

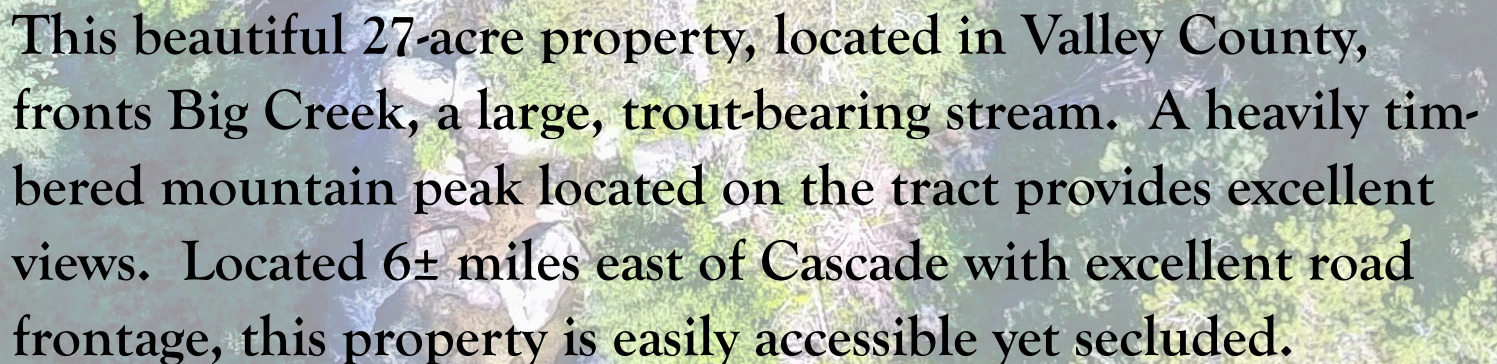


FOR SALE

Private Mountain Stream

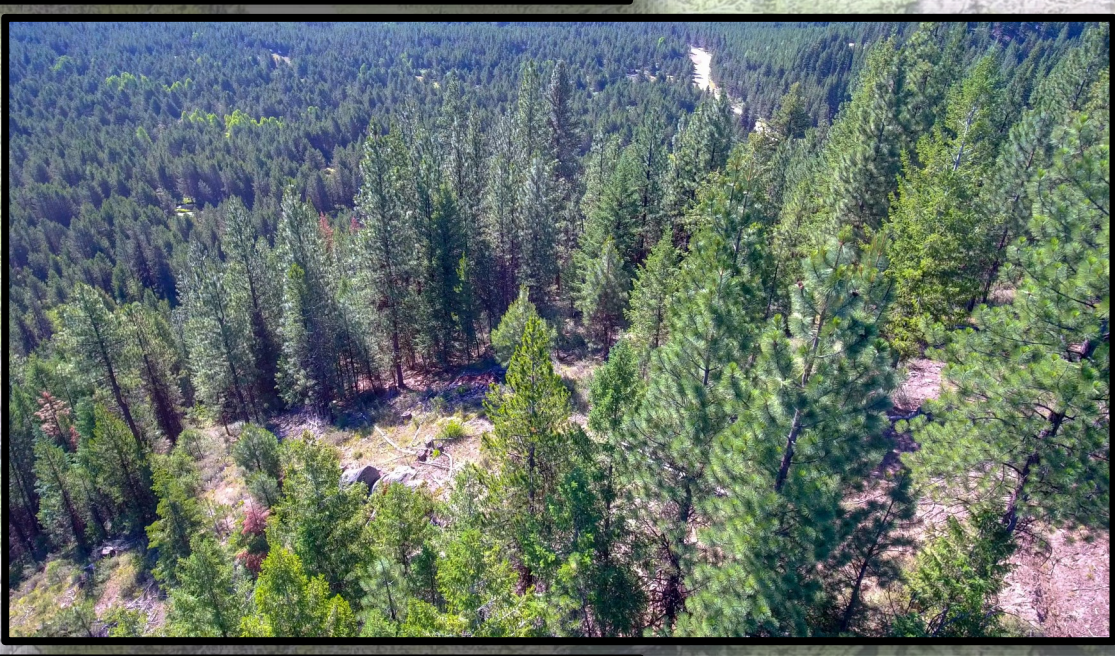
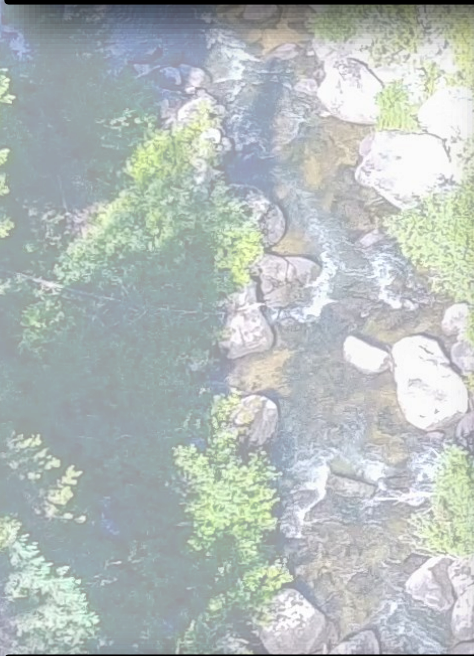


Valley County, ID
27 ± Acres | \$188,865



This beautiful 27-acre property, located in Valley County, fronts Big Creek, a large, trout-bearing stream. A heavily timbered mountain peak located on the tract provides excellent views. Located 6± miles east of Cascade with excellent road frontage, this property is easily accessible yet secluded.





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

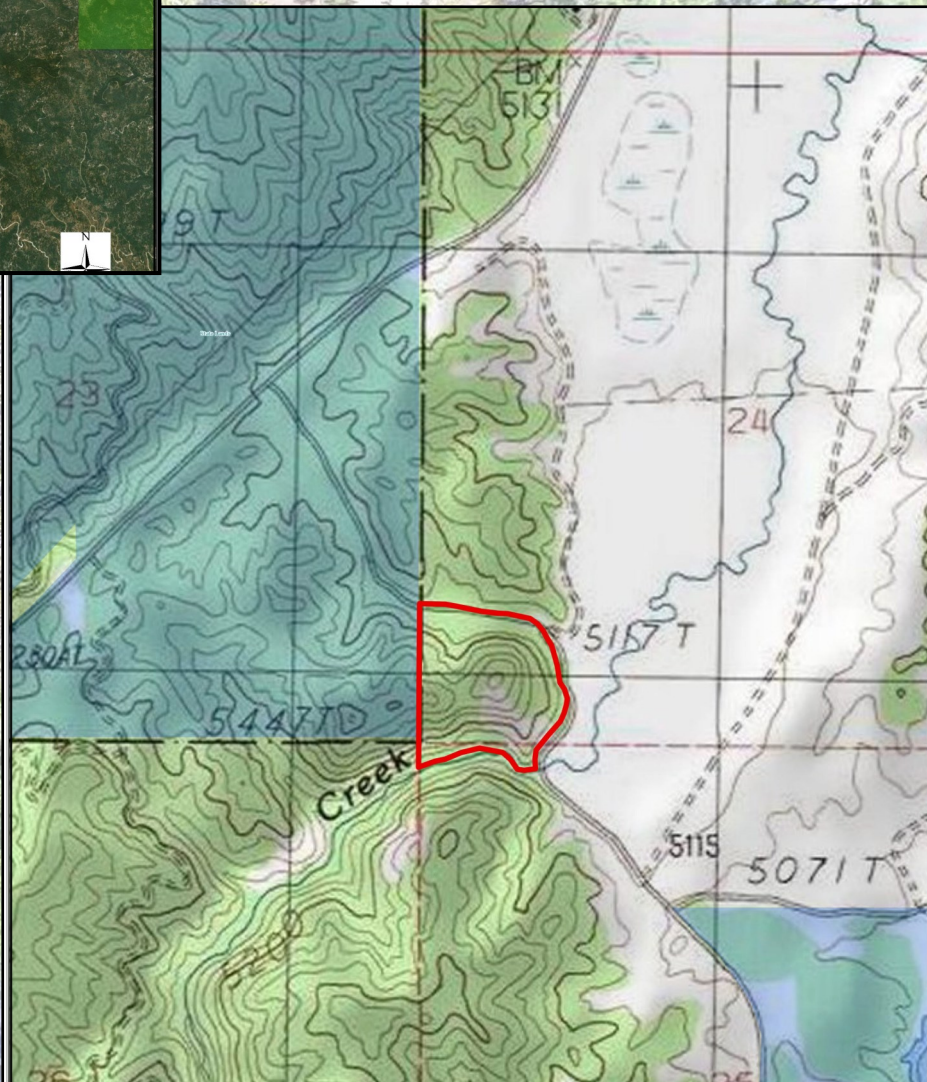
Wilks Ranch Brokers-IDAHO
Bureau of Land Management (BLM)
US Forest Service (USFS)
Bureau of Reclamation (BOR)
State
27 Acres

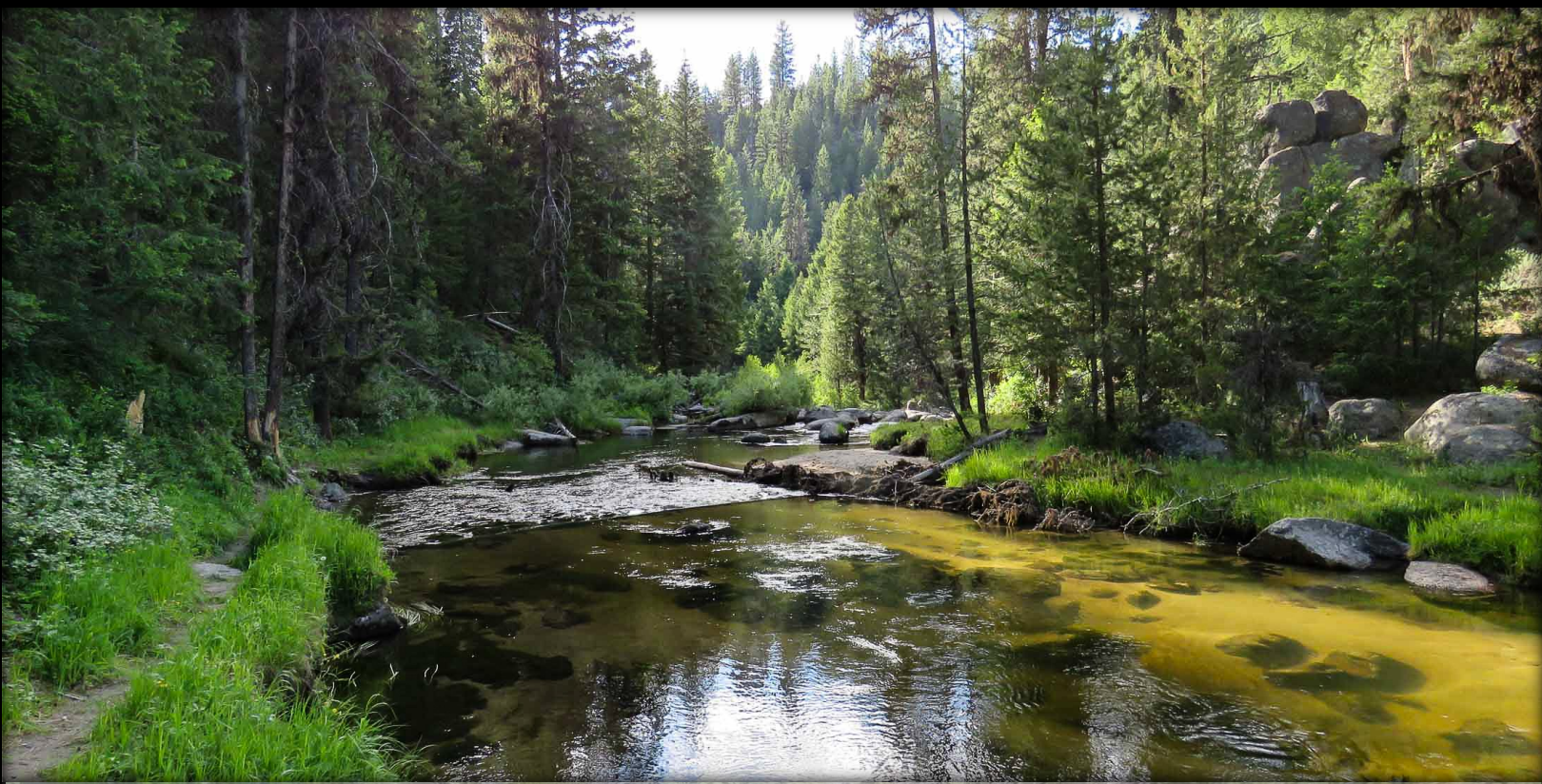
- Twenty-nine (29) miles from Tamarack Snow Ski Resort, a family oriented ski resort overlooking Lake Cascade.

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





Proximity to water is one of the things that makes this tract so unique and desirable. Big Creek flows along the entire southern boundary of this beautifully timbered property. Horsethief Reservoir, known for its excellent trout fishing, is located less than a mile south of the property.



Wilks Ranch Brokers

17018 Interstate Hwy. 20

Cisco, TX 76437

(817) 850-3610

www.WilksRanchBrokers.com

Jimmy Williams | Designated Broker

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

Disclaimer: Seller makes full disclosure that they are members of 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.

