

# \$5,750,000 - 23010 S Marsh Valley Rd, Downey

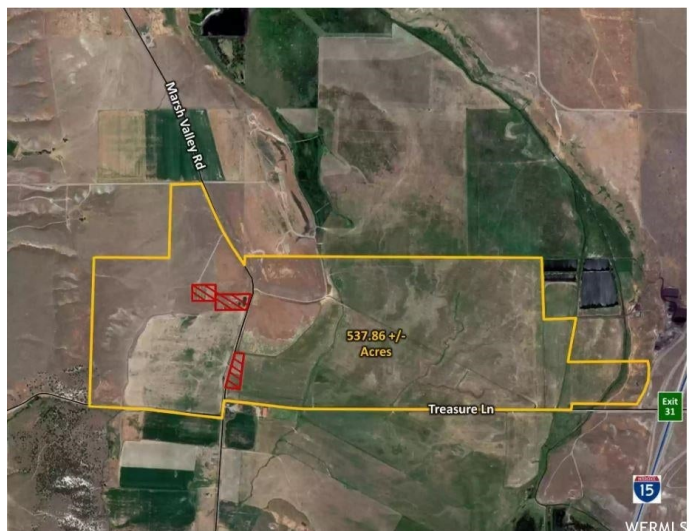
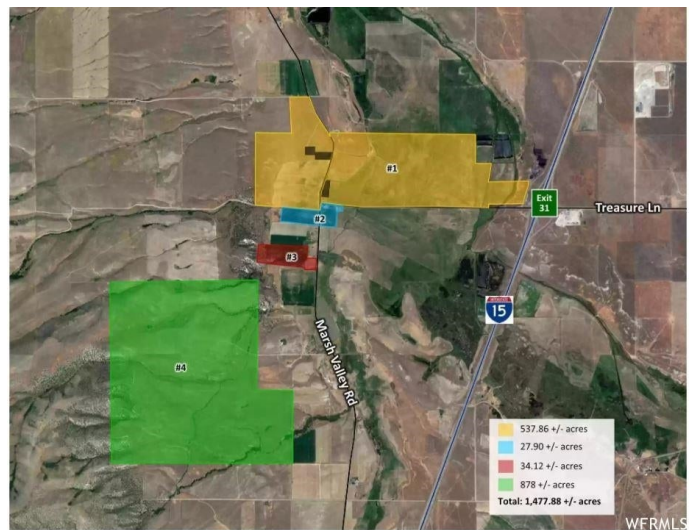
MLS® #569953

**\$5,750,000**

2 Bedroom, 1.00 Bathroom, 1,600 sqft  
FARM/RANCH on 1478.00 Acres

N/A, Downey, Idaho

1,477.80 +/- acres of farmstead, irrigated crop, sub-irrigated pasture, non-irrigated cropland & dry pasture. Adequate water supply from streams and springs. Meadows and pastures are flood irrigated. Water is delivered to the property by open ditch & buried mainline. Improvements include: an older 2,327 SF non-habitable dwelling; 4,340 SF shop, which includes a modern 2-bedroom apartment; 1,608 SF concrete block garage; 8,125 SF steel building haybarn, corrals & 1/4 mile long wheel line. Parcels sold together. Seller will not section off. Acreage & parcel #'s : 1: 537.86 +/- acres RPR4431010900, 4431010800, 443101090500, 4431009900, 4431009702, 4431009800, 4431009400, 4433030502, 4431010206, & 4431014500 2: 27.90 +/- acres RPR4431014400, 4431015802, 4431010102, 4431010600 & 4431014900 3: 34.12 +/- acres RPR4431014702 & 4431013700 4: 878 +/- acres RPR4473001700, 4431013600, 4431014600, 4473001400 & 4473001300 For all information regarding the water rights please visit the following Idaho Division of Water Rights website link: <https://research.idwr.idaho.gov/apps/waterrights/wrajsearch/SearchPage.aspx>



## Essential Information

MLS® #	569953
Price	\$5,750,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,600
Acres	1,478.00
Type	FARM/RANCH
Sub-Type	Land Only
Style	Other
Status	ACTIVE

### Community Information

Address	23010 S Marsh Valley Rd
Area	Downey
Subdivision	N/A
City	Downey
County	Bannock
State	Idaho
Zip Code	83234

### Amenities

# of Garages	2
Garages	Under

### Interior

Heating	Propane
Has Basement	Yes
Basement	Full Basement, Basement Unfinished

### Exterior

Exterior	Brick, Other
Lot Description	Rural, Secluded, Flat, Slight Slope, Steep
Roof	Metal
Construction	Other

### School Information

Elementary	Downey
Middle	Marsh Valley
High	Marsh Valley

### Additional Information

Date Listed	May 5th, 2023
Days on Market	369
Zoning	Residential

**Listing Details**

Listing Office	JWH Real Estate Idaho
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