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Accelerating success.

Investment Opportunity | Offering Memorandum

# Snake River Ranch at Guffey

12887 Guffey Ln. & 12620 Explorer Ln.  
Melba, ID 83641

**Jimmy Roumanis**

208 472 2840  
jimmy.roumanis@colliers.com

**Connor Cadwell**

208 472 2867  
connor.cadwell@colliers.com

**John Starr**

208 472 2836  
john.starr@colliers.com



## Opportunity

The Snake River Ranch at Guffey rests on the south bank of the majestic Snake River in Owyhee County, just 40 minutes from Boise, Idaho's capital city. The irrigation water source is an updated pumping station in the Snake River supplemented by well water. All underground water mains have been updated and most irrigation is delivered via modern remote monitored pivots covering 655 acres. The water rights for the property are both mature and secure. In addition to the current rotation of hay and grain, the farm has successfully grown potatoes, sugar beets, corn, dry beans and other high-value crops.

Hunting and fishing enthusiasts frequent Owyhee County and the Snake River for their abundant upland, waterfowl and big game hunting opportunities. The Snake River Ranch at Guffey provides all these opportunities in a private, close-in setting that includes exclusive access to hundreds of acres of government lands on Guffey Butte not readily accessible otherwise.

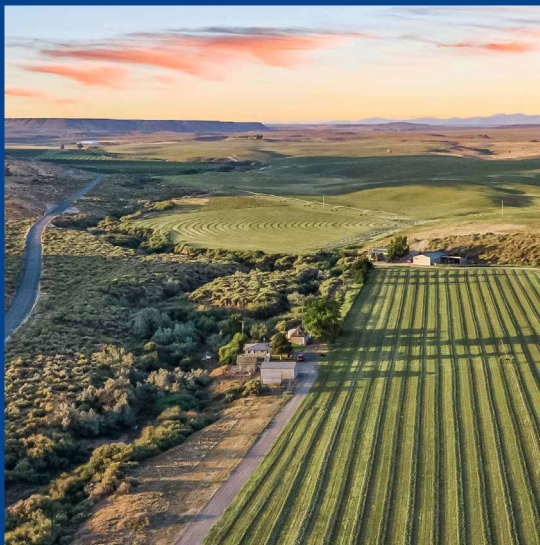
This property is readily accessible from Idaho State Highway 78, just a few miles north of the Owyhee County seat at Murphy, Idaho. This is a one of a kind property with exceptional agricultural and recreational opportunities combined with a magnificent setting on the edge of world famous Snake River and the Owyhee uplands.



## Appealing to a Broad Range of Buyers

### Farmer/Institutional Investor

- 655 irrigated acres
- Mostly under (low labor) pivot
- Snake River Water with in-river pumping station
- VFD pumps and booster for maximum efficiency
- 15,000 square foot, world class shop/storage on south end of property
- Projecting over \$1 million in annual farm commodity sales
- Producing over 4,000 tons of hay annually
- Snake River water is reliable with no delivery restrictions
- Multiple building sites suitable for a stately home manager's residence
  - Or purchase the stately river-front home from the Seller along with the farm (Separate Offering)



### Hunter/Recreational

- Legacy hunting ranch with same owner for 35 years
- Upland, Waterfowl and Mule Deer Hunting opportunities on property and neighboring public lands
- Hunting lodge with bunk room, 2.5 baths and kitchen facilities - readily sleeps five
- 5-month hunting season with exclusive access to neighboring lands
- Eligible for Mule Deer LOP
- Mourning Dove, Quail, Grey and Chukar partridge frequent the farm and neighboring sagebrush uplands
- Over 1 mile of Rabbit Creek runs through the property with multiple beaver ponds for jump shooting ducks
- Canada and Snow Geese frequent wheat and alfalfa on the property in late season
- Fishing in the Snake River from boat or bank
- Small Mouth Bass, Rainbow Trout, Sturgeon and Catfish are present in the Guffey Reach of the Snake River
- Several suitable locations for constructing boat ramp and docks (BTVA)
- 40 Minutes to Boise, Idaho's State Capital
- 20 Minutes to Nampa, the principal city of Canyon County, Idaho
- 5 Minutes to Murphy, the County Seat of Owyhee County



# Property Overview

The Snake River Ranch at Guffey, in Owyhee County, is an excellent opportunity for an investor or operator to acquire an up-to-date, Snake River water, row crop farm just 40 minutes from Idaho's Capital City – Boise. Currently, the farm is leased on a crop-share basis, providing a revenue of about \$350,000 -1/3 going to the owner and 2/3 going to the tenants.

Whether you are a farmer, investor, sportsman, or all three, you'll find the Snake River Ranch at Guffey is just the kind of place you've been looking for.

## Property Details

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Address 12887 Guffey Ln & 12620 Explorer Ln, Melba, ID

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Property Type Land

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Land Size ±976 acres

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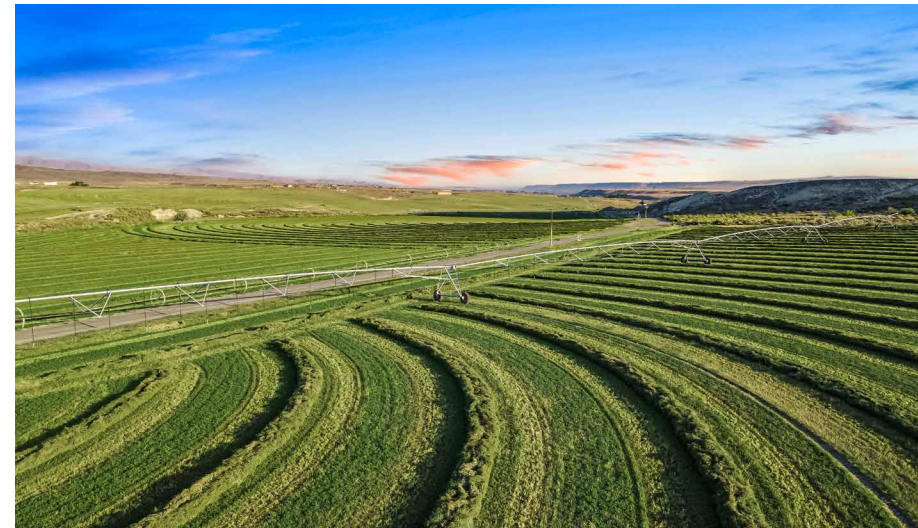
Location Melba Idaho

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Parcels Guffey Ln: RP01S02W340600  
Explorer Ln: RP02S02W030001,  
RP02S02W023600, RP02S02W110600

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Price \$13,500,000



# Snake River Ranch at Guffey



## Farming

- The Class 2 to 4 soils can grow a broad variety of crops from Alfalfa, to beans, to potatoes and grains
- Multi Year FSA contract for Barley (86.7 acres) and corn (46 acres) with payments ranging from \$2,000 to \$4,000 annually, transfers to new owner
- Alfalfa Production - up to 7 ton per acre annually
- Winter Wheat – annual rotation on up to 20% of the farm. Winter wheat yields are 10,000 to 15,000 bu annually
- Once in contract the Seller will share the locally produced professional farm appraisal of the Property that provides further insight to the Offering

## Soils

- The majority of the farmland is class 2 to 4 based on local standards
- The dry grazing is class 7
- There is a farmer leasing the property who's both capable and experienced in the operation of this Offering

## Water

- Water for the Farmsteads comes from individual wells
- There is a deep, hot water well on the upper (southern) portion of the property
- The majority of the irrigation water is from private pumps on the Snake River and a water right of 7.98 cfs/2280.4 AFY. 2275 AFY is irrigation water with period of use during the year of 3/01 to 12/01. The remaining 5.4 AFY is stockwater with a year-round use period
- The water right use area is 488 acres, however the farm spreads water to additional acreage

# Snake River Ranch at Guffey



## Hunting

- Hundreds of quail, in addition to chukar, Hungarian partridge and waterfowl inhabit the property and the BLM lands bordering the east side of the property
- Rabbit Creek transects the property north to south and provides resting areas for upland and waterfowl
- Mule deer frequent the property, coming from the public lands to the east. They split their time between the neighboring sage steppe, the watering holes on ranch and foraging in the farm fields
- The Snake River Ranch at Guffey has exclusive access to these lands as they are on the west side of Guffey Butte and difficult to access from public lands and roads



### Total Acreage:

**976.23**

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Irrigated Pivot Acreage (w/Water Rights):

451

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Other Irrigated:

37

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Dry Pasture/Recreation:

316.73

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Farmstead:

5.25

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Shop and Yard:

6.25

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Additional Pivot (w/o/Water Rights):

155

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Waste Ground:

5

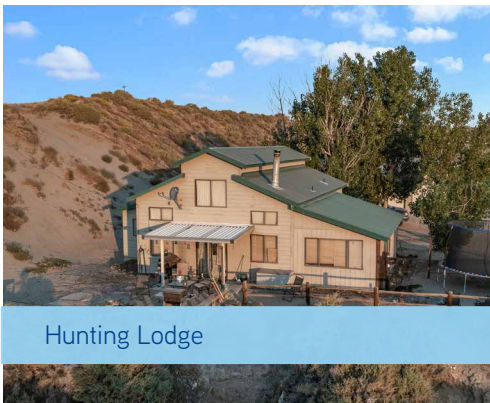
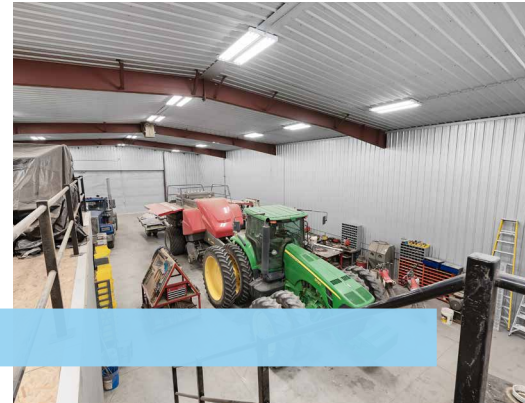
# Buildings



Warehouse



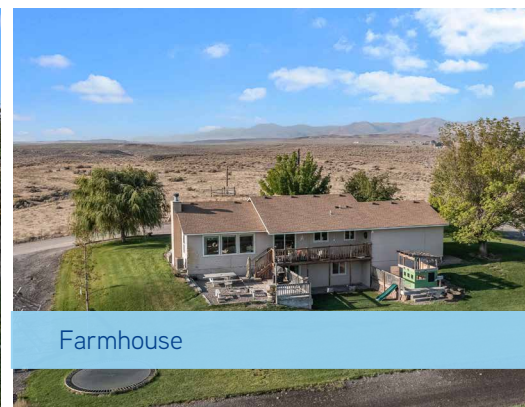
Warehouse Interior



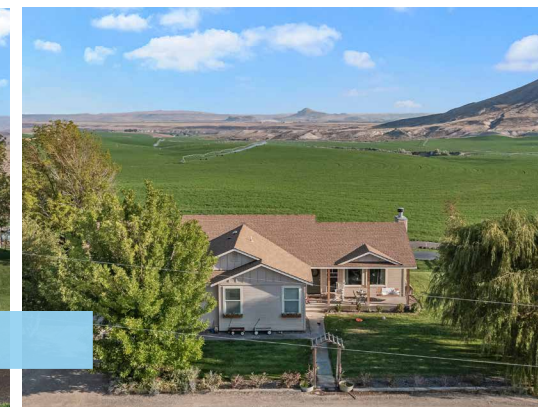
Hunting Lodge



Tenant House



Farmhouse



Watch Video Tour

# Parcel Map

 [Google Map](#)

 [Street View](#)

-  = Rental House Locations
-  = Trophy Estate Sold Separately

Highway 78



Trophy estate sitting on 6 acres along the Snake River also available for purchase at \$2,750,000.

[Click Here to view offering](#)

## Tenant House



1,250 SF  
3bd, 1ba  
Remodeled in 2015

78

Guffey Island

Celebration Park

## Hunting Lodge



950 SF  
Sleeps up to 5 Hunters  
2.5ba

## Farmhouse



2,800 SF  
3bd, 2ba  
Built 2010

State Highway

## Warehouse



15,000 SF  
Built in 2013



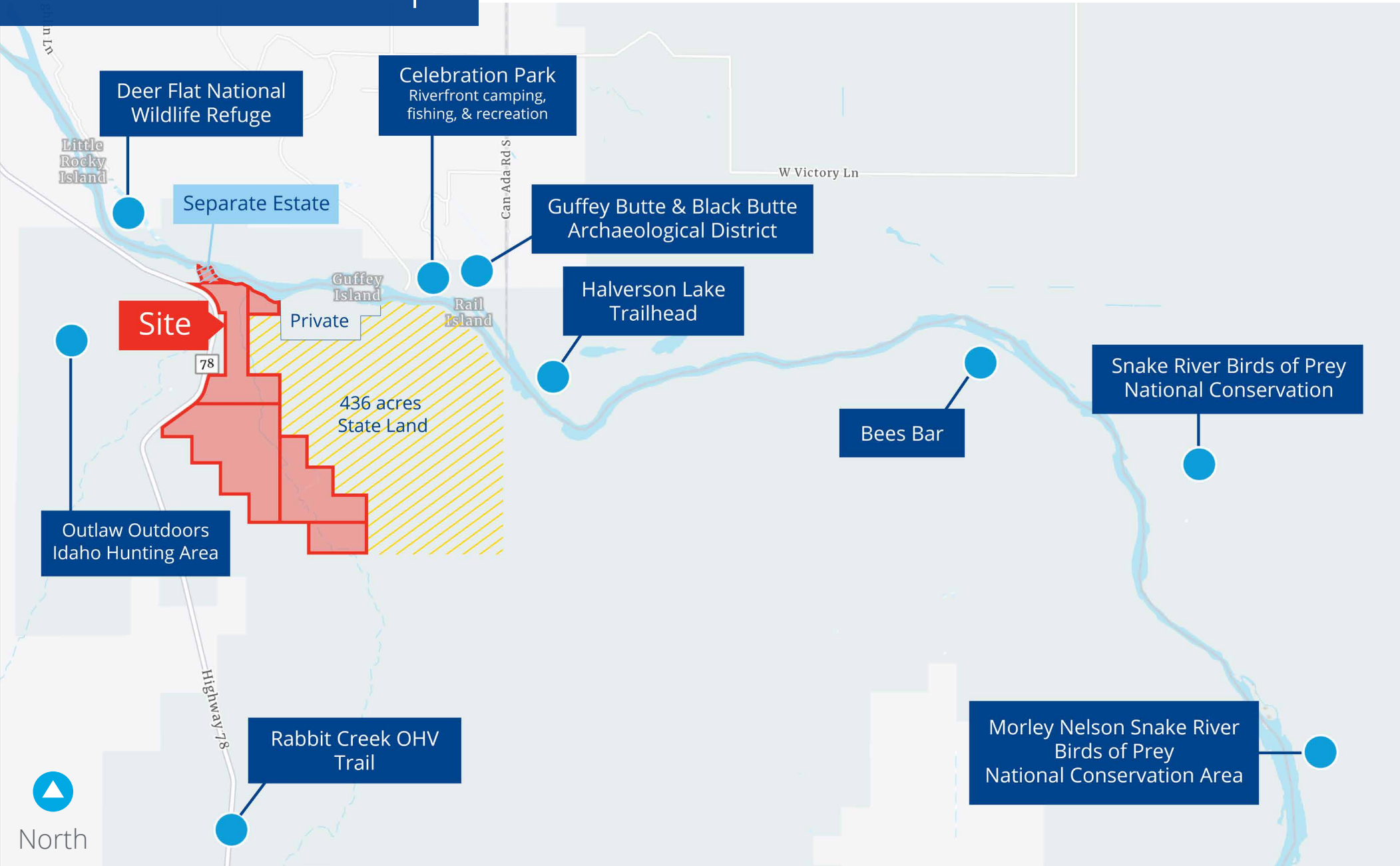
North



# Recreation Map

 [Google Map](#)

 [Street View](#)



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## Local Area Overview - Melba, ID

Melba is a small farming community, nestled in the Snake River Valley of Southwest Idaho. This town is surrounded by vast agricultural lands growing a diverse variety of crops which include potatoes, beans, sugar beets, onions, corn and grain. Known as The Seed Heart of America, Melba area farmers excel in growing seed crops for onions, carrots, peas, beans and sweet corn seed as well as alfalfa and clover.

Although small, the community offers all the amenities that people need, such as great public K-12 schools, a grocery store, restaurants, QRU facilities, a local fire district, medical and dental clinics. Major medical services and shopping malls are available 20 minutes away in nearby Nampa with excellent highway access.

This area is a sportsman's dream come true, due to the close proximity of fishing in streams, rivers and mountain lakes, camping, boating, hunting, hiking, horseback riding, snow and water skiing, and other sport opportunities.

Resource:

[cityofmelba.org](http://cityofmelba.org)

[bestplaces.net](http://bestplaces.net)



2022  
population

571



Average  
Commute Time

29.5



2022 Average  
Household Income

\$97,668



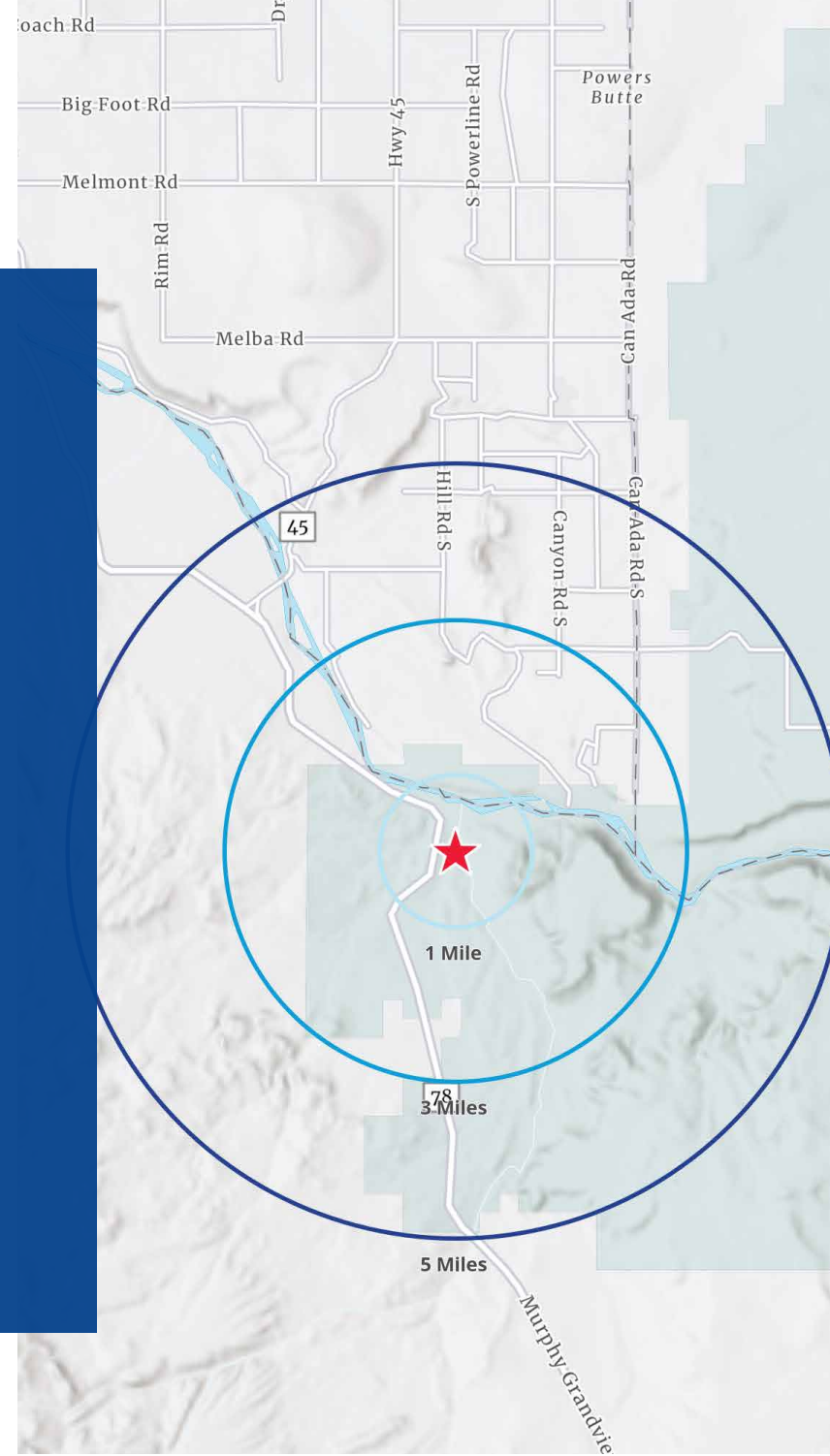
Median Age

36.3



# Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2022 Estimated Population	67	271	872
2027 Projected Population	69	277	892
2010 Census Population	64	258	827
Projected Change '22-'27	3.0%	2.2%	2.3%
<b>Household</b>			
2022 Estimated Households	16	89	324
2027 Projected Households	17	91	333
2010 Census Households	16	85	305
Historical Change '00-'22	14.3%	21.9%	24.6%
<b>Income</b>			
2022 Est. Average HH Income	\$81,666	\$86,321	\$94,414
2022 Est. Median HH Income	\$41,368	\$54,305	\$65,995
<b>Misc.</b>			
2022 Median Home Value	\$287,500	\$311,765	\$390,816
2020 Median Gross Rent	\$0	\$950	\$920
2022 Est. Labor Population Age 16+	30	121	355
2022 Est. Total Housing Expenditures	\$326,950	\$1,963,569	\$7,792,825





755 West Front Street, Suite 300  
Boise, Idaho 83702  
208 345 9000  
colliers.com/idaho

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