


AVAILABLE PROPERTIES MASTER LIST

Monday, December 08, 2008


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ACREAGE/ LOTS

Woodland, UT


Amazing Horse Property
\$2,277,000
Great Location - Rare Piece of Land

This property is located at 4482 S. Aspen Hollow Road, Woodland, Utah. The property consists of 2 lots together totaling approximately 41.4 +/- Acres. The property has year-round access through a gravel road. Located approximately 15 minutes east of the world famous Park City and Deer Valley Resort, Utah. Beautiful mountain, meadow and valley views. Seasonal creek and spring running through property. Don't miss this amazing piece of land seller is very motivated.

Property ID: UTAHF044
Approx. Acres: 41.4
Tom Flinders (801) 599-1933

PARK CITY, UT


A Star Harbour Estate Lot
\$279,000
Beautiful Lot with Lake Views

A Star Harbour Estates Lot now finally available. Plus, this easy to build lot has unobstructed Jordanelle Lake views. All utilities stubbed to the lot. Building envelope is 10' sides and 20' front. Seller is willing to include architectural plans with sale. Star Harbour Estates is located west of the Jordanelle Reservoir and just across from the Deer Valley Ski Resort.

Property ID: UTAHF043
Approx. Acres: .33 +/-
R. Montgomery (801) 558-8302

Please For More Information (208) 766-7653

MALAD CITY, ID



Gochnour Property

\$270,000

Scenic Country Retreat

Located South and West of Malta, Idaho on the Strevell Road (3600), approximately 35 miles west of Snowville, Utah off of Hwy 42. This 360 Acre parcel has a year round spring and stock pond offering the hunting enthusiast or horseman a scenic retreat location. The owner indicates this parcel will hold approximately 20 head of horses yearly. With the spring and pond there is an abundance of game birds, deer and antelope lending itself to an excellent hunting retreat or equestrian hideout. The portable panels, horse trailer, camper and tractor are for sale as well (not included in the purchase price of ground)

Property ID: F112

Approx. Acres: 360 +/-

Valerie Gunter (208) 317-5146

FRANCIS, UT



Wild Willow Subdivision

\$183,000

A Dream Come True

Wild Willow Subdivision is located in the Kamas Valley, approx. fifteen minutes east of the world famous Park City and Deer Valley, Utah. The subdivision consists of two phases that contain approx. 188 large building lots. To compliment the rural residential character of Wild Willow's sold out Phase One; Phase Two has been designed to accommodate horse owners and people who appreciate spacious living. Come see the pine-chipped bridle path and the 2.5 acre horse exercise area, which is completely fenced, landscaped and ready to use. For those who love horses or simply love spacious areas in which to live--walkers take note--Wild Willow is a dream come true! Sub-Phases 2C is currently being marketed. Prices start at \$183,000 to \$304,000 www.wildwillow.net

Property ID: UTAHF012

Approx. Acres: .669 +/-

Tom Flinders (801) 599-1933

INKOM, ID



Beautiful Building Site

\$84,900

Panoramic Mountain and Valley Views

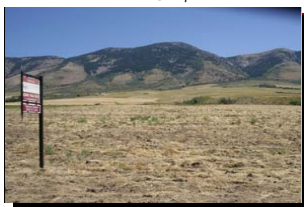
Beautiful 4.9 acre Building Site with panoramic mountain and valley views. Located below Pebble Creek ski area. Lot is primarily flat with a slight slope making the whole lot very usable. Additional 4.91 acres available.

Property ID: IDAHOF113

Approx. Acres: 4.9

Valerie Gunter (208) 317-5146

INKOM, ID



Build Your Dream Home

\$84,900

Panoramic Mountain and Valley Views

Build Your Dream Home on this beautiful building site with panoramic mountain and valley views. Lot is 4.91 acres and is flat with gradual slope. Conveniently located below Pebble Creek Ski Area. An Additional 4.9 acres available.

Property ID: IDAHOF114

Approx. Acres: 4.91 +/-

Valerie Gunter (208) 317-5146

Sharon, ID



Marsh Valley Subdivision

PRICE REDUCTION

\$65,000

Visualize the Views

Take a minute to enjoy the views and visualize owning this 20.85 acre piece of property located on Marsh Creek Road in McCammon, Idaho. This is in a nice location on the side hill overlooking Marsh Valley. The property is situated in a beautiful mountain setting with numerous possibilities for recreational use, or horse property. This could also be used as a home site with improvements to the access and road to the property.

Property ID: IDAHOF086

Approx. Acres: 20.85 +/-

Lorinda Seamons (208) 339-3890

Hatch Building Lot

\$25,000



Great Building Lot

Great Building lot in a convenient location within Malad City limits. Partially fenced horse property. City amenities available including city water and city sewer. This is an ideal location to build your dream home with plenty of room for a horse and great access. No CC&Rs

Property ID: IDAHOF115

Approx. Acres: 1.0 +/-

Lorinda Seamons (208) 339-3890

DOWNEY, ID



1/2 Acre Lot

\$15,000

Nice Building Lot

1/2 acre building lot in Downey, Idaho. Nice location, city services available. Beautiful mountain views and enjoy the quiet small town atmosphere.

Property ID: IDAHOF111

Approx. Acres: .5

Valerie Gunter (208) 317-5146

COMMERCIAL/ DEVELOPMENT

POCATELLO, ID



Melville Jensen Development Property

\$6,950,000

Plentiful Development Opportunities

SALE PENDING

The Melville Jensen Estate is situated in an ideal location off of Buffalo Road in (Tyhee) Bannock County, Idaho. It is ideally located in a Hub with numerous development possibilities. With history dating from 1920 and the influence of the early farming communities, this parcel has evolved into a land of many uses with a flavor of the past and a vision for the future. The property is situated east of the Hiline Canal of the Fort Hall Irrigation Project and West of Interstate I-15, in Bannock County, Idaho. Ideally located with Jackson Hole Wyoming approximately 100 miles north and Salt Lake City approximately 150 miles south via Interstate I-15. The property is centrally located for easy access and future development in a growing area.

Property ID: IDAHOF060

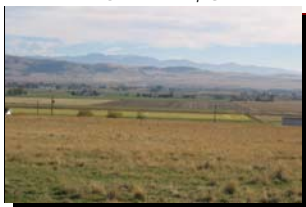
Approx. Acres: 400 +/-

Tom Flinders (801) 599-1933

Lorinda Seamons (208) 339-3890

Please For More Information (208) 766-7653

GARLAND, UT



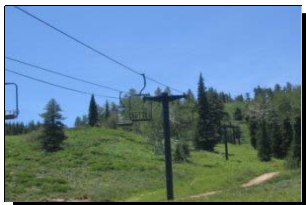
Excellent Development Opportunity

\$4,000,000

Garland Development

Approximately 200 +/- Acres near the Riverside Exit north of Garland, Utah. This property can be subdivided into 1/2 acre lots and has 3 different accesses that can be developed off of a county maintained road. This is a great opportunity to invest in a larger piece of property that can be developed into ranchettes or a gated community for horses, etc. The property is currently unzoned for agriculture and could possibly lend to a commercial investment as well. There are endless opportunities for development and with the announcement of new business relocating in the Box Elder County area there could be several different uses for this property. Don't miss the chance to captivate this excellent investment opportunity.

Property ID: UTAHF038
Approx. Acres: 200 +/-
Lorinda Seamons (208) 339-3890



Magic Mountain Ski Resort

\$2,250,000

Come Feel the Magic On the Mountain

Magic Mountain Ski Resort - Unbelievable Investment Opportunity! Just imagine owning this ski resort nestled in the Sawtooth National Forest consisting of a 339.57 Acre Special Use Permit issued by the US Forest Service. Magic Mountain is located on a county maintained road within approx. 1/2 hour of Twin Falls, Idaho and about 2 hours from Sun Valley, Idaho. The resort features a 4021 Sq. Ft. lodge, chair lift, rope tow and a new tubing tow. There are several runs and forested areas for skiing and enjoying the beautiful setting. If you like the great outdoors this area has something for everyone to enjoy year round. Magic Mountain is being enjoyed by thousands of people who love the outdoors.

Property ID: IDAHOF095
Approx. Acres: 339.57 *
Lorinda Seamons (208) 339-3890

* Special Use Permit

PRESTON, ID



Great Golf Course Development

\$1,100,000

Parcel 2 & 3 of the Recorded Plat

Great Golf Course Development in a growing community! Imagine owning property on the Country Club Golf Estates Division 3 in Preston, Idaho. This development sits on the Golf Course approximately at the 9th hole. There is approximately 1.5 acres of green space to allow development for 48 lots. There are two great accesses on county maintained roads that could be extended to the property.

Property ID: IDAHOF115
Approx. Acres: 23.77 +/-
Lorinda Seamons (208) 339-3890

TREMONTON, UT



Maria Chadaz Development Parcel

\$1,050,000

Business Opportunity

The last holdout parcel. Some 35.3 acres with Main Street frontage on the south and frontage on 400 W., the east boundary. Zoned commercial district and R1-10 residential. This property is in the path of growth and lends potential for retail as well as residential development parcel. Property includes Some 35.3 shares of stock in Bear River Canal Co. Enrolled in Agricultural Greenbelt Tax Assessment Program

Property ID: UTAHF003
Approx. Acres: 35.3 +/-
Tom Flinders (801) 599-1933

-- Tax ID #, Acreage, 2000 Tax Amounts
 ----- # 05-168-0012, 17.4 Acres, \$1131.44
 ----- # 05-168-0013, 17.9 Acres, \$ 652.07

HOMES

PARK CITY, UT



Property ID: UTAHF045
Approx. Acres: 2.34 +/-
R. Montgomery (801) 558-8302

Silver Creek Estates

\$799,000

Best Darling Horse Property

Remember the best darling horse property in Silver Creek - Park City, Utah. It has been beautifully remodeled. Two additional bedrooms in the loft, plus new full bath with claw foot tub. Added 3 skylights in loft with TV/reading area. Added plantation shutters to entire first level., new exterior doors and molding. New carpet in family room and loft. Added surround system in family/billards room and outside deck speakers. Beautifully landscaped around new concrete driveway. Main floor master. Ranch style porch overlooking all 3 ski resorts. Equipped with a 3 stall barn, very tidy tack room, hay storage, riding arena and round pen. All this on 2.34 acres. Corner lot. Plans to complete wrap around deck for easy entertaining and BBQ. A one of a kind horse property.

8037 N. Long Rifle Road

DOWNEY, ID



Property ID: IDAHOF100
Approx. Acres: 5 +/-
Valerie Gunter (208) 317-5146

Marsh Valley Area Country Home

\$249,999

True Country Living

Country living at it's best! Over 4100 Sq Ft of finished living space in this nice 5 bedroom, 3 bath home on 5 acres. Home boasts a formal dining room, office, double car garage, central A/C, covered patio, and sprinkler system as well as a completely finished basement that offers a second kitchen, laundry and office. A MUST SEE!

ARIMO, ID



Property ID: IDAHOF116
Approx. Acres: 10 +/-
Valerie Gunter (208) 317-5146

1375 E. Arimo Road

\$194,900

Country Charm

SALE PENDING

Enjoy the country in this newer A-Frame home on 10 acres with mountain views. Great rural location with easy interstate access. 3 Bedrooms, 1.5 baths, 24 x 38 shop/garage, 2 storage sheds, central A/C. Lower level bedroom currently being used as family room, could be used as a master suite with attached office.

DOWNEY, ID



Property ID: IDAHOF123
Approx. Acres: 1.3 +/-
Valerie Gunter (208) 317-5146

18740 S. Washington Avenue

\$134,000

Motivated Seller. Possible Lease Option!

Updated spacious home with mountain views. 3 bedroom, 2 bathroom home on 1.3 acres. New carpet and paint through most of home. Large master suite with fireplace. Outbuildings including a 12 x 24 shop, 12 x 24 cinder block shed, and a bully barn.

Please For More Information (208) 766-7653

MALAD CITY, ID



143 Bannock Street

\$121,000

Horse Property

Great Horse property with room to grow! This 4 bedroom, 2 bath home is in a convenient location close to city amenities, yet has the feel of country living! This is a nice home with a secluded backyard with a variety of fruit trees and plenty of privacy!

Property ID: IDAHOF118
Approx. Acres: .96
Lorinda Seamons (208) 339-3890

DOWNEY, ID



156 South 2nd East

\$105,000

Great Starter Home

Updated 3 Bedroom 1.75 Bath home with large kitchen and bathrooms. Basement has all new sheetrock, insulation, plumbing, electrical, paint and carpet. Enjoy a large kitchen and main bath with jetted tub along with plenty of storage areas.

Property ID: IDAHOF119
Approx. Acres:
Valerie Gunter (208) 317-5146

FARMS/ RANCHES

FAIRVIEW, UT



WN Ranch - Part Two

\$2,535,500

Amazing Arena and Acreage

The amazing arena is the main attraction of this portion of the WN Ranch, 173± acres. The large 165' by 80' indoor arena is the only building on this property. The arena is fully insulated and has skylights in the roof. Both portions of the WN Ranch can be sold together or separately.

Property ID: UTAHF042
Approx. Acres: 173
Tom Flinders (801) 599-1933

ARBON, ID



Cherry Creek Ranch

\$1,900,000

Gorgeous Hideaway in the Mountains

Looking for a gorgeous hideaway in the mountains? You have found it! The Cherry Creek Ranch offers panoramic views in every direction. A very pristine property with over 1349 acres of beautiful scenery and recreational amenities. Approx. 1081 acres in CRP, boasting a payment of over \$36,000 a year with four years remaining.

Property ID: IDAHOF121
Approx. Acres: 1349
Lorinda Seamons (208) 339-3890

Please For More Information (208) 766-7653

FAIRVIEW, UT



WN Ranch - Part One

\$1,540,222

Outdoorsmen Paradise

"Outdoorsman Paradise". This portion of the WN ranch is 95.5 ± acres and has been managed as a production horse ranch for the last 13 years. Meadow grass hay and pastureland occupy 45± acres, while the rest of the ranch includes gently sloping upland rangelands. Located in the valley between the Wasatch Mountains to the west and the Wasatch Plateau to the east. Both portions of the WN Ranch can be sold together or separately.

Property ID: UTAHF041
Approx. Acres: 95.572
Tom Flinders (801) 599-1933

MALTA, ID



Juniper Dry Farm

\$1,125,000

Exceptional Farm Ground

Approximately 2020+/- acres of dry farm ground located near Malta, Idaho off of Interstate 84. This is an exceptional parcel of farm ground boasting beautiful views in every direction. The property borders National Forest and offers solitude and a great deal of privacy! The property has been very well maintained and is currently in operation as a productive dry farm. Improvements at the ranch headquarters include grain storage bins, shop, and fuel tanks with power and easy access to the property. This is a unique offering.

Property ID: IDAHOF124
Approx. Acres: 2020 +/-
Lorinda Seamons (208) 339-3890

GRACE, ID



Cattle Ranch

PRICE REDUCTION

\$990,000

Piece of Heaven

Escape to your own piece of heaven with this 226 acre gravity irrigated cattle ranch! With approximately 226 acres of irrigated farm land located in Grace, Idaho you can pasture 400 head of yearlings from May to late September. The pastures are fenced and cross-fenced for ease of rotation. The pastures are established in hybrid fast recovery grass and sweet clover that lends to fat calves for a hearty return in the fall. The water shares that are included with this property are some of the oldest in the valley dating back to the 1800's. With this gravity flow system there are wheel lines and handlines that irrigate every pasture. No pumping costs! Includes loafing sheds and shop. Don't miss this chance to own land in the heart of beautiful cattle country. This is in an ideal location with spectacular views in every direction. This isn't a place it is an experience.

Property ID: IDAHOF108
Approx. Acres: 226 +/-
Lorinda Seamons (208) 339-3890

GRACE, ID



Canyon Ranch

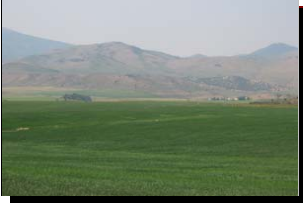
\$795,000

True Country Living

Come and Discover the true meaning of country living! The Canyon Ranch offers spectacular views in every direction and raises some of the finest hay in the valley. This property boasts a gravity flow irrigation system including 3.22 CFS irrigated with wheel lines and hand lines. Enjoy the treelined creek and peaceful surroundings of the country while operating this tidy hay ranch.

Property ID: IDAHOF120
Approx. Acres: 171
Lorinda Seamons (208) 339-3890

GRACE, ID



River Ranch

\$695,000

One of a Kind Property

This one of a kind property consists of 272 acres nestled in the majestic mountains of Southeastern Idaho overlooking a tranquil river valley. With Bear River frontage meadows and pastures below you can enjoy the natural beauty with dramatic views and a great deal of privacy. The upper part of the property includes 120 acres of gravity flow irrigated farmland with 110 water shares from the Last Chance Canal Company.

Property ID: IDAHOF122

Approx. Acres: 272

Lorinda Seamons (208) 339-3890

GRACE, ID



Sorensen Farm

\$650,000

Beautiful Country Setting

This 160 ± acres farm is the picture of country living! Improvements include an attractive updated home, several outbuildings, with 80 ± acres irrigated, 35 in CRP and 45 cultivated. This is an ideal setting for outdoor recreation and some of the greatest hunting and fishing in southeastern Idaho.

Property ID: IDAHOF110

Approx. Acres: 160

Lorinda Seamons (208) 339-3890