

OLA CATTLE RANCH - Ola, Idaho

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Location: Around 1.5 hours north of Boise, Idaho, and 30 minutes northeast of Sweet, Idaho, in a great mountain setting with Squaw Creek frontage, timber, irrigated ground, dry land farm ground, and 2 homes. Property is north of Ola, Idaho. This area is popular for elk and deer hunters and a great place to recreate with its close proximity to Boise. Directions to the ranch: From Sweet, travel north on the Sweet/Ola Highway, then left on Third Fork Road to property located at 30720 Third Fork Road.

Acreage: 820± acres. The property is diverse with pine trees, squaw creek frontage, and 12+/- acres irrigated on the east, and 80+/- acres of dry land farmland, springs, sagebrush mountains and adjacent to BLM on the west side.

BLM Permits: The ranch has a 92 AUM permit (18 pair) from May 1st to September 30th.

Water: The property has Squaw Creek frontage for a long distance and several springs throughout the acreage. There is excellent trout fishing in the creek and the springs are used for stockwater and domestic water. The vast amount of water attracts big game animals and many upland game birds.

Homes: There are two homes. The main home is a 2003 manufactured home on a foundation with 1,900 sq.ft., three bedrooms, two baths and an open floor plan. It is on top of a knoll near the center of the ranch and looks over the whole property. Great for spotting game and for watching over your livestock. A spring is piped to the home and there is also a well at the home.

The second home is an older farm house and has 800 sq.ft. with two bedrooms and one bath. The water comes from a spring with a cistern to



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hold the water. This home is on the east side of the property with pine trees along the creek making it a great setting.

Buildings: There are several hay barns, a machine shed and several other outbuildings. There is also a set of corrals and a shop with a wood burning stove.

Recreation: There is ample recreation available including horseback riding, ATving, hunting, hiking, and more. The Boise National Forest is at your doorstep and you can go any direction on or off the property to find recreation opportunities. Make this your hunting ground for elk, deer, bear, and upland games birds like chukker, huns, quail, and turkey. Sage Hen Reservoir is about 1/2 hour from the property providing great fishing along with Squaw Creek.

Price: \$1,614,000. Or purchase 780+/- acres for \$1,294,900, minus the manufactured home and 40 acres.

Comments: Close enough to Boise to fly in, yet far enough to get away. Great place to combine cattle or horse operation with a hunting ranch. Two homes provide comfortable space for you and a ranch caretaker.

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