

**IMPROVED
PRICE**



A scenic landscape at sunset. The sun is low on the horizon, casting a warm glow and long rays across the sky. The foreground is dominated by a lush green meadow with tall grasses. In the middle ground, a calm pond reflects the sun and the surrounding trees. The background consists of a dense forest of evergreen trees, with rolling hills visible in the distance under a blue sky with wispy clouds.

HAVE YOUR OWN PRIVATE IDAHO!

Just minutes from downtown Cascade, the airport, and Lake Cascade State Park, Big Creek Meadows Ranch offers everything that makes Idaho the most attractive place in the country to live! A private reservoir and creek teeming with fish, along with incredible meadows, mountain views, big game hunting, and abundant healthy timber, all combine to create the ultimate private ranch. Power runs right through the heart of the property making ready for construction of your dream home on the edge of the wild. Don't miss this one of a kind ranch!

INTRODUCING
BIG CREEK MEADOWS RANCH



BIG CREEK MEADOWS RANCH



PROPERTY INFORMATION

PROPERTY TYPE	Development Land
ZONING	AG
PRICE	\$9,995,000
UTILITIES	Power

PARCEL LEGAL DESCRIPTIONS

RP13N04E114805	160 acres	SW4 S11 T13N R4E MEDIUM CLASS TIMBER
RP13N04E112406	160 acres	NW4 S11 T13N 4RE MEDIUM CLASS TIMBER
RP14N04E341805	240 acres	SE4; S/2 NW4 S34 T14N R4E MEDIUM CLASS TIMBER
RP14N04E344205	240 acres	SW4; S/2 NE4 S34 T14N R4E MEDIUM CLASS TIMBER
RP13N04E022405	346 acres	GOVT. LOTS 3 THRU 6; SW4; S/2 NW4 S2 T13N R4E MEDIUM CLASS TIMBER
RP13N04E037205	160 acres	SE4 S3 T13N R4E MEDIUM CLASS TIMBER
RP13N04E030006	186.46 acres	GOV'T. LOTS 1,2, 7 & 8; S/2 NE4 S3 T13N R4E MEDIUM CLASS TIMBER
RP13N04E100007	160 acres	NE4 S10 T13N R4E MEDIUM CLASS TIMBER
RP13N04E107205	160 acres	SE4 S10 T13N R4E MEDIUM CLASS TIMBER

TOTAL ACRES: 1812.46

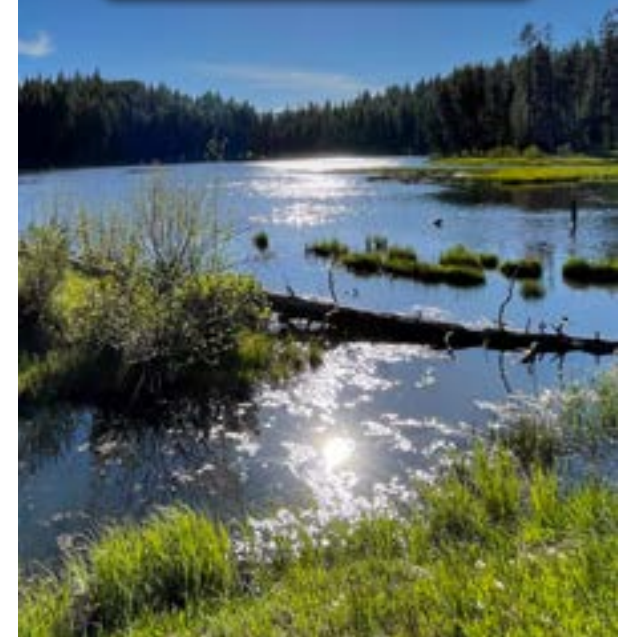
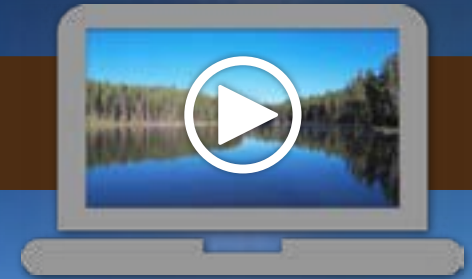
BRIAN RALLENS

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VIEW THE VIDEO **HERE!**



This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

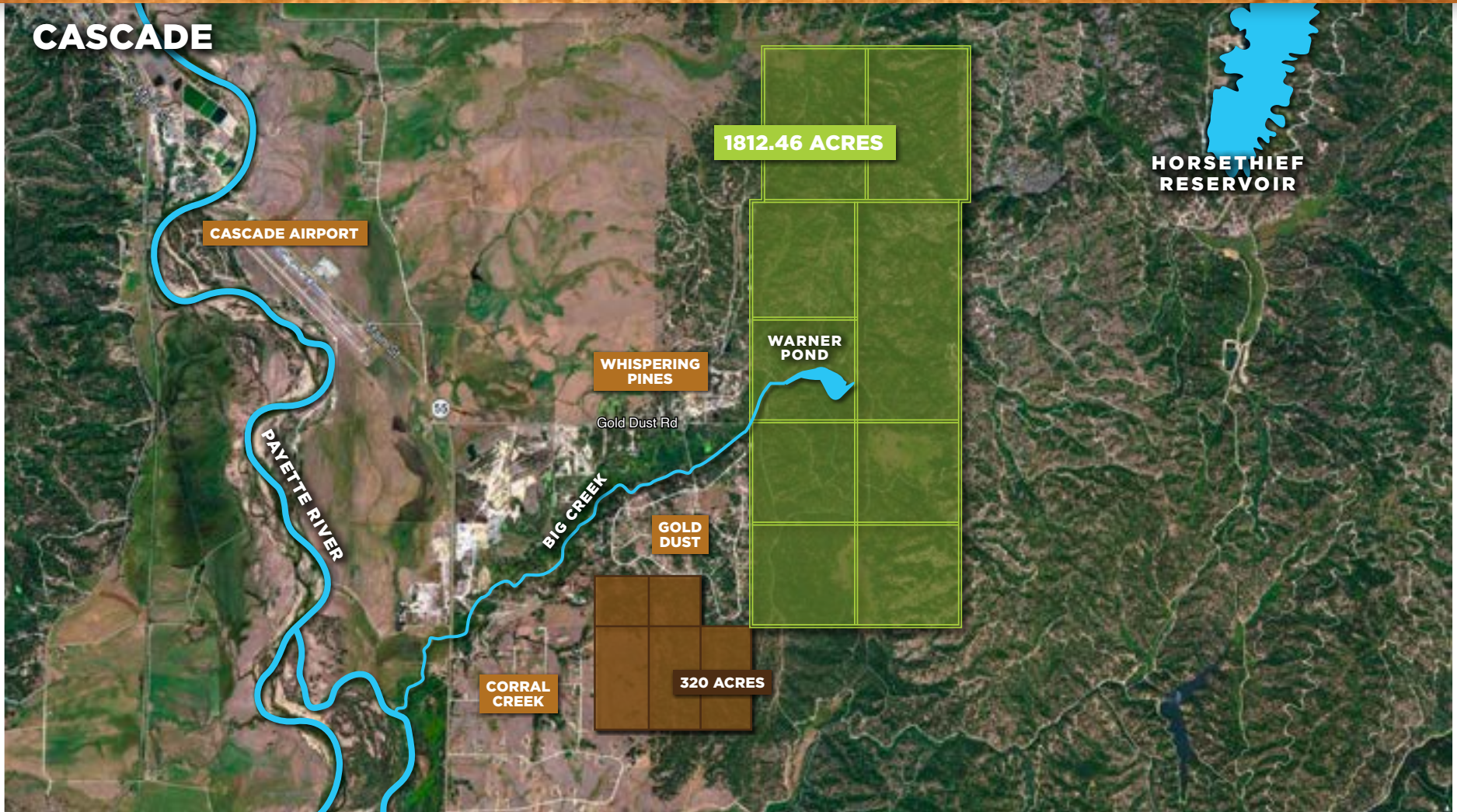
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IMPROVED PRICE

FOR SALE



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4,300' AIRSTRIP, 2 MILES FROM THE RANCH



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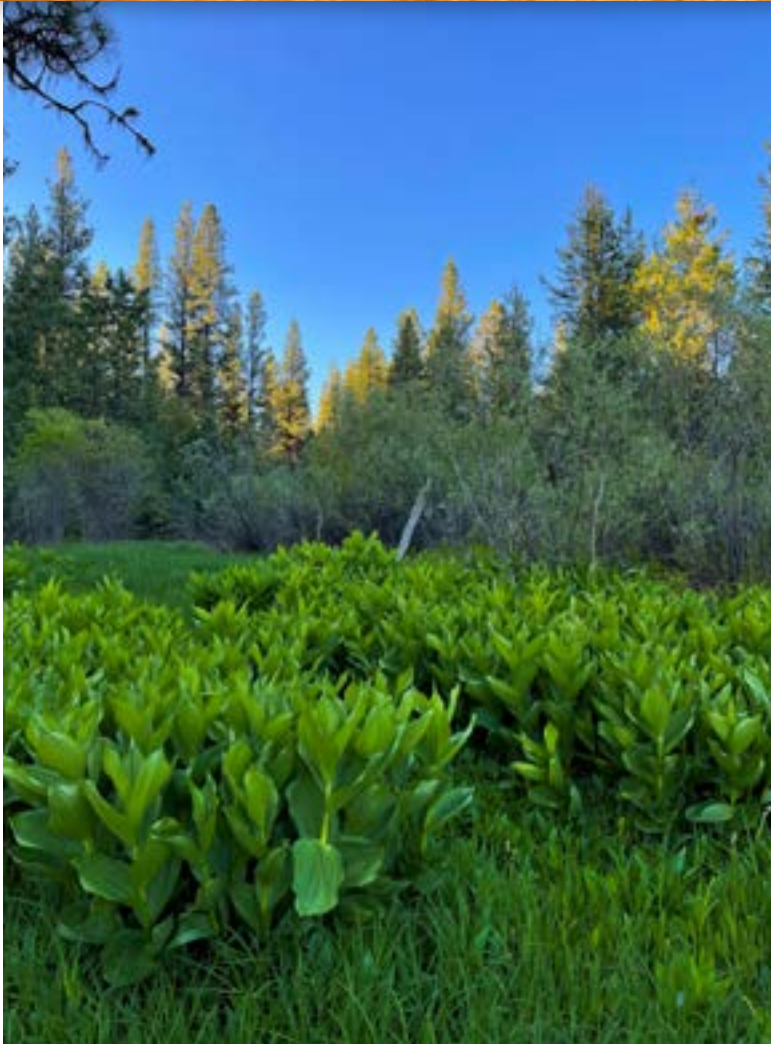
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