

South Fork & Henry's Confluence

# Henry's Fork Confluence Ranch

REXBURG, IDAHO

LIVE WATER  
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation





LIVE WATER  
PROPERTIES



## HENRY'S FORK CONFLUENCE RANCH

Rexburg, Idaho

256 Acres | Listing Price: \$5,280,000

The Henry's Fork Confluence Ranch is an exclusive 256 acre offering six miles west of Rexburg, Idaho, featuring 2.4 miles of pristine frontage on the Henry's Fork River. Nestled at the end of a county-maintained road, and directly across from the iconic Menan Buttes, the property lies just one-third of a mile from the confluence of the Henry's Fork and South Fork of the Snake River—placing it in one of eastern Idaho's most ecologically rich and scenic corridors. With a blend of productive hay/field grass ground, mature cottonwoods, vibrant riparian habitat, and exceptional hunting and fishing opportunities, the ranch borders the 961-acre Cartier Slough Wildlife Management Area and sits within a premier wildlife corridor. One tract is protected by a 95-acre conservation easement that preserves all owner rights, other than development, while still allowing two 5-acre riverfront homesites. The other parcels remain unencumbered—offering remarkable flexibility for conservation, recreation, or private development in the Upper Snake River Valley.

### Contact

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## ACREAGE

The Henry's Fork Confluence Ranch encompasses approximately 256 acres across two primary tracts: a 145-acre northern parcel, six-acre center parcel, and a 105-acre southern parcel. Together, they offer 2.4 miles of direct frontage on the renowned Henry's Fork River, along with 0.5 miles on the Liberty Park Canal and 0.45 miles on Bannock Jim Slough. The landscape is a picturesque blend of open meadows, mature cottonwood groves, expansive willow complexes, and rich riparian corridors teeming with wildlife. Of the total acreage, roughly 83 acres are in hay/field grass production, yielding an average of 2.5 tons per acre annually on dryland pasture. The southern tract is protected by a 95-acre conservation easement that preserves all owner rights other than development, while still allowing two, five-acre riverfront homesites for residential use. The northern and central tracts remain unencumbered, presenting an exceptional opportunity for private development, conservation-driven ownership, or the creation of a personal wildlife sanctuary. Altogether, the ranch offers an exceptional combination of agricultural productivity, ecological significance, and recreational appeal.

**Zoning:** The entire property is currently zoned for agricultural use, with one homesite and allowable accessory structures permitted per 16 acres.





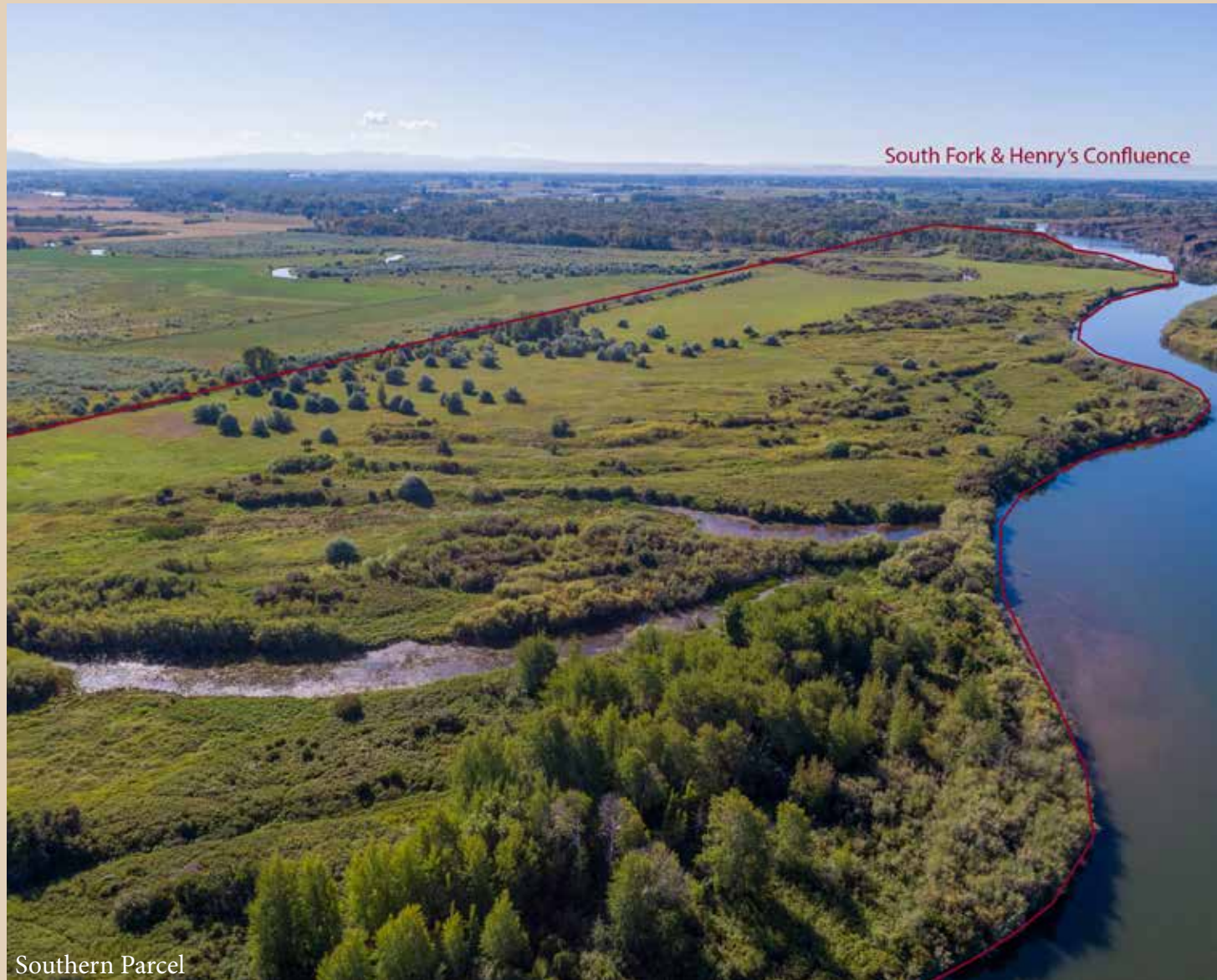




## RANCH HISTORY

The area surrounding the Henry's Fork River and the Menan Buttes is steeped in history—shaped over millennia by powerful geologic forces and centuries of human presence. Bannock Jim Slough, a tranquil side channel flowing 0.45 miles through the property, is named for a 19th-century Bannock tribesman. The Bannock people, part of the Northern Paiute-Shoshone cultural group, lived, hunted, and fished throughout the Snake River Plain for generations, and their legacy continues to define the area's deep Indigenous heritage. In the early 1800s, fur trappers like Andrew Henry—namesake of the Henry's Fork—began exploring the region. Later, Mormon pioneers were drawn to the fertile floodplains, founding some of Idaho's earliest farming communities and irrigation networks. Across the river, the Menan Buttes rise more than 800 feet above the valley floor. Formed over 10,000 years ago by rare freshwater eruptions, they remain vital landmarks and are now designated as a National Natural Landmark. The nearby town of Menan, established in the late 19th century, stands among the region's first permanent settlements.





South Fork & Henry's Confluence

Southern Parcel

# HUNTING & WILDLIFE

## A Premier Wildlife Corridor

The Henry's Fork Confluence Ranch is located within a vital wildlife corridor that supports a wide range of game and non-game species. Its diverse habitat—including open meadows, riparian corridors, willow complexes, and cottonwood stands—supports thriving populations of moose, white-tailed and mule deer, elk, and migratory waterfowl. With its extensive river frontage and side-channel access, the ranch offers excellent hunting opportunities, particularly for white-tailed deer, waterfowl, and upland game birds.

## Nearby Cartier Slough WMA

A half mile north of the ranch, the Cartier Slough Wildlife Management Area (961 acres) enhances the surrounding ecological value. Established in 1976 to offset wetland and waterfowl habitat loss from dam construction, Cartier Slough WMA includes cottonwood groves, willow thickets, floodplain grasslands, and seasonal wetlands. Managed by the Idaho Department of Fish and Game, it supports over 200 wildlife species.

Together, the ranch and neighboring public lands form a rich mosaic of protected and productive habitat that draws hunters, conservationists, and outdoor enthusiasts alike. The Henry's Fork Confluence Ranch offers a gateway to one of eastern Idaho's most dynamic natural landscapes.













## Location

The Henry's Fork Confluence Ranch is ideally situated six miles west of downtown Rexburg, Idaho—a thriving college town home to BYU–Idaho, known for its vibrant community, strong economy, and small-town charm. Despite its close proximity to town, the property enjoys exceptional privacy at the end of a county-maintained road, offering a peaceful and secluded setting. The Ranch lies directly across the river from the iconic Menan Buttes—twin volcanic formations that rise dramatically from the Snake River Plain and serve as a striking natural landmark. One-third of a mile from the confluence of the Henry's Fork and South Fork of the Snake River, the property sits within one of the region's most scenic and ecologically diverse areas. Conveniently located, the Ranch is 10 minutes from Rexburg's city center, 40 minutes from Idaho Falls Regional Airport, 90 minutes from Yellowstone National Park, and two hours from Jackson Hole, Wyoming.



## S U M M A R Y

The Henry's Fork Confluence Ranch is a 256 acre sanctuary just west of Rexburg, Idaho, with 2.4 miles of frontage on the Henry's Fork River. Located one-third of a mile from the confluence of the Henry's Fork and South Fork and directly across from the Menan Buttes, it lies in one of eastern Idaho's most ecologically vibrant and scenic regions.

With productive hay/field grass ground, mature cottonwoods, willow corridors, and abundant wildlife habitat, the ranch sits adjacent to the 961-acre Cartier Slough Wildlife Management Area within a premier migration corridor. One tract is protected by a conservation easement with two reserved riverfront homesites; the others are unencumbered, offering flexibility for conservation, recreation, or development. This is a truly unique opportunity in the heart of the Upper Snake River Valley.









# HENRY'S FORK CONFLUENCE RANCH

256  
A C R E S

LOCATED IN REXBURG, IDAHO

LISTED AT  
\$5,280,000

A RARE 256 ACRE RIVERFRONT SANCTUARY IN EASTERN IDAHO, OFFERING  
PREMIER WILDLIFE HABITAT, SCENIC BEAUTY, AND UNMATCHED  
DEVELOPMENT FLEXIBILITY.

## THE LAND

- 256 acres with 2.4 miles of pristine Henry's Fork River frontage
- Borders Cartier Slough WMA in a premier wildlife corridor
- Conservation easement on one tract with two reserved riverfront homesites; second and third tracts are unencumbered for flexible use

## LOCATION

- Six miles west of downtown Rexburg, Idaho
- End-of-road privacy across from the iconic Menan Buttes
- One-third of a mile from the Henry's Fork-South Fork confluence
- 40 minutes to Idaho Falls Airport, two hours to Jackson Hole Airport





# Henry's Fork Confluence Ranch - Aerial Map

••Maps are for visual aid only, accuracy is not guaranteed.





## Henry's Fork Confluence Ranch - Location Map

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