs and 40 yearling heifers on the ranch at one time.
 - The ranch has perimeter and cross fencing.

RECREATIONAL OPPORTUNITIES

- With the live water on the property through the winter, the ranch is an excellent waterfowl hunting property.
- The surrounding mountains and public lands offer ample opportunities for big game hunting.
- The Portneuf River and local reservoirs allow for recreational fishing and boating.



OVERVIEW DETAILS

IRRIGATION & WATER RIGHTS

- Two groundwater rights provide irrigation and stock water rights for the ranch.
 - There is one irrigation groundwater right, with a 1951 priority date, which allows for the irrigation of up to 90 acres with a total volume of 315.00 acre-feet per annum (AFA).
 - There is one stockwater groundwater right, with a 1959 priority date, which allows for a diversion rate of 0.05 CFS.
 - There is one domestic well groundwater right, with a 1948 priority date, which allows for a diversion rate of 0.04 CFS.
- Irrigation infrastructure consists of two Reinke Pivots.
 - The pivots were installed in 2015 and consist of a three-tower and five-tower pivot.
 - In addition, there are two 1,300-foot-long wheel lines.
- The irrigation well and 25-horsepower pump are located on the west side of the property, which supplies the pivots and wheel lines.
- The Portneuf River runs through the center of the property, and the Downey Canal cuts through the northwest corner of the ranch.

INCOME SOURCES

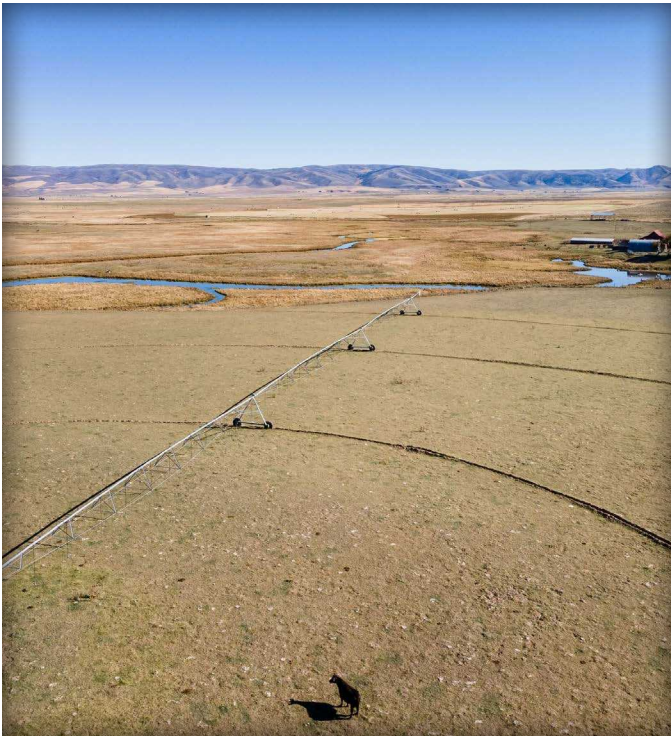
- Current income sources:
 - Custom grazing lease.
- Potential additional income sources:
 - Farm lease on cropland acres.
 - Hunting lease.

IMPROVEMENTS

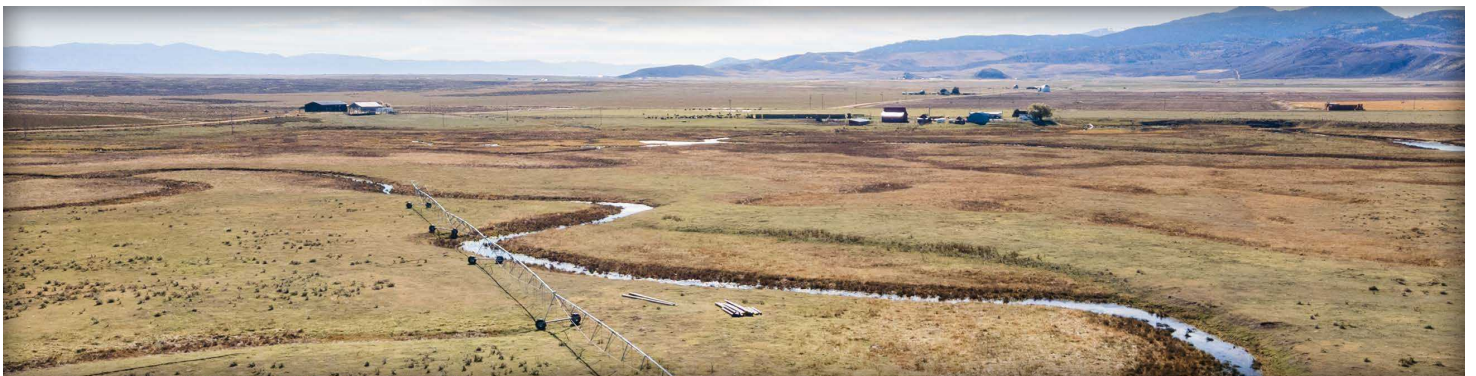
- 30 x 70 covered hay storage.
- 822 ± square-foot single-family residence.
- 1,728 ± square-foot metal storage building.
- Additional buildings include a barn, mobile home, livestock shed, & utility shed.
- Buyer to verify all building sizes.

ZONING

- The ranch is zoned Agricultural per the Caribou County Planning and Zoning Department.
- The minimum parcel size is 40 acres.
- Please refer to the Caribou County Code for more information on this designation.



IRRIGATION MAP



REGION MAP

