

SAND CREEK FARM

278.53 +/- DEEDED ACRES | FREMONT COUNTY, ID | OFFERED AT \$2,200,000



 **AGRIBUSINESS™**
TRADING GROUP
INVESTMENT GRADE AGRICULTURAL ASSETS

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PROPERTY OVERVIEW



Sand Creek Farm is a 278.53 ± deeded acre irrigated Idaho farm for sale located approximately four miles northeast of St. Anthony in Fremont County, one of Eastern Idaho's most established agricultural regions. Positioned within the Upper Snake River Plain, the property benefits from fertile soils, favorable growing conditions, and access to a strong agricultural support network that has long supported row crop and forage production throughout the region.

Irrigation water is delivered through surface water rights administered by Egin Bench Canals, Inc., with 1,096 shares included in the sale. Irrigation improvements consist of three Reinke center pivot systems, including an eight-tower, six-tower, and four-tower pivot.

Historically leased to a local operator, the farm has supported the production of wheat, barley, and potatoes, as well as seasonal livestock grazing. The established operating structure offers flexibility for buyers seeking to continue leasing arrangements or transition to owner-operated farming practices, creating multiple opportunities for generating income.

Located in close proximity to regional agricultural services and markets, Sand Creek Farm also benefits from access to Eastern Idaho's renowned outdoor recreation opportunities, including world-class fisheries along the Henry's Fork of the Snake River and nearby public lands offering hunting, recreation, and year-round enjoyment. Combining established water resources, functional irrigation infrastructure, and a desirable location, this irrigated farm offering represents a well-situated agricultural property within Eastern Idaho's productive farming corridor.

OVERVIEW DETAILS



LOCATION

- The farm is located approximately four miles northeast of St Anthony, Idaho.
 - The Idaho Falls Regional Airport is approximately 45 miles away.

TOTAL ACRES

- Per the Fremont County Assessor, there are 278.53 ± deeded acres included in the sale of this asset.
 - The property consists of two tax parcels.
 - The total 2025 property taxes were \$526.96.
- Per the Farm Service Agency, there are 211.53 ± cropland acres.
- Buyer to verify all acres.

CURRENT FARM OPERATION

- The farm has historically been leased to a local producer for row crop production and seasonal livestock grazing.

RECREATIONAL OPPORTUNITIES

- Eastern Idaho is renowned for its world-class trout fisheries, including the Henry's Fork of the Snake River, the Teton River, and the South Fork of the Snake River.
- Surrounding mountain ranges and expansive public lands offer exceptional big game hunting opportunities throughout the region.
- Grand Targhee Resort and Jackson Hole Mountain Resort provide premier downhill skiing and year-round mountain recreation within a short drive.



OVERVIEW DETAILS CONT.

IRRIGATION & WATER RIGHTS

- Irrigation water is delivered via surface water rights from Egin Bench Canals, Inc.
 - These water rights, included in the sale, consist of an allocation of 1,096 shares.
 - The 2026 irrigation assessment is \$1,535.63.
- Irrigation infrastructure consists of three Reinke pivots.
 - The pivots consist of a four-tower, six-tower, and eight-tower pivots.
- A 75-horsepower pump pumps water from the irrigation canal to the pivots.

INCOME SOURCES

- Potential income sources:
 - Landowner is currently negotiating a 2026 row crop and grazing lease.

IMPROVEMENTS

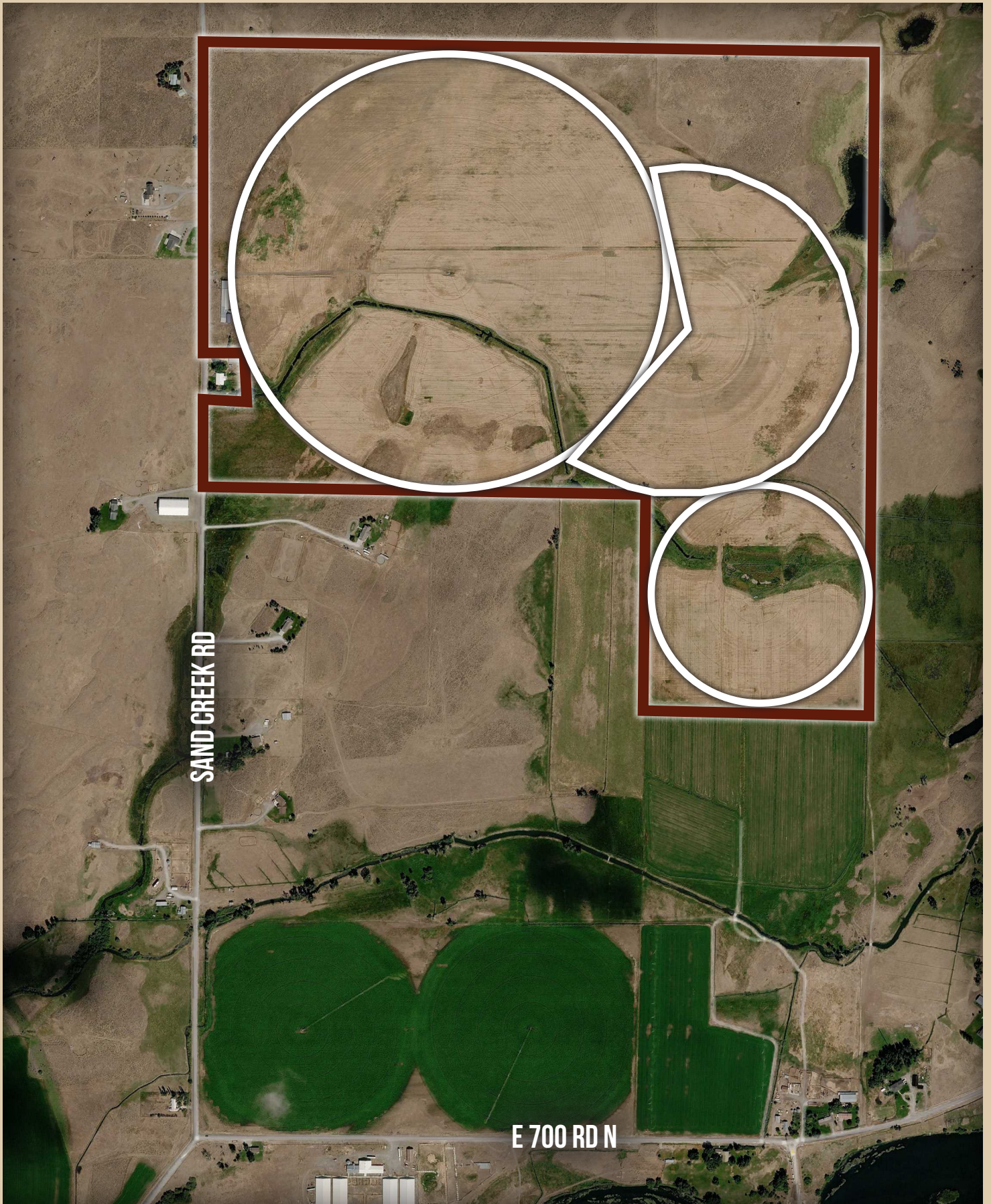
- 42 x 48 storage barn.
- 42 x 200 storage barn.

ZONING

- The property is zoned Rural Base Zone and Rural Conservation Zone, per Fremont County.
 - Buyer to consult planning and zoning regulations for permitted uses.



IRRIGATION MAP



SAND CREEK RD

E 700 RD N

REGION MAP

