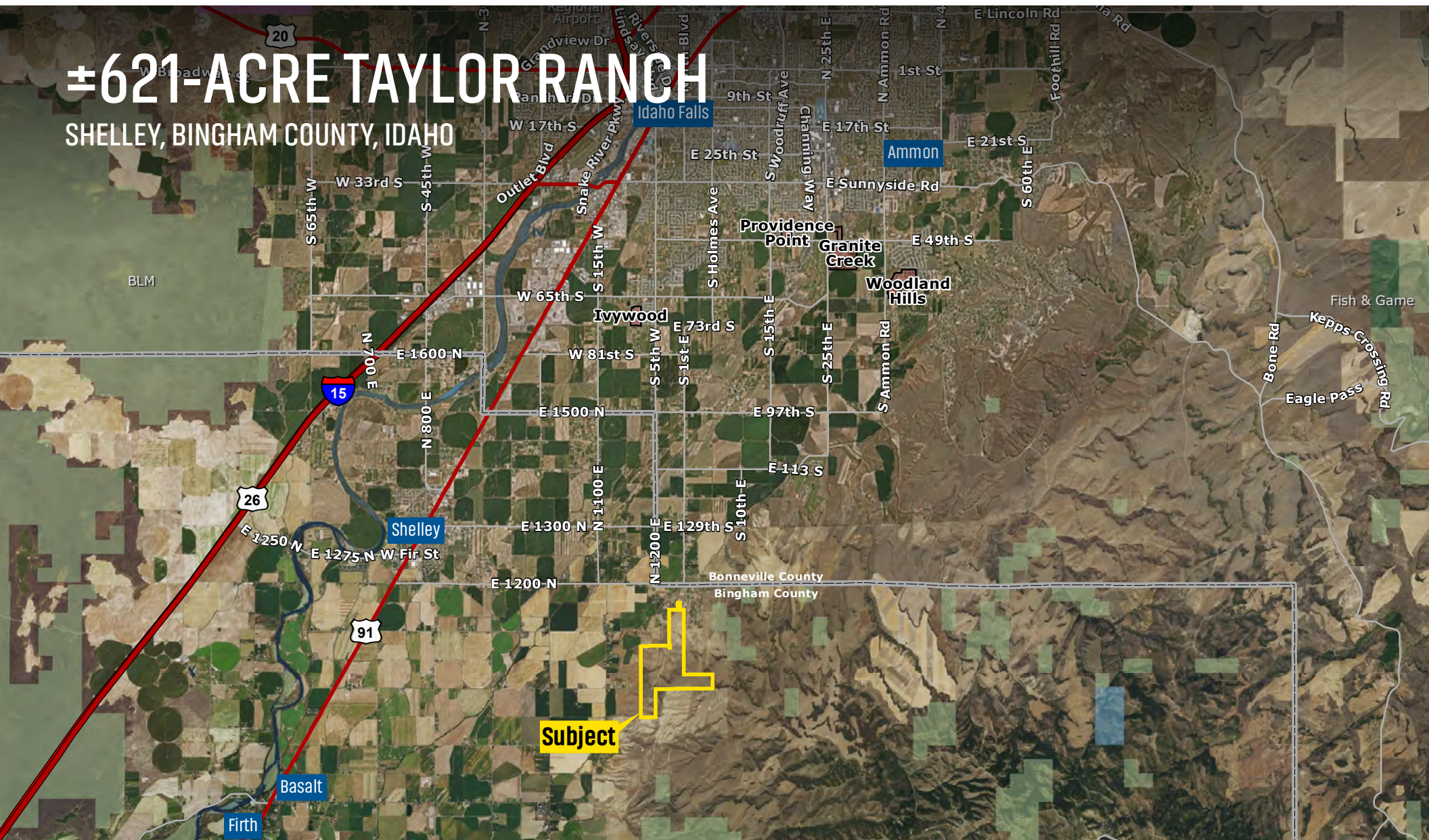


±621-ACRE TAYLOR RANCH

SHELLEY, BINGHAM COUNTY, IDAHO



CONTACT FOR MORE INFORMATION

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ORGANIZATION

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EXECUTIVE SUMMARY



TAYLOR RANCH is a beautiful large acreage tract situated in the Taylor area South of Idaho Falls and East of Shelley in Bingham County, Idaho. The area has a combination of dry farms and grazing tracts, with much of the surrounding properties transitioning to residential tracts. The property is located on paved, county maintained roads, and is within the third largest metropolitan area in Idaho. The nearby cities of Idaho Falls, Shelley and Ammon provide shopping, services, restaurants, entertainment, and schools. Taylor Ranch is also in close proximity to the many outdoor recreational amenities of the Snake River Plain of Southeastern Idaho.

The property consists of a former dry farm and a pasture with sage, juniper trees and native grasses. The perimeter of the property has a three strand fence and there is one cross fence. The estimated capacity of the pasture is 75 head for 3 months or 225 aums. Topography varies from level to steep sloping land, and much of the property offers great views of the Snake River Plain.

Though the property is presently an agricultural tract, the owners were able to get the property rezoned to residential acreage which allows parcels with a minimum size of five acres each. A copy of a proposed plan to split into five acre parcels is included in this brochure. The plan will require county approval, but is a great starting point in transitioning the property to a residential use.

 LOCATION	SSWC of East 1165 North and North 1325 East, Shelley, ID	 ZONING	Residential Agriculture - 5 Acre minimum
 SIZE	±621.21 Acres	 USDA CONSERVATION RESERVE PROGRAM CONTRACTS ("CRP")	The property is currently subject to USDA CRP Contract Number 11022A: <ul style="list-style-type: none">• Term: October 1, 2021 through September 30, 2031• Acres for Enrollment: 394.99• Rental Rate Per Acre: \$41.29• Annual Contract Payment: \$16,309
 LIST PRICE	\$3,000,000	 UTILITIES	Electricity: Rocky Mountain Power Water: Private wells will be required Sewer: Private septic systems will be required on each lot pursuant to Bingham County Regulations Natural Gas: Intermountain Gas
 PARCELS	RP0550009, RP0550010, RP0551300, RP0551400, RP0551500, RP0552800, RP0552900, RP0553200, RP0555700		



TAYLOR RANCH PROPOSED PLAT



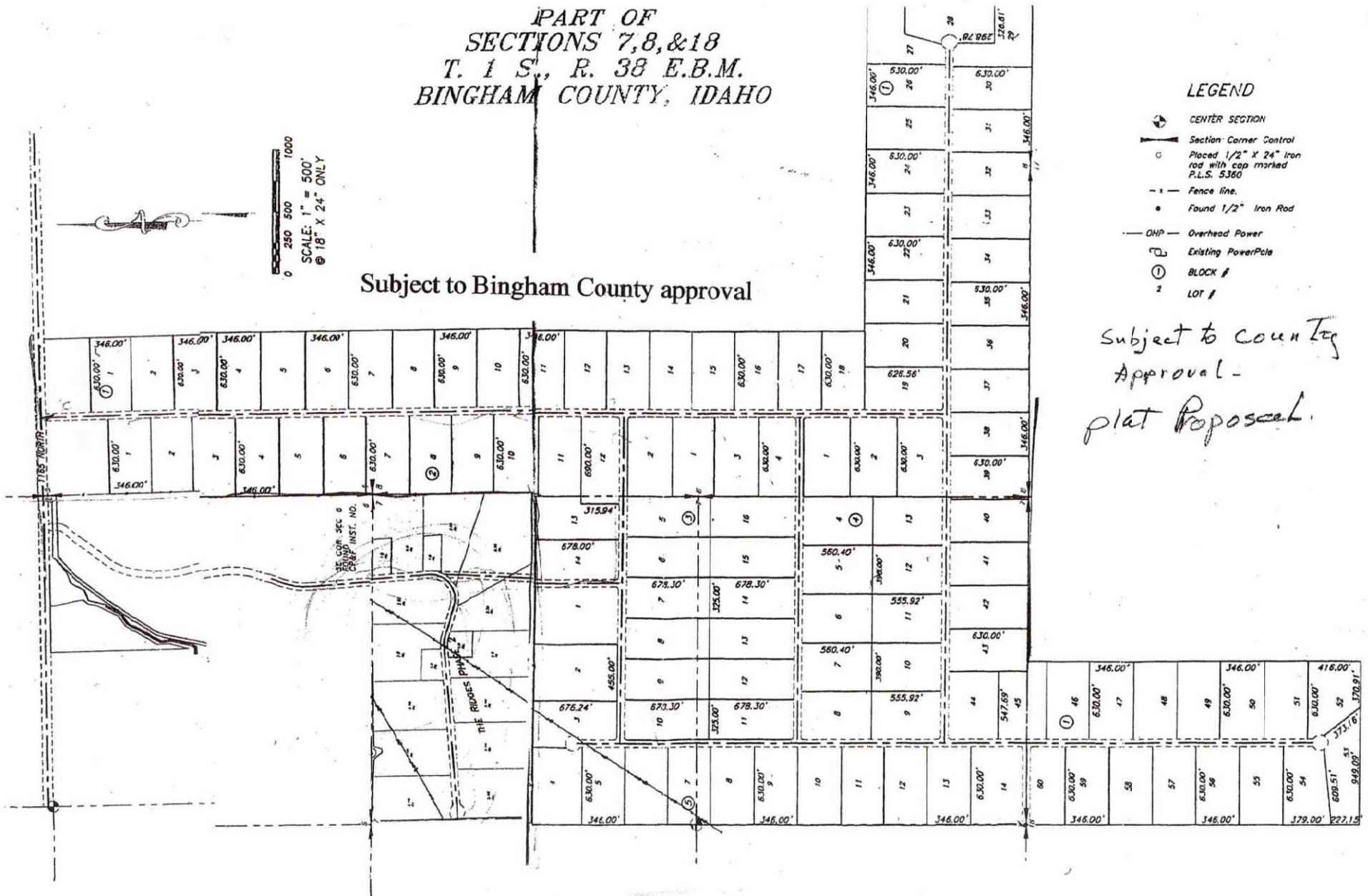
PART OF
SECTIONS 7, 8, & 18
T. 1 S., R. 38 E.B.M.
BINGHAM COUNTY, IDAHO

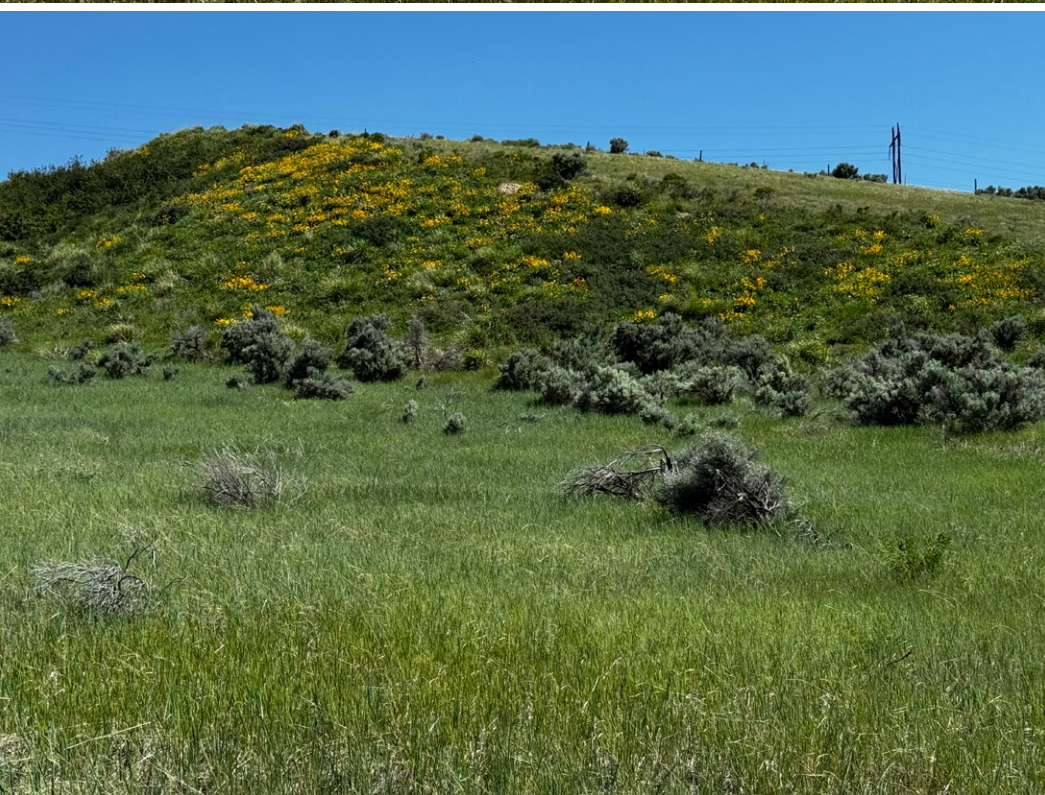
Subject to Bingham County approval

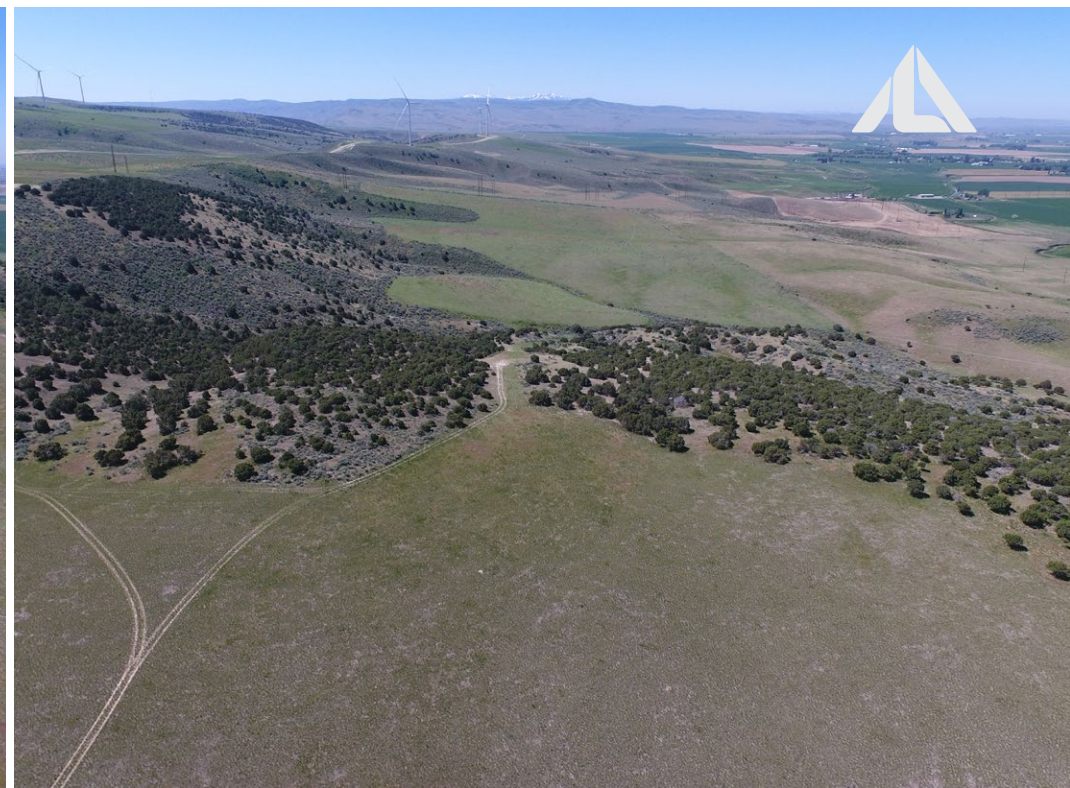
LEGEND

- CENTER SECTION
- Section Corner Control
-
- Fence line.
-
- OHP — Overhead Power
- Existing Power Pole
- BLOCK #
- LOT #

Subject to County
Approval -
plat Proposed.

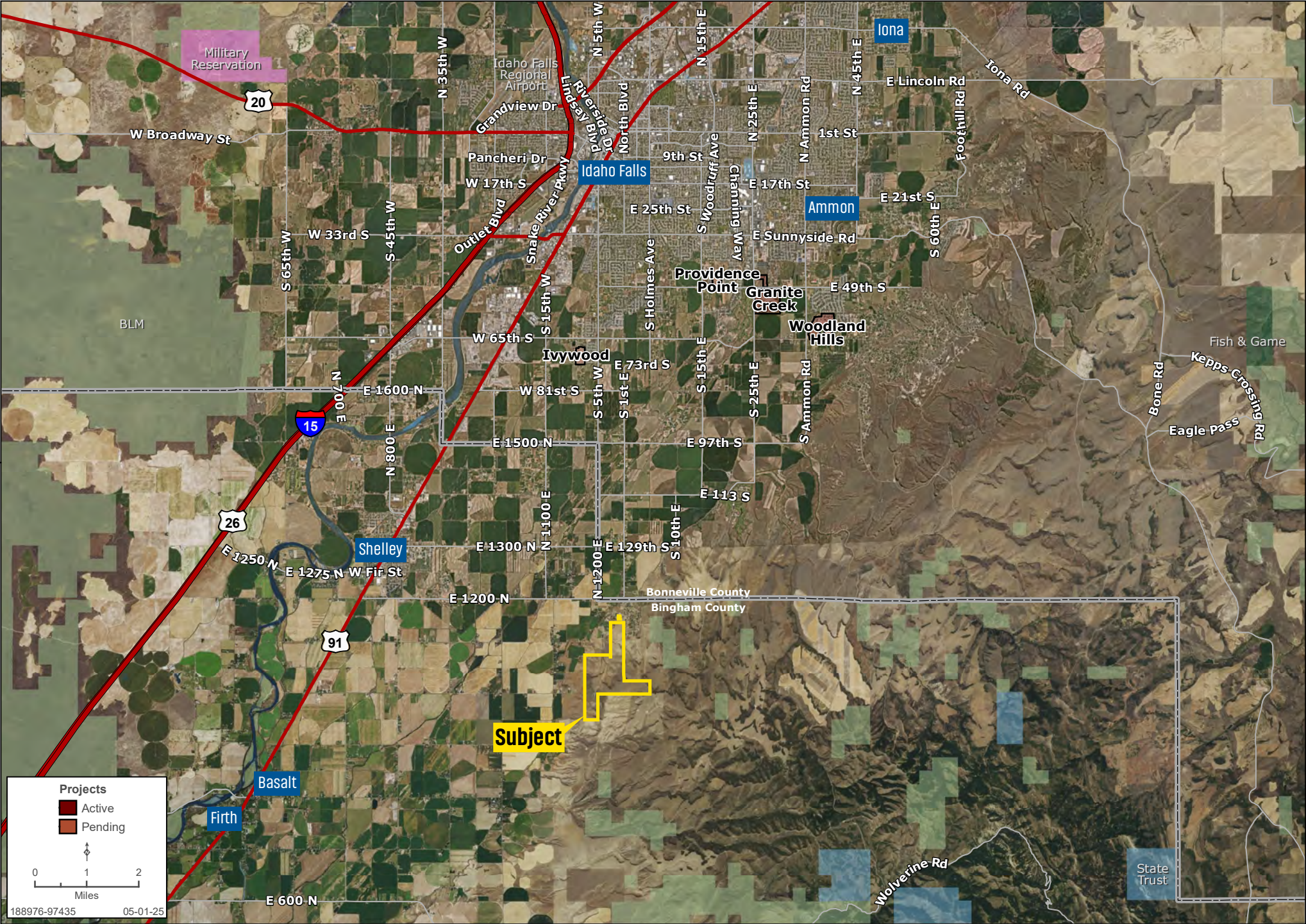






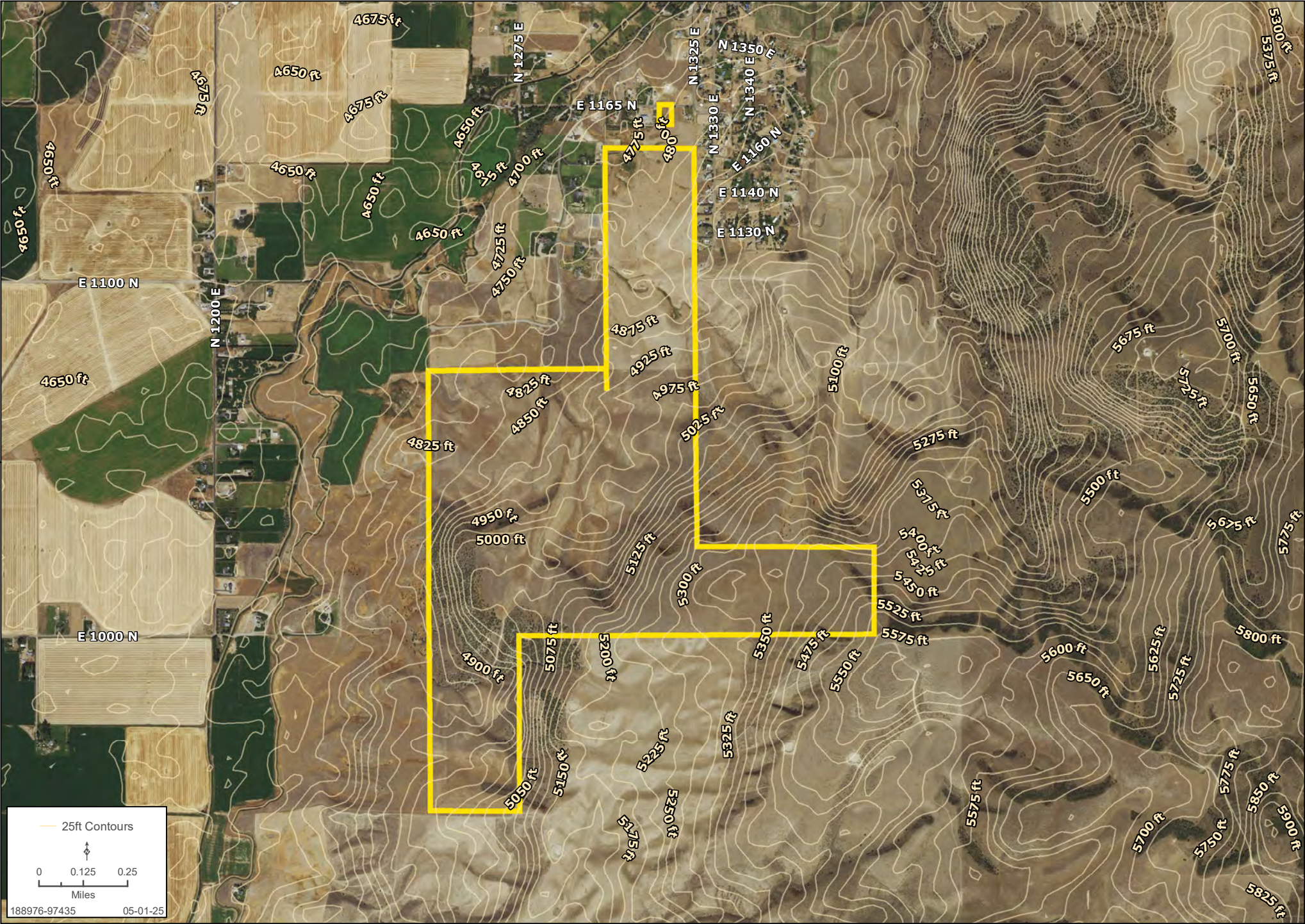
REGIONAL | ±621 ACRES, TAYLOR RANCH, SHELLEY, ID

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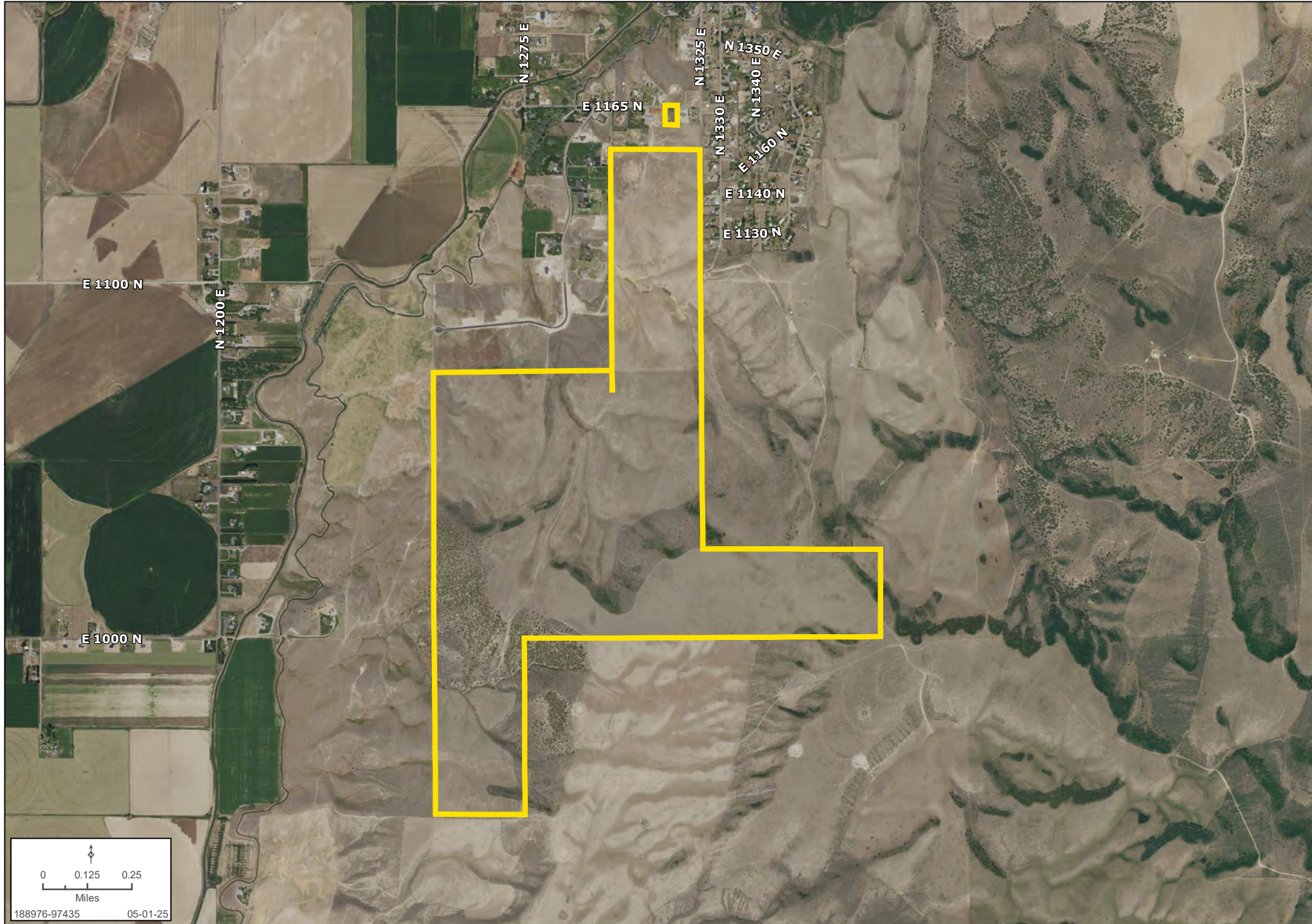
CONTOUR | ±621 ACRES, TAYLOR RANCH, SHELLEY, ID

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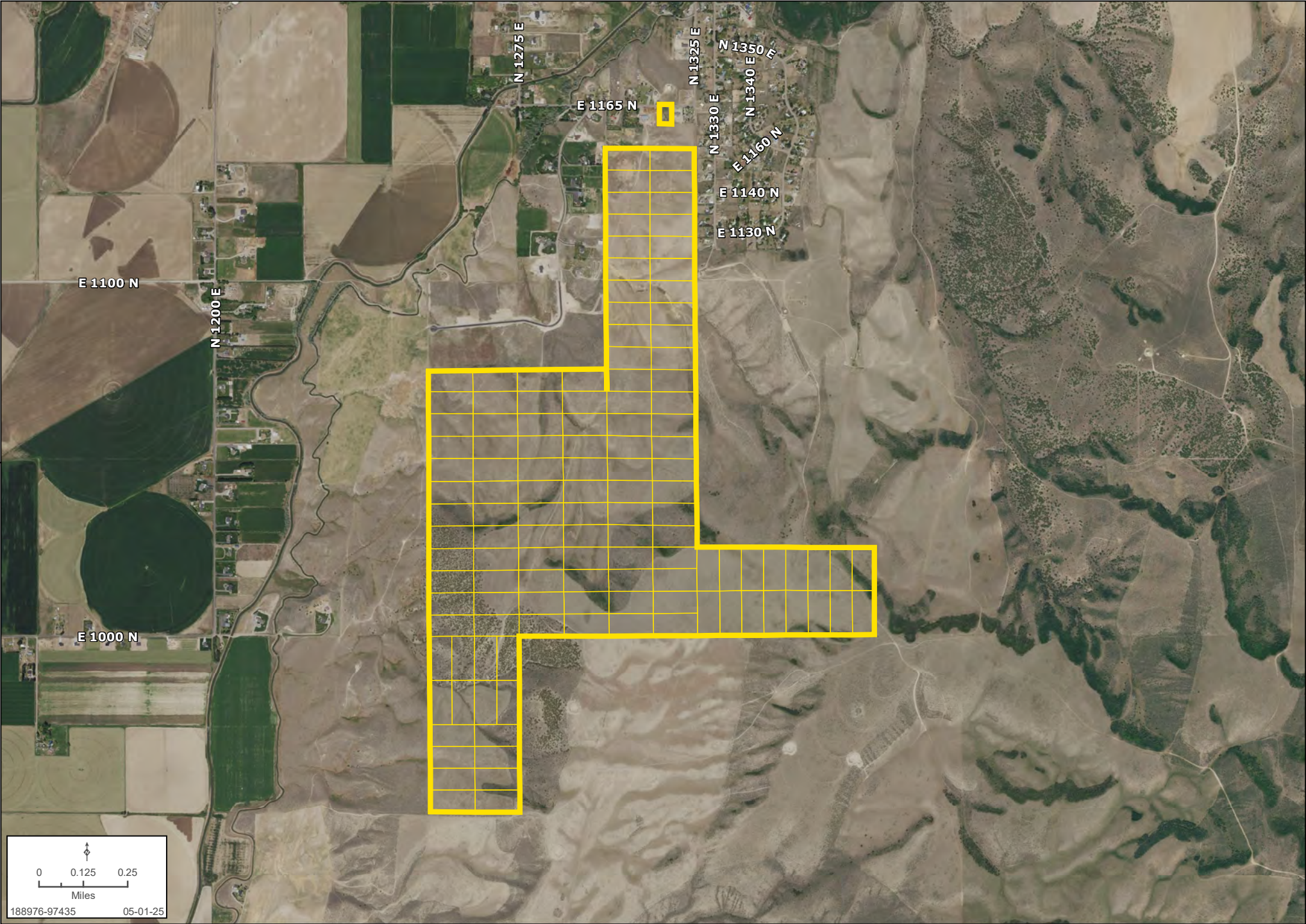
DETAIL | ±621 ACRES, TAYLOR RANCH, SHELLEY, ID

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IDBingham188976 - 07.21.2025.