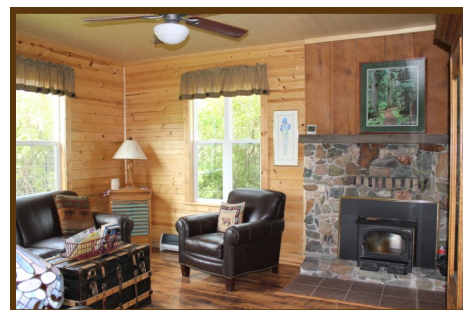


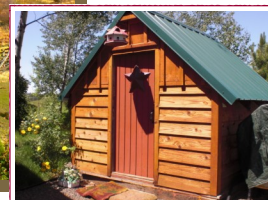
**Price: \$469,000**

**Nestled in the mountains with Bear Creek running through it is your perfect mountain retreat!** 165 acres of sheer magnificence with a 1350 square foot, 3BR/1BA home that has been fully remodeled & is loaded with character. The wrap around porch is the perfect spot for morning coffee or an evening BBQ with friends. The murmuring trout stream creates that peaceful, easy feelin'. With an upstairs loft that is ideal for sleeping or your home office, imagine spending your days with the convenience of high speed internet and a view to die for! The roof is newer and many upgrades are complete. The county road provides good year round access. Stunning perennial garden, fruit trees & berries produce an endless display of color and the underground sprinklers make summer watering a snap. Don't miss the fabulous 3 level historic barn, corrals & pasture that are ready for your critters. There is abundant wildlife & thousands of acres of public lands to explore on your recreation adventures.



**Lori McKinney**  
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Licensed in Idaho & Oregon



**4150 Landore Rd, Council, ID**

We never stop moving:

**COLDWELL BANKER**  
CLASSIC PROPERTIES, INC

1545 S Main Street  
Payette, ID 83661



# 3 Bears Ranch



## **165 FENCED ACRES BORDERED ON 3 SIDES BY PAYETTE NATIONAL FOREST**

**Irrigated pastures (1901 water rights), underground gravity flow irrigation**  
**Timber with Forest Management Plan**  
**Dryland Grazing**  
**Year round trout stream (Bear Creek) flows through property**

## **BRING THE ANIMALS & TOYS!**

**Amazing 44x40 historic three level barn for storage and livestock needs**  
**Livestock ready: corral, round pen, shed, stalls, pasture, water**  
**Ready access to Hells Canyon Nat'l. Recreation Area, Smith Mtn. & Black Lake**

## **1350 Sq Ft RENOVATED CEDAR SIDED HOME WITH WRAP-AROUND COVERED PORCH**

**Master bedroom on main level**  
**Upstairs loft can sleep 8 or be guest room & office**  
**Natural stone fireplace with wood insert, gas and electric heat**  
**Newer roof, insulation, and double pane vinyl windows**  
**Underground power, telephone & high speed internet**

## **WELL MAINTAINED AND LANDSCAPED**

**Producing fruit trees and berries**  
**Stunning perennial and garden beds with sprinkler irrigation**  
**Two wells plus Bear Creek Community Ditch for gravity feed system**  
**Potential pasture rental income**



**Presented by:**

**Lori McKinney, Associate Broker**  
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# *3Bears Ranch*

The current owners of this wondrous mountain retreat purchased it from the Ernst family in 1999. Lovingly dubbed 3Bears Ranch in the spirit of a Native American legend that refers to the three bears representing past (large bear), present (middle bear) and future (small bear), the 3Bears Ranch will always be someone's past, another's present, and yet another's future. It has held a very special place in their hearts. Much of the grand appeal of the 3Bears Ranch lies in it's story. Being an original homestead, the first home was built in 1905. As the story goes, that home burned in the early years and the current house was built as it's replacement. When rebuilding after the fire, materials were salvaged from the Stagecoach Station near Landore. Today, the kitchen counters are the slabs of wood that were originally set in place. The barn is a historical building, and stands straight and true even after all this time. Many improvements have been made to the house to improve efficiency and function, but the historical character has been preserved and the story lives on.

## UPDATES & IMPROVEMENTS:

2000	New metal barn roof	Council Mtn Construction
2001	Pressurized irrigation lines from Bear Cr Community Ditch	
2004	Round Pen	NW Equine Inc
2004	Vinyl windows, doors & insulation	Council Mtn Construction
2005	No climb horse fence	
2005	New bath & interior	Edmunson Builders
2006	Partial barn foundation	Council Mtn Construction
2006	New septic system	SW Dist Health #9609 by York Excavation
2006	New horse shelter	
2007	New metal house roof & siding	Edmunson Builders
2008	New second well	Permit #54726

## OPERATING COSTS:

Propane tank rent: \$100/yr.—1000 gallon tank

Propane cost: 2010—\$763.13

Electricity cost: 2010—\$805.80



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# *3 Bears Ranch*

## The View From The Top



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