

TWIN SISTERS RANCH

Indian Valley, ID

\$16,800,000

5,678 DEEDED ACRES

2,642 ACRE BLM LEASE (313 AUM)

720 ACRE STATE LEASE (99 AUM)



STEFANIE LANCASTER

208.741.4010



REAL ESTATE • RENTALS • RENOVATIONS



TWIN SISTERS RANCH IS A BREATHTAKING TURNKEY RANCH LOCATED APPROXIMATELY 114 MILES NORTH OF BOISE AND ABOUT 55 MILES SOUTH OF MCCALL. IT INCLUDES THE ICONIC TWIN SISTERS MOUNTAINS AT AN ELEVATION OF 5,020 FEET AND OVER ONE MILE OF THE LITTLE WEISER RIVER IS RUNNING THROUGH IT! IT'S COMPRISED OF 5,678 DEEDED ACRES AND IS SURROUNDED BY BLM AND STATE GROUND FOR A TOTAL GRAZING AREA OF OVER 9,000 ACRES. TWIN SISTERS RANCH HAS EVERYTHING YOU NEED TO START RUNNING YOUR CATTLE OPERATION WITH A COVERED 60X80 STATE OF THE ART CATTLE PROCESSING FACILITY, HAY BARN, FEED BUNKS AND MORE. THIS PRISTINE LAND ALSO OFFERS YEAR ROUND RECREATION AND HAS NEVER BEEN THIS ACCESSIBLE WITH NEW ROADS AROUND THE PERIMETER AND THROUGHOUT THE PROPERTY ALLOWING LANDOWNER ACCESS TO SOME OF THE MOST COVETED HUNTING IN THE STATE (ELK, MULE DEER, BLACK BEAR, ANTELOPE, MOUNTAIN LION, QUAIL PARTRIDGE, AND PHEASANT). THIS LAND ALSO OFFERS EXCEPTIONAL FISHING WITH THE LITTLE WEISER RIVER, THREE SEASONAL CREEKS AND A SPRING FED POND (NATIVE BROWN AND RAINBOW TROUT, CRAPPIE, AND BASS). A LOG CABIN SITS ON THE BANKS OF THE LITTLE WEISER RIVER PROVIDING A TRANQUIL AND PEACEFUL SETTING. THERE IS ALSO A LOG CABIN AND HOME NEXT TO THE CATTLE PROCESSING FACILITY. TWIN SISTERS RANCH TRULY EMBODIES THE SPIRIT OF THE AMERICAN WEST.

STEFANIE LANCASTER

208.741.4010



2216 LITTLE WEISER RIVER RD & 240 INDIAN VALLEY RD
INDIAN VALLEY, ID



STEFANIE LANCASTER
208.741.4010



2216 LITTLE WEISER RIVER RD & 240 INDIAN VALLEY RD
INDIAN VALLEY, ID

PROPERTY DETAILS

- 5,678 DEEDED ACRES
- 2,641 ACRES OF BLM LEASE (313 AUM)
- 720 ACRES OF STATE LEASE (99 AUM)
- 9,119 TOTAL GRAZING ACRES (1040 AUM)
- LOG HOME BY RIVER (1 BED/1 BATH AND LOFT) & 30X40 SHOP
- LOG HOME BY CATTLE FACILITY WITH LOFT & BASEMENT
- HOME BY CATTLE FACILITY (3 BED/2 BATH)
- HAY BARN 210X180 WITH 60' CLEARANCE
- COVERED CATTLE PROCESSING FACILITY 60X80 WITH SCALE AND SILENCER HYDRAULIC CHUTE
- FULLY FENCED PERIMETER AND CROSS FENCED
- ROADS AROUND PERIMETER AND THROUGHOUT PROPERTY
- FULLY OFF GRID
- 4 1/2 MILES BORDERS PAYETTE NATIONAL FORESTS WITH TWO GATES OF ENTRY
- COVETED HUNTING! ELK, MULE DEER, BLACK BEAR, ANTELOPE, QUAIL, PARTRIDGE, AND PHEASANT
- EXCEPTIONAL FISHING OUT OF THE LITTLE WEISER RIVER, 3 SEASONAL CREEKS AND A SPRING FED POND! (NATIVE BROWN AND RAINBOW TROUT, CRAPPIE, AND BASS)
- RECREATIONAL ACTIVITIES FOR EVERY SEASON
- TURNKEY - INCLUDES: ALL EQUIPMENT AND IMPLEMENTS, PETERBILT SEMI WITH 40 FOOT TRAILER, DUMP TRUCK, LIVESTOCK TRAILER, FLATBED TRUCK, 500 FEET OF NEW FEED BUNKS, CATTLE MEDS, TOOLS, FUEL TANKS, 7 NEW GENERATORS, 8 CONTAINERS, FURNISHINGS, AND ALL APPLIANCES

Twin Sisters Ranch
Indian Valley, ID

