

SNAKE RIVER

Legacy Ranch



848 N HIGHWAY 91, FIRTH IDAHO 83236
Offered at \$3,000,000



Opportunities to own significant acreage directly on the Snake River are increasingly rare. Snake River Legacy Ranch represents a truly one-of-a-kind offering where productive agricultural ground, exceptional wildlife habitat, premier recreational opportunities, and private river frontage come together on a single property.

Situated in the heart of Bingham County, this remarkable estate offers approximately 45.79 acres (see Acreage Disclaimer), complete with an established residence, irrigation water rights, productive farmland, and an unmatched setting along one of Idaho's most iconic rivers.

Whether your vision is a private family retreat, recreational ranch, legacy investment, or year-round residence surrounded by nature, this property delivers an experience that is difficult—if not impossible—to replicate.

From sunrise waterfowl flights to quiet evenings overlooking the Snake River, every season offers something extraordinary.



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- Offered at \$3,000,000
- Approximately 45.79
- Additional deeded acreage reflected on historical plats (see Acreage Disclaimer)
- Direct frontage on the Snake River
- Exceptional privacy with mature natural landscape
- Two large BLM-owned islands located directly across the river, preserving the natural viewshed for generations
- Productive irrigated farmland
- 35 shares of Snake River Valley Irrigation water rights
- Windshield wiper irrigation pivot (pivot owned by Idaho Supreme and excluded from sale)
- Established alfalfa production
- Blackfoot Canal borders the northern portion of the property
- Excellent waterfowl habitat
- Located within Idaho Hunting Unit 68A
- Exceptional whitetail deer hunting opportunities
- Incredible wildlife viewing year-round
- Private well and septic
- 4-bedroom, 2-bath residence
- Attached two-car garage



OUTDOORSMAN'S DREAM

This property is more than riverfront acreage—it's a private outdoor paradise.

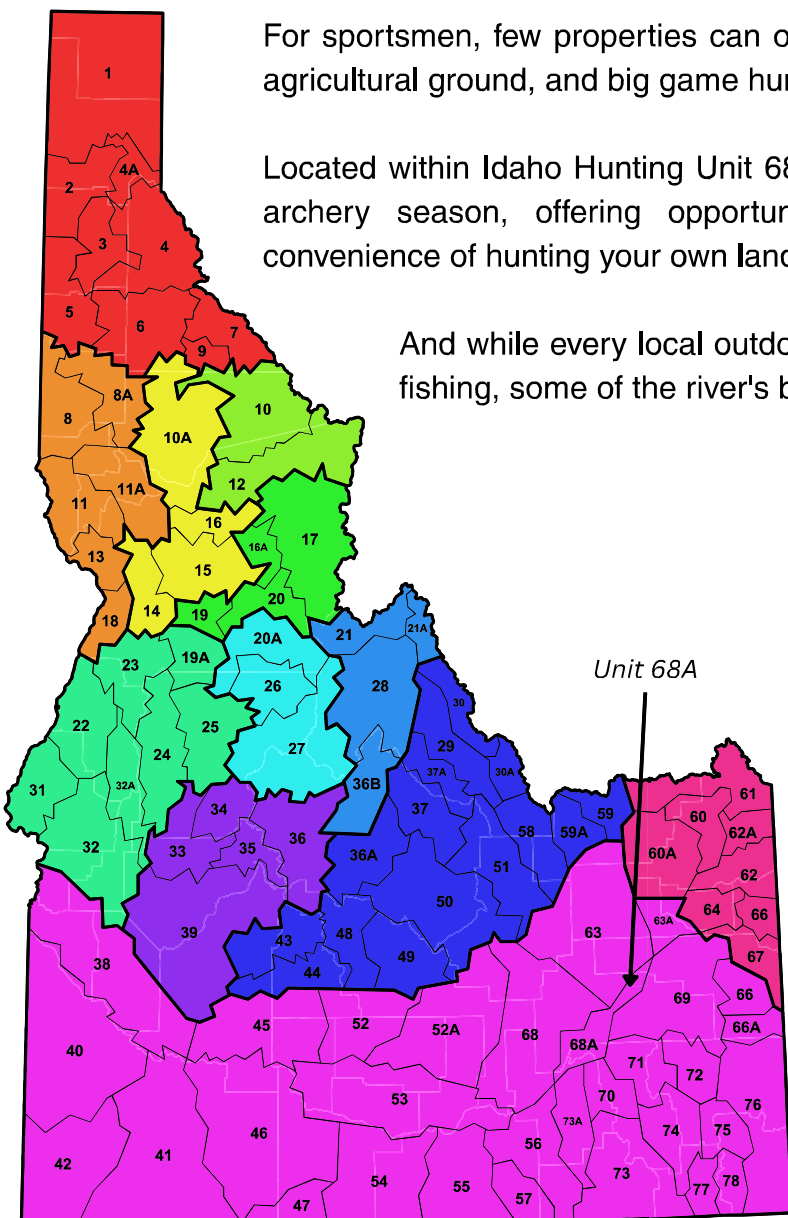
The Snake River serves as both your backyard and your playground, creating endless opportunities for recreation throughout the year.

Morning coffee on the patio often comes with views of ducks, geese, deer, eagles, and countless other species that make this stretch of river home. The adjacent BLM islands ensure the landscape across the river remains protected, preserving the peaceful character that makes this property so unique.

For sportsmen, few properties can offer this combination of waterfowl habitat, river access, agricultural ground, and big game hunting opportunities.

Located within Idaho Hunting Unit 68A, the property provides access to a coveted whitetail archery season, offering opportunities to harvest multiple deer while enjoying the convenience of hunting your own land.

And while every local outdoorsman knows the Snake River is home to outstanding fishing, some of the river's best-kept secrets begin only steps from the backyard.





AGRICULTURE VALUE

While the recreational opportunities are exceptional, the ranch remains a productive agricultural asset.

The northern fields are irrigated and currently planted in alfalfa, supported by 35 shares of Snake River Valley Irrigation water rights.

The Blackfoot Canal borders the property's northern boundary, providing an important irrigation resource while enhancing wildlife habitat throughout the property.



LAND COVER
(2024 Data)

46.1% Shrubland

49.5% Alfalfa

4.4% Other



Soil Type	% of Field	NCCPI Score	Drainage Class	Farmland Class	Surface Texture	Clay %	Organic %	Soil pH
Heiseton sandy loam	69.1	13.4	Moderately well drained	Prime farmland if irrigated	Sandy Loam	9.5	0.8	8.2
Wardboro soils	25.0	8.1	Excessively drained	Prime farmland if irrigated	Sandy Loam	5.6	0.8	7.6
Water	5.8	--	--	Not prime farmland	--	--	--	--

Note: The irrigation pivot located on the property is owned by Idaho Supreme and is not included in the sale.



THE RESIDENCE

The existing home provides comfortable accommodations while allowing a future owner the opportunity to personalize and update the interior over time.

Constructed in 1969, the residence offers approximately 3,016 square feet of living space with:

- 1,508 square feet above grade
- 1,508 square foot basement
- 4 bedrooms
- 2 bathrooms
- Attached two-car garage
- Brick exterior
- Metal roof
- Private well
- Septic system
- Electric water heater
- Propane fireplace
- Baseboard heat
- Ceiling heat



While the home would benefit from cosmetic updating, its true value lies in the extraordinary setting it occupies—a location where the river becomes part of everyday life.



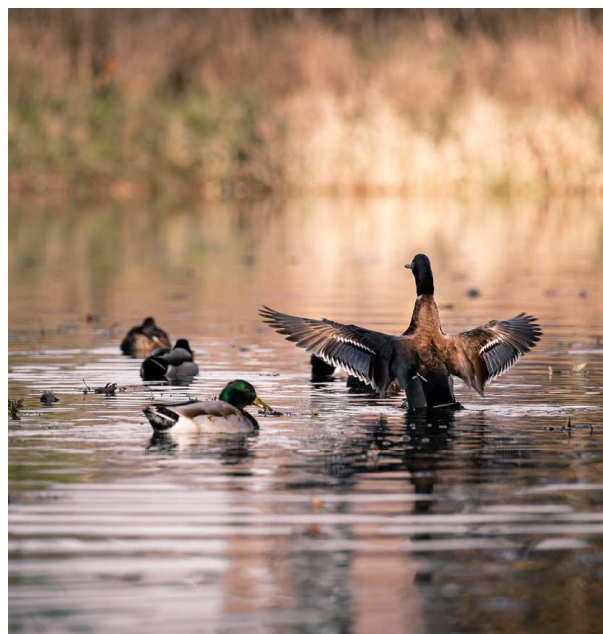
WILDLIFE AND RECREATION



Snake River Legacy Ranch offers exceptional year-round recreation including:

- Waterfowl hunting
- Whitetail deer hunting
- Wildlife photography
- Bird watching
- Fishing
- Boating
- Kayaking
- Paddleboarding
- Riverfront entertaining
- ATV riding
- Family recreation
- Agricultural use

Properties that successfully combine income-producing farmland with this level of recreation are exceptionally difficult to find.

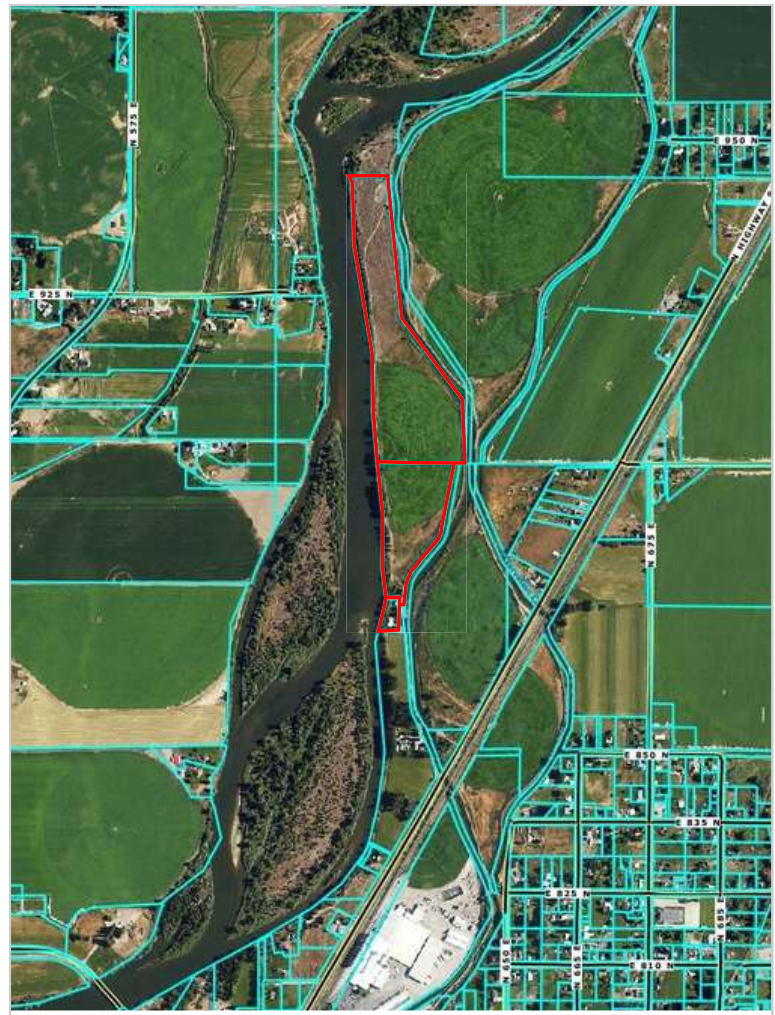
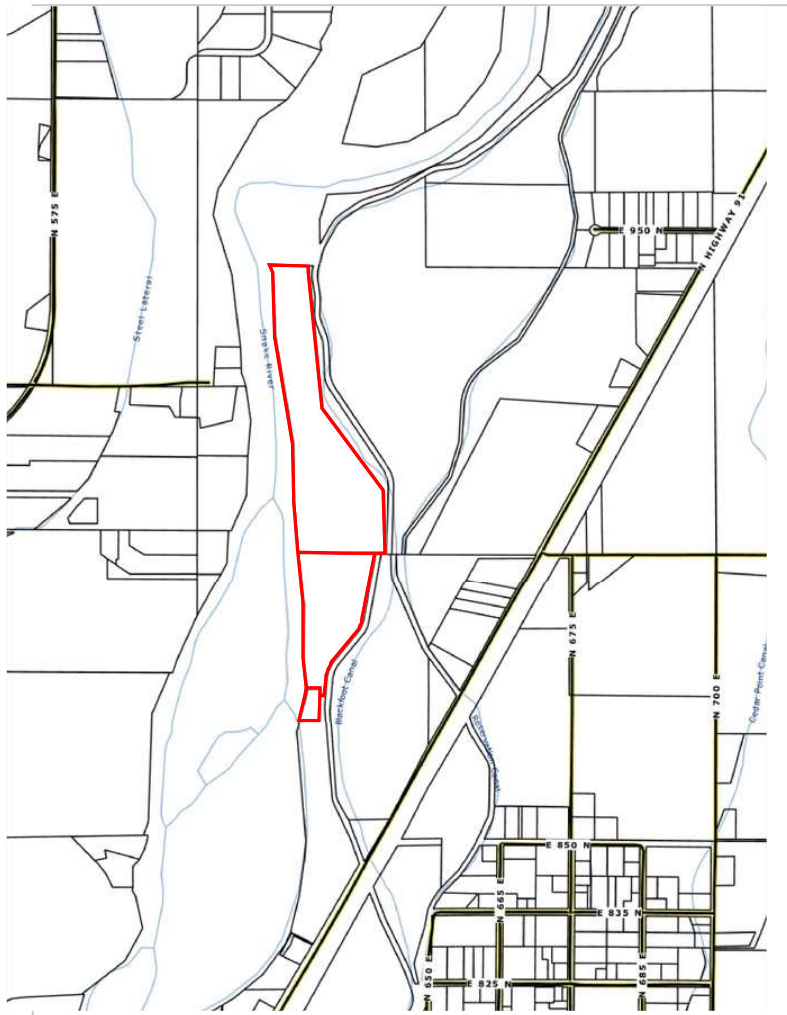




Tax records indicate the property contains approximately **34.69 taxable acres**.

Historical plats and other recorded mapping indicate approximately **45.79 acres**. It is believed the discrepancy may result from Bingham County excluding portions occupied by the Blackfoot Canal from taxable acreage while those areas remain within the legal description.

Buyers are encouraged to independently verify all acreage, boundaries, legal descriptions, and property characteristics. **BATVAI (Buyer to Verify All Information)**.



Parcel ID: RP0513900
Property Addr:
Firth ID 83236
Property Type:

Treasurer Information

Year: 2022	Tax: \$73.30
Year: 2023	Tax: \$69.92
Year: 2024	Tax: \$56.96

Assessor Categories

Year	Cat.	Description	Acres	Value
Totals:			18.07	\$19,326.00

Assessor Information

Legal Desc: T1S R37E SEC 18 PT T-9528
Subdivision:
Lot/Block:
Twn/Rng/Sec: 01S / 37E / 18
Acres: 18.07
Irrigation Dist:
Tax Code Area: 026000
2024 Levy Rate: 0.0048
Zoning: County-A
Homeowner
Exemption:



Parcel ID: RP0515200
Property Addr:
Firth ID 83236
Property Type:

Treasurer Information

Year: 2022	Tax: \$55.74
Year: 2023	Tax: \$53.14
Year: 2024	Tax: \$43.32

Assessor Categories

Year	Cat.	Description	Acres	Value
Totals:			15.60	\$15,964.00

Assessor Information

Legal Desc: T1S R37E SEC 19 PT T-9528 LESS PT T-4768 P/C W/0515300
Subdivision:
Lot/Block:
Twn/Rng/Sec: 01S / 37E / 19
Acres: 15.60
Irrigation Dist:
Tax Code Area: 026000
2024 Levy Rate: 0.0048
Zoning: County-A
Homeowner
Exemption:



Parcel ID: RP0515300
Property Addr: 848 N Hwy 91
Firth ID 83236
Property Type: Residential

Treasurer Information

Year: 2022	Tax: \$1,328.78
Year: 2023	Tax: \$1,269.68
Year: 2024	Tax: \$1,043.56

Assessor Categories

Year	Cat.	Description	Acres	Value
Totals:			1.02	\$223,832.00

Assessor Information

Legal Desc: T1S R37E SEC 19 T-4768 P/C W/0515200
Subdivision:
Lot/Block:
Twn/Rng/Sec: 01S / 37E / 19
Acres: 1.02
Irrigation Dist:
Tax Code Area: 026000
2024 Levy Rate: 0.0048
Zoning: County-A
Homeowner \$125,000.00
Exemption:



INVESTMENT OPPORTUNITY

Snake River *Legacy Ranch*

Riverfront properties of this size seldom become available, particularly those combining productive agricultural land, significant water rights, established improvements, exceptional wildlife habitat, and long-term recreational value.

Whether preserved as a family legacy ranch, operated as a recreational retreat, or held as a long-term investment in one of Idaho's most desirable natural settings, Snake River Legacy Ranch represents a truly rare ownership opportunity.



Turn the clock to a slower pace, enjoy the privacy of the Snake River, and experience one of Bingham County's most remarkable properties.

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Offered at \$3,000,000



KIT CARNEY

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www.carneylegacy.com

Kit was born and raised in the Magic Valley. Growing up in a rural setting gave Kit the understanding for the importance of owning property and the freedoms that come with it.

Kit and his wife, Kallie, own and operate the Carney Real Estate Team. Kit has leaned into the commercial and ag world, and has a passion for helping business owners reach their goals.

Deeply involved in the community, Kit has served on several local boards, including Urban Renewal, youth football, and Ag Preservation.

