

## Wyland Features

197 Tower Creek Road Carmen ID

**Land:** 97.32+/- acre (36.93+/- acres of pasture ground being sold separately)

60.39+/- acres/house and 36.93+/- acres pasture ground

**Residence:** 5 bedroom 2 baths (1 w/shower only)

Double and Single Garages, Shop and 8 out-buildings.

More than a quarter mile of creek runs through the ranch.

### Home highlights

Large formal Living room/parlor with reading alcove.

Large Family room with office built-ins.

Kitchen with tile floor and butcher-block island.

Open Dining room.

Spacious Laundry room.

Enclosed front porch mudroom.

Hobby/work room with Fire Resistant Vault;

Wood/pellet storage room

Spa/Sauna/Exercise room with wood stove

Two large dry storage rooms both with custom shelving

Trex maintenance-free covered deck with neat yard tool storage beneath;

Excellent picture window views of beautiful rock formations and distant mountains.

Double insulated walls and attic.

Quality Low-e vinyl windows.

New metal roof and maintenance-free siding.

Premium metal exterior doors.

Masonry chimney.

Quality carpeted throughout with quality tile in kitchen and dining rooms.

Handicap access. Modern Elevator allows access to all levels of the home.

Attached single garage

Tower Creek runs year round below the house with a soothing babble.

Cellular phone service capable in most rooms.

Dish TV.

### Heat Sources

3 wood stoves in the house, an extra large wood stove in the family room that usually heats the whole house.

Electric baseboard heaters in most rooms, each with their own thermostats/controls.

Efficient pellet stove in formal Living room/parlor as another back-up heat source.

**2 Car Garage** 36'x24' / **Shop** 36'x24' that includes partitioned 24'x12' insulated wood/metal shop. Custom shelving throughout. Metal roof. Two exterior sides are metal and two are matching vinyl. Heat source - Large wood stove that will heat the entire building and back-up baseboard heater in the shop. Shop wired for welder. Two heavy-duty workbenches in the garage and two custom cabinet benches in the shop.

**Yard / Grounds:** Second oldest water rights on Tower Creek Decreed in 1898. Irrigated by diverting into two ditches. Allows for easily watering 6 fenced pastures, orchards and yard. Pasture currently leased out for ten head of cattle. Horses or a few more cattle could be grazed. Mature cottonwood forest along creek and pasture edges; annual harvest usually provides enough firewood for the winter. Many mature lilac hedge, pines, spruce Russian olives and hundreds of various other perennial plants/trees grow on the property. Orchard trees include: Apples, plums, cherries, pears and apricot. Many perennial flower beds surround the house. Flat native rock used exclusively for sidewalks. Graveled driveways with southerly exposure. Grass lawn. Aesthetic landscaping. Prolific Lavender garden surrounds the greenhouse. Very large vegetable garden is deer-fenced and covered with durable black fabric; includes a prolific yummy strawberry patch. Shooting bench with 300 yard rifle range. Extremely unique rock formations where many large rocky towers support hundreds of pounds of larger shaped rocky boulders.

**Out-Buildings:** West Barn is 36'x24'. East Barn is 11'x 28'. Greenhouse 10'x12' (double glazed safety glass) is permanent and provides warmth at night from sunken and earthen back wall design. Bunkhouse 12'x13' can sleep two and has a wood stove. RV shelter 25'x15', Machine Shed 17'x20', Hay Shed 11'x 27', insulated chicken coop 10'x10', wood shed 35'x9'. Observation Post is a permanently constructed elevated hunting or wildlife viewing structure, strategically located.

**General:** 37+ acre separate parcel within the 98 acres, being sold individually. Both parcels have many splits available to subdivide. Ranch is accessed by a county maintained road. House is at 4,200 ft elevation and has never been snowbound. Wildlife abounds; deer and elk are common and bighorn sheep, antelope and predators have been spotted.