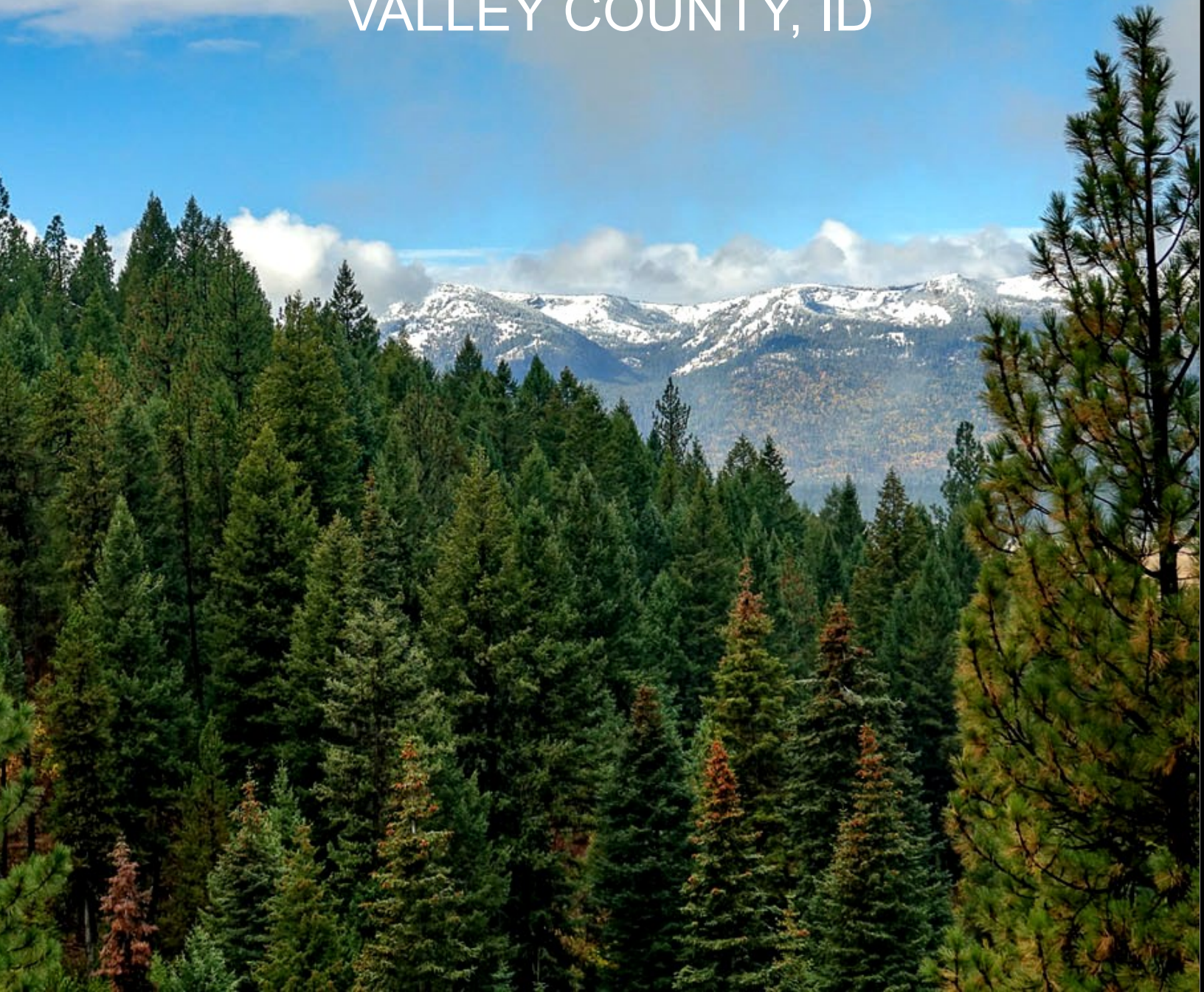


BIG CREEK RANCH

VALLEY COUNTY, ID





BIG CREEK RANCH

The Big Creek Ranch, consisting of 853 ± acres, is a beautiful property with river frontage of just over three (3) miles, a variety of types of timber, and lush meadows making it a wonderful wildlife habitat. Located 5 miles east of Cascade with paved road frontage, Big Creek Ranch is an easily accessible but secluded property with gorgeous mountain top views.

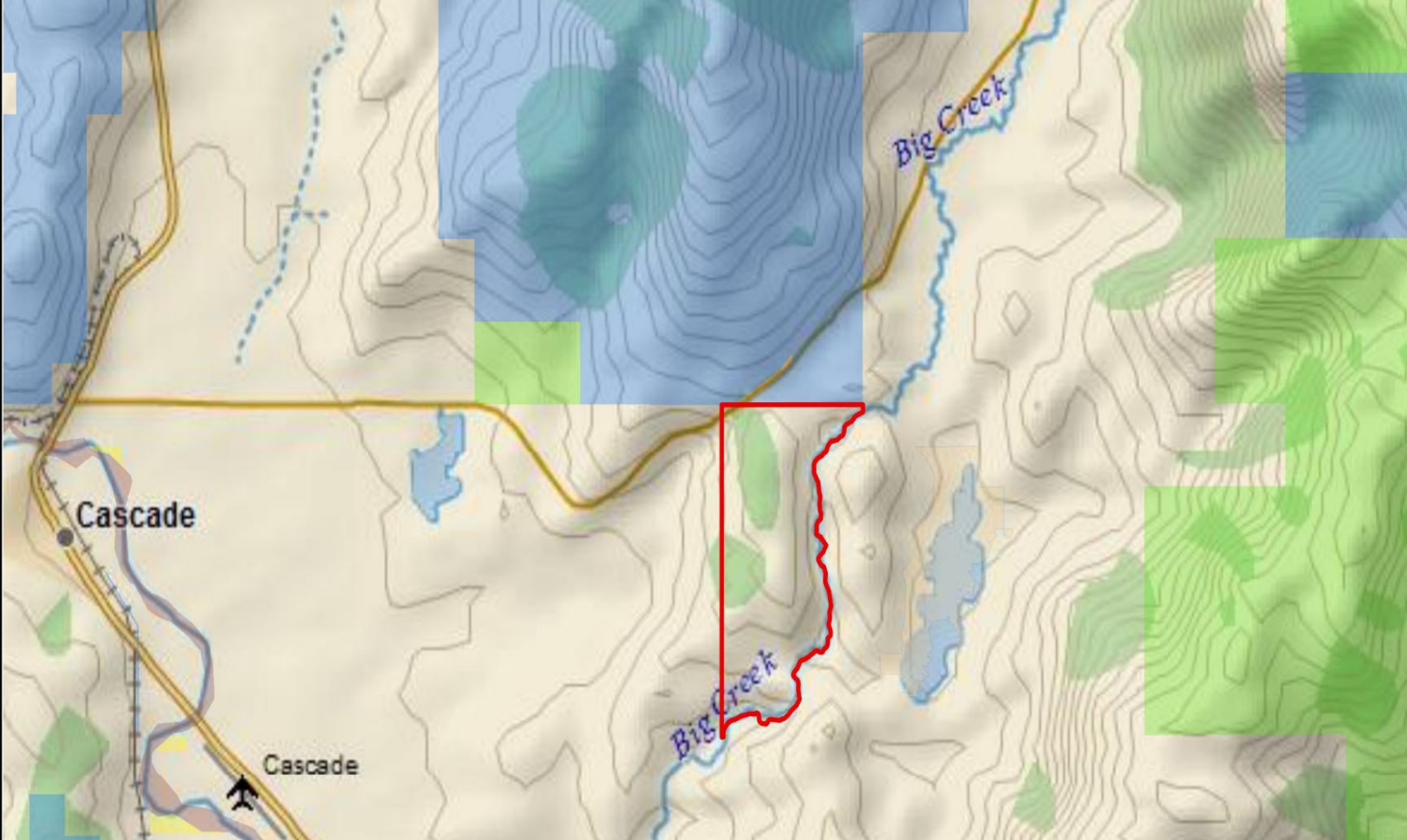




WATER & WILDLIFE

Big Creek is a large live fish bearing stream which flows along the Eastern boundary of this timbered property. There is lush forage throughout the property, along with timbered pockets of conifer in the drainages, creating wildlife havens. The habitat and terrain are ideal for elk, mule deer, bear, turkey, upland birds, and a variety of small game. Big Creek Ranch is home to some of the most extremely unique large rock formations jutting up from the creek valley floor.





NEARBY ATTRACTIONS

- Thirty-three (33) miles from Payette Lake, a natural glacial mountain lake (392 ft deep) that supports many recreational activities and breathtaking views.
- Five (5) nearby first-class mountain golf courses, and many others within driving distances.
- Eighty-five (85) miles from Boise, ID, a major city as well as the State Capital of Idaho.

www.boise.org

- Twenty-nine (29) miles from Tamarack Snow Ski Resort, a family oriented ski resort overlooking Lake Cascade.

www.tamarackidaho.com

- Forty-three (43) miles from Brundage Snow Ski Resort, which has over 320 base area inches of snow annually and holds a reputation as one of the best snow areas in Idaho.

www.brundage.com





Interior private property roads make traversing the property convenient, while paved road frontage allows for easy accessibility. Located 33 miles from McCall, a major year around tourist resort town of all seasons with many area attractions, Big Creek Ranch is truly a fantastic recreational property.

TOTAL ACRES: 853 ± | TOTAL PRICE: \$ 2,729,600.00

FOR MORE INFORMATION, CONTACT:



WILKS RANCH BROKERS, LLC
17018 IH-20, CISCO, TX 76437

Jimmy Williams | Designated Broker
Licensed Broker in TX, NE, KS, ME, OK, MO, NM,
TN, CO, ID, OR, GA, WY, MT

www.WilksRanchBrokers.com | (817)850-3610

Disclaimer: Seller makes full disclosure that they have common ownership in a licensed real estate entity. All the above information was provided by various sources and has not been verified for accuracy. Any of the above information used or relied upon for decisions should be verified by buyer.

