

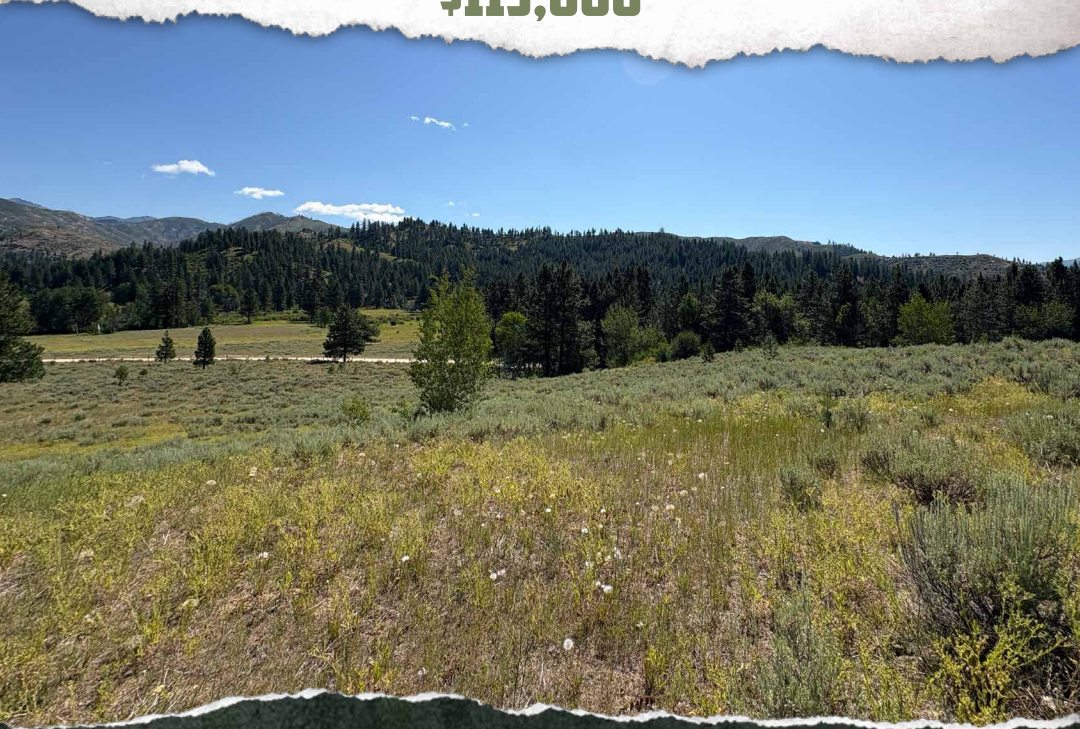


SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

MOUNTAIN MEADOWS SUBDIVISION
10.03± ACRES | LOTS 2, 3, 4
ELMORE COUNTY, ID
\$115,000



OFFICE (208) 505-9998 | WWW.SMALLTOWNPROPERTIES.COM

MOUNTAIN MEADOWS SUBDIVISION

PROPERTY PROFILE

LOCATION:

- Smith Creek Road
Prairie, Idaho 83647
- Mountain Meadows Subdivision
- Elmore County
- 1.9± Miles N of Prairie
- 43.4± Miles N of Mountain Home
- 47.4± Miles SE of the
Boise Airport

PROPERTY USE:

- Mountain Building Lot
- Investment

PROPERTY INFORMATION:

- 10.03± Acres
- Lots 2, 3, 4
- Mountain Views
- Road Frontage

COORDINATES:

- 43.52812, -115.55854

TAX INFORMATION:

- \$4.96 in 2024



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OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO MOUNTAIN MEADOWS SUBDIVISION

BUILD YOUR DREAM RETREAT WITH BREATHTAKING MOUNTAIN VIEWS. Close to Boise, but far from everything! Three lots totaling 10.03± acres in Mountain Meadows Subdivision, just a few miles north of Prairie, Idaho, are nestled in the heart of nature's grandeur.

This exceptional mountain building property offers an unparalleled opportunity to craft the cabin you've always imagined. Take advantage of a unique opportunity to build off-grid and establish a base camp for all of your hunting, recreation, and retreat needs. The property provides the canvas for your vision—set against the backdrop of majestic peaks, whispering pines, and wide-open skies. Slightly more than an hour from the Boise Airport, you'll think you've escaped many miles away. The only service available is the only one you need—peace.

**Contact Oscar Evans today to learn more
and experience #TheSmallTownWay.**



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ELMORE COUNTY, IDAHO: A BRIEF SUMMARY

A REGION OF HISTORY, RECREATION, AND COMMUNITY

Elmore County, located in Idaho, is a region renowned for its blend of historic sites, vibrant recreational opportunities, and expansive agricultural lands. The county's landscape is defined by plentiful creeks, reservoirs, and mountain ranges—creating an environment that can be enjoyed year-round. The Snake River carves its way across the southern border, offering both essential irrigation and abundant opportunities for fishing and recreation.

HISTORIC AND RECREATIONAL HIGHLIGHTS

Elmore County boasts a wealth of destinations for both history enthusiasts and outdoor adventurers:

- **Oregon Trail Backcountry Byway:** Experience the paths once trod by pioneers along the historic Oregon Trail.
- **Bruneau Sand Dunes:** A desert gem where visitors can sled the towering dunes, stargaze in the dark sky reserve, or enjoy camping. This area is a favorite for weekend escapes.
- **Three Island Crossings:** A site of historical significance, visitors can view original wagon ruts and Conestoga wagon replicas, explore the Oregon Trail History and Education Center, and appreciate the stories of Native American heritage and early settlers. The Snake River here invites both fishing and relaxing picnics.



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WATER RECREATION AND TRAILS

Anderson Ranch Reservoir: Spanning about 14 miles in length and a mile in width, with depths up to 315 feet and a 50-mile shoreline, this reservoir is managed by the Boise National Forest. It supports various activities, including hiking, boating, waterskiing, and fishing for species such as kokanee, rainbow trout, bass, perch, and bull trout. The adjacent Camp Creek Trail offers a moderately challenging 6-mile hike or bike ride with an elevation gain of 1,500 feet.

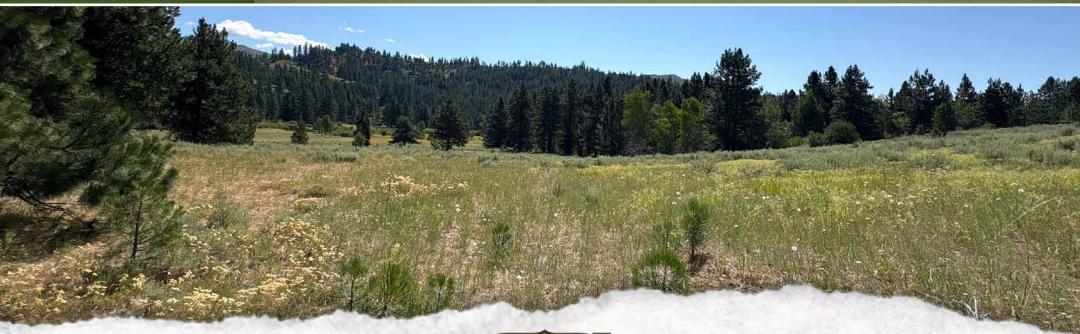
CJ Strike Reservoir: Known for its accessibility and family-friendly environment, C.J. Strike Reservoir is a top fishing and camping destination. It supports both warm and cold water fisheries, making it popular among anglers and boaters year-round.

MOUNTAIN HOME AIR FORCE BASE

Mountain Home serves as the county seat and is home to Mountain Home Air Force Base (AFB), which houses the 366th Fighter Wing—also known as the Gunfighters. The base is equipped with over 50 F-15E Strike Eagle aircraft and also hosts the Republic of Singapore Air Force's F-15SG fighters. The population of the wing includes approximately 5,100 military and civilian personnel, along with 3,500 family members. Active fighter squadrons based here:

- The 389th Fighter Squadron (Thunderbolts or T-Bolts)
- The 391st Fighter Squadron (Tigers)

Elmore County thus stands out as a unique locale where pioneering history, natural beauty, and modern community life seamlessly intertwine.



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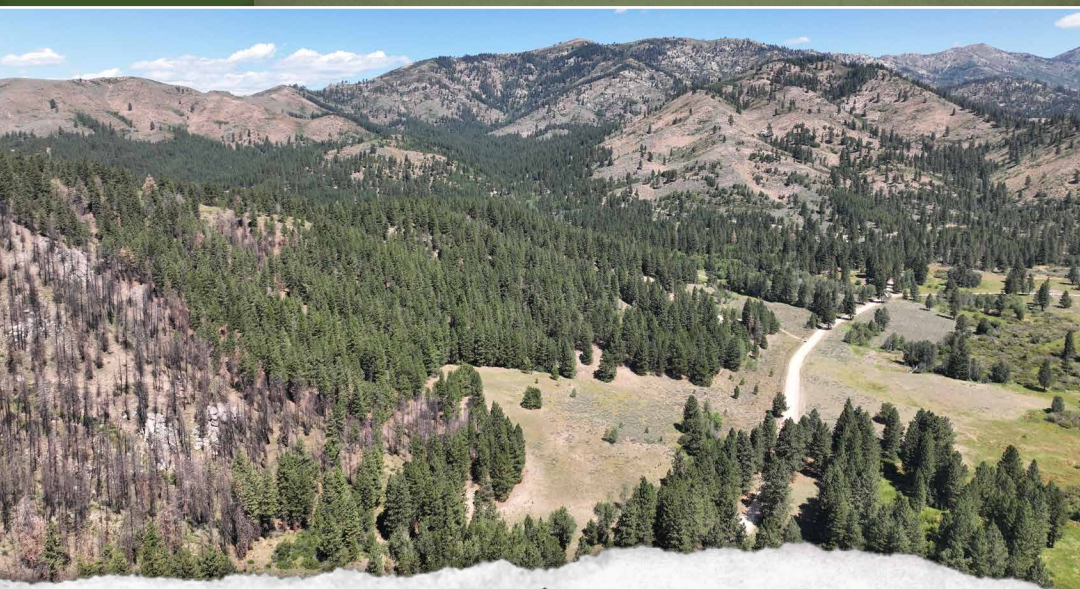
ELMORE COUNTY, IDAHO: THE CLIMATE

UNDERSTANDING THE WEATHER AND ENVIRONMENT OF ELMORE COUNTY, IDAHO

Elmore County, located in southwestern Idaho, is a region marked by diverse landscapes: high desert, rolling foothills, forested mountains, and fertile river valleys. This geographical variety contributes to an equally dynamic climate, shaping the lives of residents, wildlife, and visitors throughout the year.

GENERAL CLIMATE OVERVIEW

Elmore County's climate is best described as semi-arid continental. The county experiences four distinct seasons, each bringing individual character and rhythm. Summers are famously warm and dry, while winters range from brisk and clear in the valleys to snowy and cold in the higher elevations. The transitional seasons—spring and autumn—are mild and often marked by changing weather patterns and stunning natural beauty.



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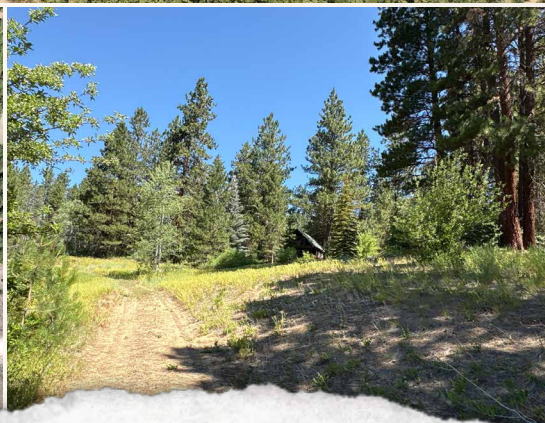
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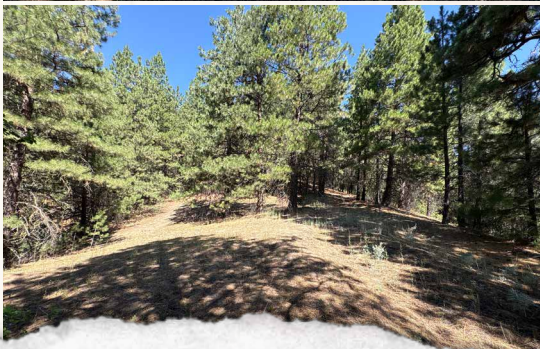
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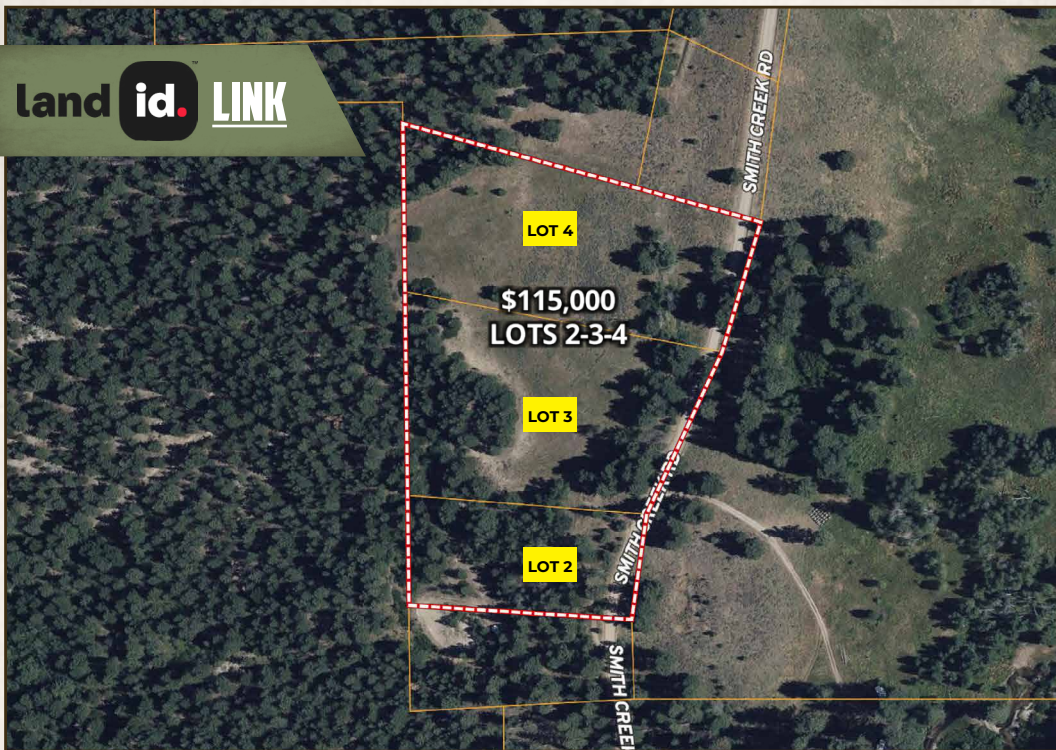
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ELMORE COUNTY, IDAHO

land id. LINK



Directions From Boise Airport:
Travel E on I-84 to Exit #64. W on
Blacks Creek Road. W on Long Gulch
Road N NF175/Smith Creek Road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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