



## Carter Ranch

SODA SPRINGS, IDAHO  
1,915 acres | \$3,000,000

### CONTACTS:

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Overlooking the Blackfoot River, the Carter Ranch is located approximately 15 miles north of Soda Springs, Idaho. This ranch is comprised of 1915.67 acres of summer pasture, supporting 300 Animal Unit Months (AUMs) from June through October. Approximately 1287 acres of the ranch have been seeded into pasture grasses. The remaining 624 acres include aspen hillsides, meadows, and springs used for summer pasture and shade. Stock water rights from springs and ponds provide ample water to support livestock operation. Although primarily used as a cattle ranch, the Carter Ranch provides exceptional habitat for resident elk and deer populations. Aspen groves and meadows are also home to sharp-tailed and ruffed grouse. A 3-bedroom, 2 ½ bath home and huge steel outbuilding are included on the property. Access is year-round via the Blackfoot River Road.



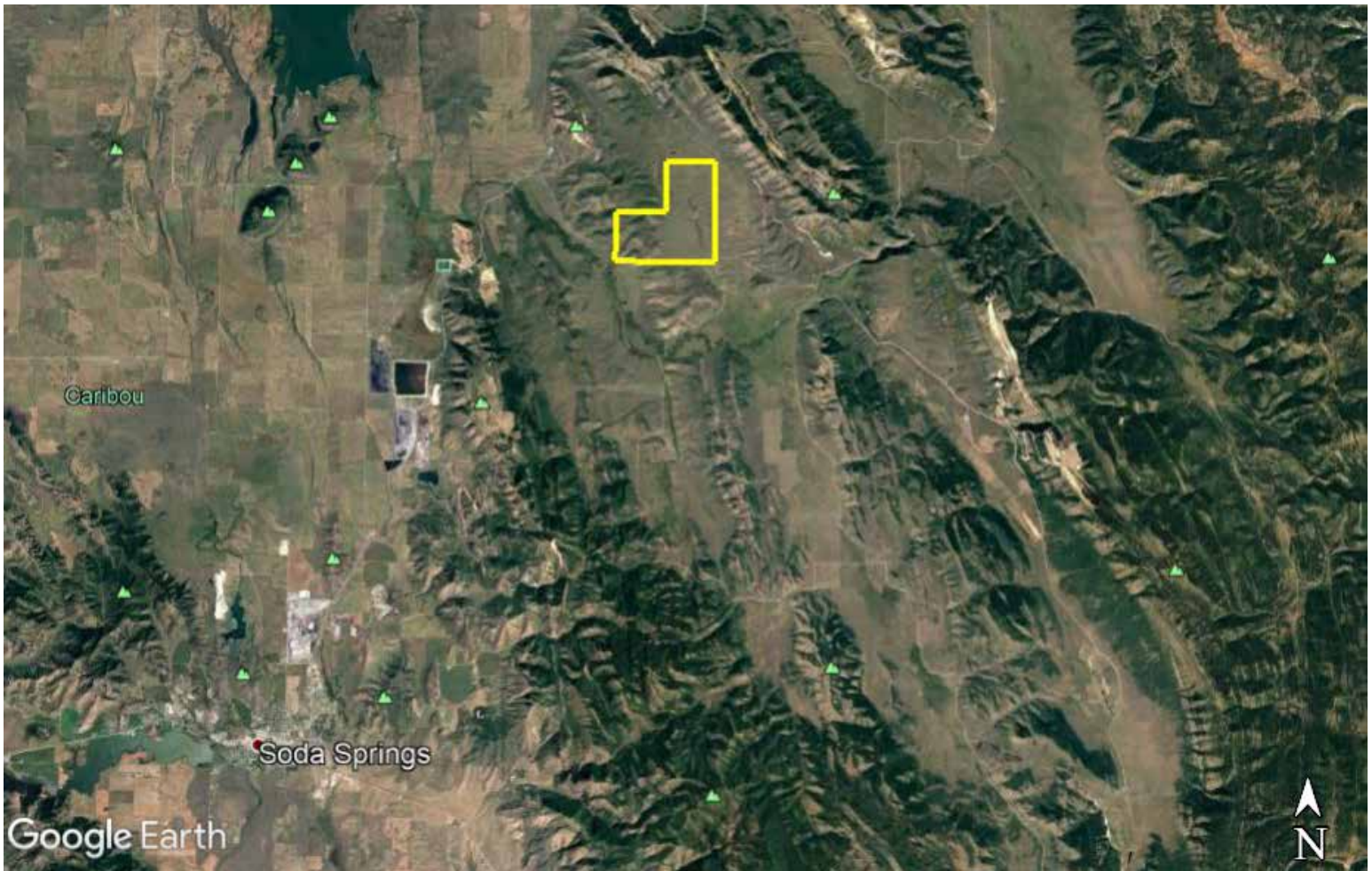
*Improvements*











## Carter Ranch- Aerial Map

*Maps are for visual aid only ~ accuracy is not guaranteed.*

*\*\* This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you.*