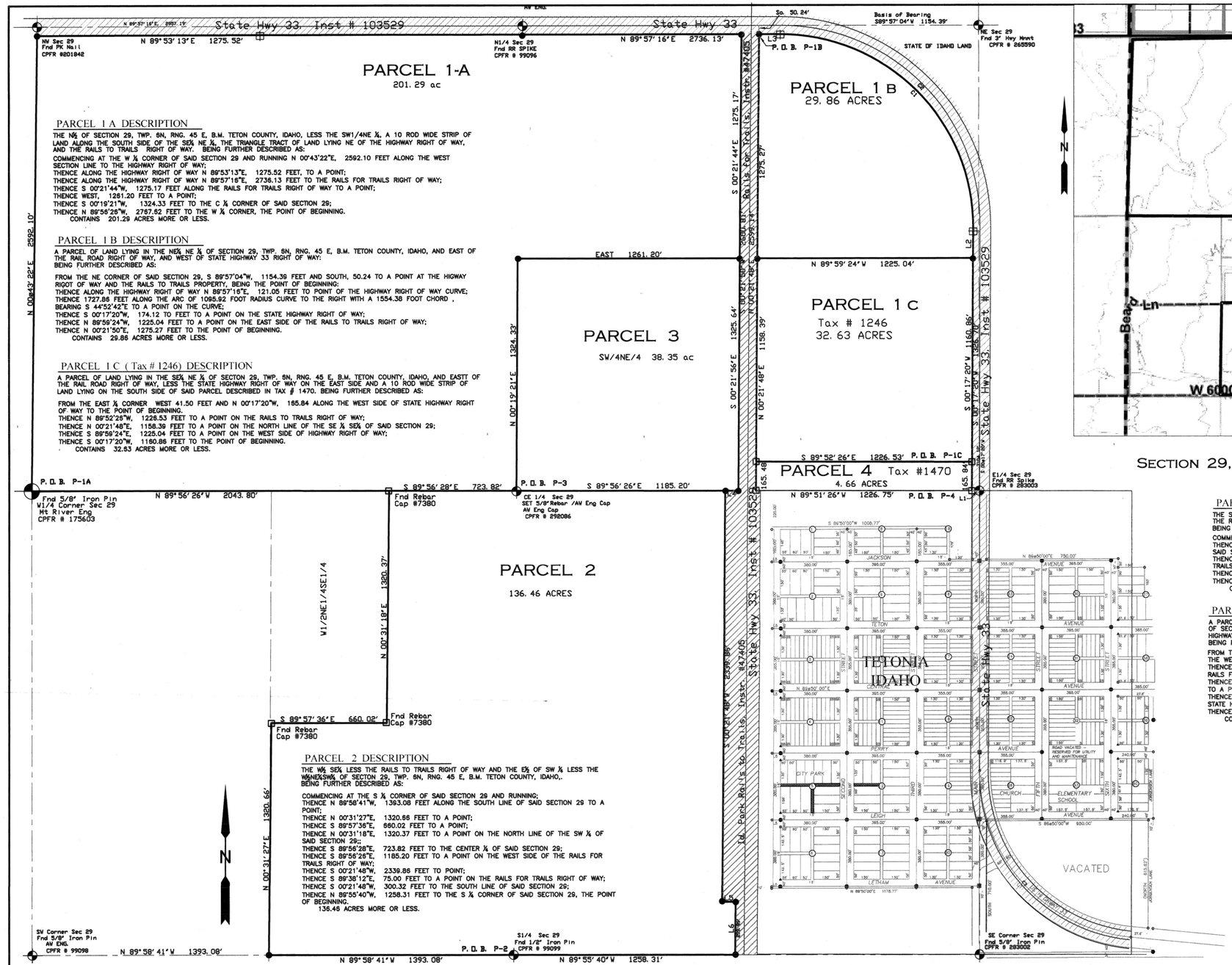
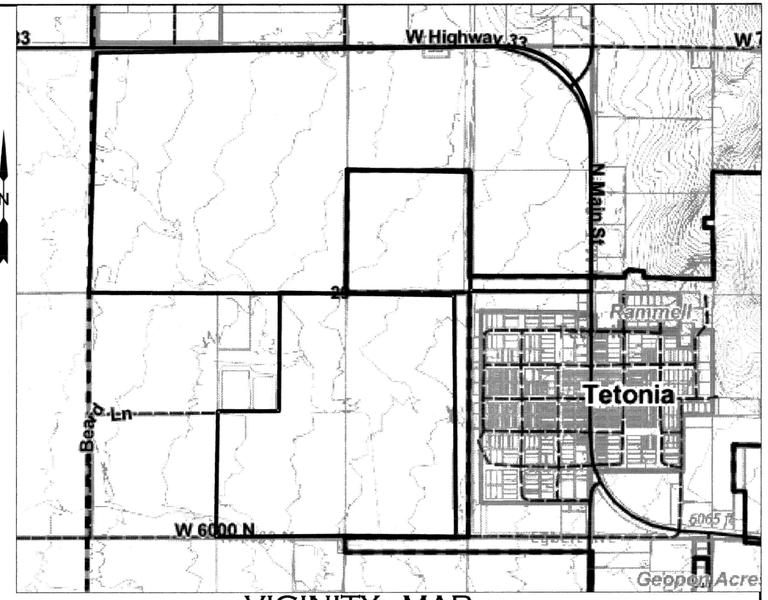




VICINITY MAP

SECTION 29, TWP. 6 N, RNG. 45 E, B.M. TETON CO. ID.

PARCEL 1 A DESCRIPTION

THE N½ OF SECTION 29, TWP. 6N, RNG. 45 E, B.M. TETON COUNTY, IDAHO, LESS THE SW1/4NE ¼, A 10 ROD WIDE STRIP OF LAND ALONG THE SOUTH SIDE OF THE SE¼ NE ¼, THE TRIANGLE TRACT OF LAND LYING NE OF THE HIGHWAY RIGHT OF WAY, AND THE RAILS TO TRAILS RIGHT OF WAY. BEING FURTHER DESCRIBED AS:

COMMENCING AT THE W ¼ CORNER OF SAID SECTION 29 AND RUNNING N 00°43'22"E, 2592.10 FEET ALONG THE WEST SECTION LINE TO THE HIGHWAY RIGHT OF WAY;
THENCE ALONG THE HIGHWAY RIGHT OF WAY N 89°53'13"E, 1275.52 FEET, TO A POINT;
THENCE ALONG THE HIGHWAY RIGHT OF WAY N 89°57'16"E, 2736.13 FEET TO THE RAILS FOR TRAILS RIGHT OF WAY;
THENCE S 00°21'44"W, 1275.17 FEET ALONG THE RAILS FOR TRAILS RIGHT OF WAY TO A POINT;
THENCE WEST, 1261.20 FEET TO A POINT;
THENCE S 00°19'21"W, 1324.33 FEET TO THE C ¼ CORNER OF SAID SECTION 29;
THENCE N 89°56'26"W, 2767.62 FEET TO THE W ¼ CORNER, THE POINT OF BEGINNING.
CONTAINS 201.29 ACRES MORE OR LESS.

PARCEL 1 B DESCRIPTION

A PARCEL OF LAND LYING IN THE NE¼ NE ¼ OF SECTION 29, TWP. 6N, RNG. 45 E, B.M. TETON COUNTY, IDAHO, AND EAST OF THE RAIL ROAD RIGHT OF WAY, AND WEST OF STATE HIGHWAY 33 RIGHT OF WAY:
BEING FURTHER DESCRIBED AS:

FROM THE NE CORNER OF SAID SECTION 29, S 89°57'04"W, 1154.39 FEET AND SOUTH, 50.24 TO A POINT AT THE HIGWAY RIGOT OF WAY AND THE RAILS TO TRAILS PROPERTY, BEING THE POINT OF BEGINNING:
THENCE ALONG THE HIGHWAY RIGHT OF WAY N 89°57'16"E, 121.05 FEET TO POINT OF THE HIGHWAY RIGHT OF WAY CURVE;
THENCE 1727.86 FEET ALONG THE ARC OF 1095.92 FOOT RADIUS CURVE TO THE RIGHT WITH A 1554.38 FOOT CHORD , BEARING S 44°52'42"E TO A POINT ON THE CURVE;
THENCE S 00°17'20"W, 174.12 TO FEET TO A POINT ON THE STATE HIGHWAY RIGHT OF WAY;
THENCE N 89°59'24"W, 1225.04 FEET TO A POINT ON THE EAST SIDE OF THE RAILS TO TRAILS RIGHT OF WAY;
THENCE N 00°21'50"E, 1275.27 FEET TO THE POINT OF BEGINNING.
CONTAINS 29.86 ACRES MORE OR LESS.

PARCEL 1 C (Tax # 1246) DESCRIPTION

A PARCEL OF LAND LYING IN THE SE¼ NE ¼ OF SECTON 29, TWP. 6N, RNG. 45 E, B.M. TETON COUNTY, IDAHO, AND EASTT OF THE RAIL ROAD RIGHT OF WAY, LESS THE STATE HIGHWAY RIGHT OF WAY ON THE EAST SIDE AND A 10 ROD WIDE STRIP OF LAND LYING ON THE SOUTH SIDE OF SAID PARCEL DESCRIBED IN TAX # 1470. BEING FURTHER DESCRIBED AS:

FROM THE EAST ¼ CORNER WEST 41.50 FEET AND N 00°17'20"W, 165.84 ALONG THE WEST SIDE OF STATE HIGHWAY RIGHT OF WAY TO THE POINT OF BEGINNING.
THENCE N 89°52'26"W, 1226.53 FEET TO A POINT ON THE RAILS TO TRAILS RIGHT OF WAY;
THENCE N 00°21'48"E, 1158.39 FEET TO A POINT ON THE NORTH LINE OF THE SE ¼ SE¼ OF SAID SECTION 29;
THENCE S 89°59'24"E, 1225.04 FEET TO A POINT ON THE WEST SIDE OF HIGHWAY RIGHT OF WAY;
THENCE S 00°17'20"W, 1160.86 FEET TO THE POINT OF BEGINNING.
CONTAINS 32.63 ACRES MORE OR LESS.

PARCEL 3 DESCRIPTION

THE SW¼ NE ¼ OF SECTON 29, TWP 6N, RNG 45 E, B.M. TETON COUNTY, IDAHO, LESS THE RAILS FOR TRAILS RIGHT OF WAY ON THE EAST SIDE.
BEING FURTHER DESCRIBED AS;

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 29, AND RUNNING;
THENCE N 00°19'21"E, 1324.33 FEET TO THE NW CORNER OF THE SW¼ NE ¼ OF SAID SECTION 29;
THENCE EAST, 1261.20 FEET TO A POINT ON THE WEST SIDE OF THE RAILS FOR TRAILS RIGHT OF WAY;
THENCE S 00°21'56"W, 1325.84 ALONG THE RAIL FOR TRAILS WEST RIGHT OF WAY;
THENCE N 89°56'26"W, 1260.20 FEET TO THE POINT OF BEGINNING.
CONTAINS 38.35 ACRES MORE OR LESS.

PARCEL 4 DESCRIPTION

A PARCEL OF LAND LYING ON THE NORTH SIDE OF THE SOUTH LINE OF THE SE¼ NE¼ OF SECTON 29, TWP 6N, RNG 45 E, B.M. TETON COUNTY, IDAHO, AND WEST OF STATE HIGHWAY 33 RIGHT OF WAY.
BEING FURTHER DESCRIBED AS;

FROM THE EAST ¼ CORNER OF SAID SECTION 29, N89°51'26"W, 50.120 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 33, THE POINT OF BEGINNING;
THENCE N 89°51'26"W, 1226.75 FEET TO A POINT ON THE EAST SIDE OF THE RAILS FOR TRAILS RIGHT OF WAY;
THENCE S 00°21'48"E, 165.48 FEET ALONG THE RAILS FOR TRAILS RIGHT OF WAY TO A POINT;
THENCE S 89°52'26"E, 1226.53 FEET TO A POINT ON THE WEST SIDE OF THE STATE HIGHWAY 33 RIGHT OF WAY;
THENCE S 00°17'20"W, 165.84 FEET TO THE POINT OF BEGINNING.
CONTAINS 4.66 ACRES MORE OR LESS.

PARCEL 2 DESCRIPTION

THE W½ SE¼ LESS THE RAILS TO TRAILS RIGHT OF WAY AND THE E½ OF SW ¼ LESS THE W½NE¼SW¼ OF SECTON 29, TWP. 6N, RNG. 45 E, B.M. TETON COUNTY, IDAHO,.
BEING FURTHER DESCRIBED AS:

COMMENCING AT THE S ¼ CORNER OF SAID SECTION 29 AND RUNNING;
THENCE N 89°58'41"W, 1393.08 FEET ALONG THE SOUTH LINE OF SAID SECTION 29 TO A POINT;
THENCE N 00°31'27"E, 1320.66 FEET TO A POINT;
THENCE S 89°57'36"E, 660.02 FEET TO A POINT;
THENCE N 00°31'18"E, 1320.37 FEET TO A POINT ON THE NORTH LINE OF THE SW ¼ OF SAID SECTION 29;;
THENCE S 89°56'28"E, 723.82 FEET TO THE CENTER ¼ OF SAID SECTION 29;
THENCE S 89°56'26"E, 1185.20 FEET TO A POINT ON THE WEST SIDE OF THE RAILS FOR TRAILS RIGHT OF WAY;
THENCE S 00°21'48"W, 2339.86 FEET TO POINT;
THENCE S 89°38'12"E, 75.00 FEET TO A POINT ON THE RAILS FOR TRAILS RIGHT OF WAY;
THENCE S 00°21'48"W, 300.32 FEET TO THE SOUTH LINE OF SAID SECTION 29;
THENCE N 89°55'40"W, 1258.31 FEET TO THE S ¼ CORNER OF SAID SECTION 29, THE POINT OF BEGINNING.
136.46 ACRES MORE OR LESS.

SECTION 29, TWP 6 N, RNG 45 E, B.M. TETON CO. ID.

McCulloch Property Acres	
Parcel 1 =	443.25 ac.
Parcel 2 =	136.46 ac.
Parcel 3 =	38.35 ac.
Parcel 4 =	4.66 ac.
Total Acres =	622.72 ac.

Line Chart		
L 1	N 89° 51' 26" W	50.12'
L 2	S 00° 17' 20" W	174.12'
L 3	N 89° 57' 16" E	121.05'
L 4	N 89° 56' 26" W	75.00'
L 5	S 89° 38' 12" E	75.00'
L 6	S 00° 21' 48" W	300.32'
L 7	S 00° 21' 48" W	0.44'

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND STATE HWY MONUMENT AS NOTED
- SET -5/8" REBAR, AW ENG #2860 CAP
- Found -#4 REBAR, AW 2860 CAP OR AS NOTED
- SECTION LINE
- SURVEYED PROPERTY BOUNDARY

SURVEYOR'S CERTIFICATE AND NARRATIVE

I, ARNOLD WOOLSTENHULME BEING A LICENSED LAND SURVEYOR/ENGINEER IN THE STATE OF IDAHO #2860, DO HEREBY CERTIFY THAT I DID CAUSE THIS PROPERTY SURVEY OF THE PROPERTY RECORDED IN WARRANTY DEED # 201896 AS HEREIN SHOWN AT THE DIRECTION OF THE OWNER.
THIS PLAT IS BASED ON FIELD SURVEY AND PLATS RECORDED OF THIS SECTION AT TETON COUNTY, IDAHO.
THIS PROPERTY WAS SURVEYED WITH LEICA GPS EQUIPMENT. THE BASIS OF BEARING IS THE EAST LINE OF THE NE ¼, OF SECTON 29, Twp 6, Rng 45 E, B.M., TETON COUNTY ID.

PROFESSIONAL ENGINEER—LAND SURVEYOR REGISTERED 2860

Instrument # 292121
Teton County, Driggs, Idaho
09/19/2025 03:15:53 PM No. of Pages: 1
Recorded for AW ENGINEERING
Kim Keeley Fee: $5.00
Ex-Officio Recorder Deputy: sheward
Index to: PROPERTY SURVEYS

- RECORD OF SURVEY -

Most of the N½ & Part of the SW¼, Section 29, Twp. 6 N., Rng. 45 E., B.M., Teton Co. Idaho, W.D. # 201896

CLIENT: **John Pehrson**
McCulloch Property

ENGINEERING
255 SOUTH MAIN
Basin Idaho
208-354-8063