

Wonderful Private Ranch with Stunning Views



RARELY Available – Assumable Conditional Use Permit!

MLS # 98602019

487 Little Wood Reservoir Road, Carey, ID 83320

This gorgeous 394+/- acre property offers not only recreational attributes but amazing operational opportunities. Combine a proven agricultural operation plus a RARELY available assumable Conditional Use Permit that allows for numerous possibilities including: Bed & Breakfast, Outdoor Adventure Camp, School, Youth Camp, Guest Ranch, Teen or Rehabilitation Ranch, Church Camp, Hunting or Fishing Lodge, Winter Lodge, Location Facility for filming movies or as a Private Retreat. Property is less than 50 miles from Sun Valley.



Main House: 3 bdrms, 2 bath, with an unfinished basement. 1,428 sq ft.



Lodge/Dormitory: Commercial kitchen plus 7 bdrms main floor. 2nd floor has 3 bdrms, 3 bath, kitchen. 4,193 sq ft.



Guest House: 3 bdrms, 3 bath, with 4 car garage. 1,648 sq ft.



Cabin: 1 bdrm, 1 bath, kitchen. 269 sq ft.



Three Barns: 21'x27', 40'x36', 36'x22'. Property is fenced and cross fenced.



Paved & maintained county road to the property.



Property backs up to scenic BLM land, providing hunting opportunities, beautiful views and privacy.

Ranch Features:

- The Little Wood River flows through the property with great fishing.
- High-quality irrigated farm ground (180+/- acres).
- Irrigation distributed through pivot, wheel lines and hand lines.
- Zoning: A-40, RR-40. Assumable Conditional Use Permit.
- Pristine wells on-site provides pure drinking water.
- Stunning views of the Pioneer Mountains and wildlife.

For more information please contact

Mark Jones
208-733-0404

Email: info@rjrealty.com
www.rjrealty.com



Note: The statements contained herein are based upon information from sources we deem reliable and which we believe to be correct, but assume no liability for errors or omissions therein.