

Boles Idaho Hunting Ranch
TBD
Cottonwood, ID 83522

\$3,866,783
1,718.500± Acres
Idaho County



Boles Idaho Hunting Ranch
Cottonwood, ID / Idaho County

SUMMARY

Address

TBD

City, State Zip

Cottonwood, ID 83522

County

Idaho County

Type

Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

45.947192 / -116.492333

Taxes (Annually)

1668

Bedrooms / Bathrooms

1 / --

Acreage

1,718.500

Price

\$3,866,783

Property Website

<https://www.landleader.com/property/boles-idaho-hunting-ranch-idaho-idaho/41483>



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>



Boles Idaho Hunting Ranch Cottonwood, ID / Idaho County

PROPERTY DESCRIPTION

This is a Central Idaho timber and recreation ranch that represents what everyone dreams of owning. Traverse through the dense mature timber stands, through the grassy meadows, down the long ridges, and look over the wild Salmon River Canyon and you will immediately fall in love. This is a great opportunity to own a property that hasn't been available in a long time. Welcome to the Boles Ranch!

The Boles Ranch is approximately 1,718.5+- acres located in an area known as the Joseph Plains approximately 31 miles Southwest of Cottonwood, Idaho. The property is guarded by locked gates accessible by private easements. There's a lot to be found on the Boles Ranch, and people are not one of those things. The topography is flatter on top and gradually becomes steeper and steeper as it breaks off towards the Salmon River. The elevation gradient ranges from approximately 4,350 ft at the top of the ranch to around 1,800 ft at the bottom offering an abundance of biodiversity. Within the boundaries of the Boles Ranch you will find approximately 440 +- acres of Bureau of Land Management (BLM) inholdings. Because of the lack of public access, people often refer to these BLM inholdings as "Bonus Acres".

Located on the property overlooking the ranch and Salmon River Canyon is a tastefully built hunting cabin. The cabin features a wrap around covered porch, large kitchen, and dining area. Towards the back of the cabin is a large bedroom used as a sleeping area. Solar panels and a backup generator are used to power this off grid cabin and water is supplied by a natural spring. Numerous memories have been made here with friends and family enjoying great times together. A small storage shed is located just outside the cabin for storing tools, hanging wild game, and storing ATV's out of the weather.

Located in Hunting Unit #13, the Boles Ranch offers abundant hunting opportunities. An overall lack of public land within the hunting unit is believed to draw the general hunting public away from applying for tags. This has allowed for hunting tags to be more readily available to landowners than in other units within the State. According to Idaho Fish and Game (IDFG), an overall lack of hunting pressure has helped contribute to some very healthy trophy class whitetail deer, mule deer, and rocky mountain elk. A combination of predator control and great habitat has contributed to the Boles Ranch being among the best in the area. All prospective buyers to confirm with IDFG any information related to Unit 13 hunting information.

This property has been held and enjoyed by the same family since the early 1980's. If you're lucky enough to witness what a special place the Boles Ranch is, you will understand why land like it rarely comes up for sale. Don't miss this opportunity. Schedule a showing today.

*All prospective buyers must provide verifiable proof of funds prior to entry.



**Boles Idaho Hunting Ranch
Cottonwood, ID / Idaho County**

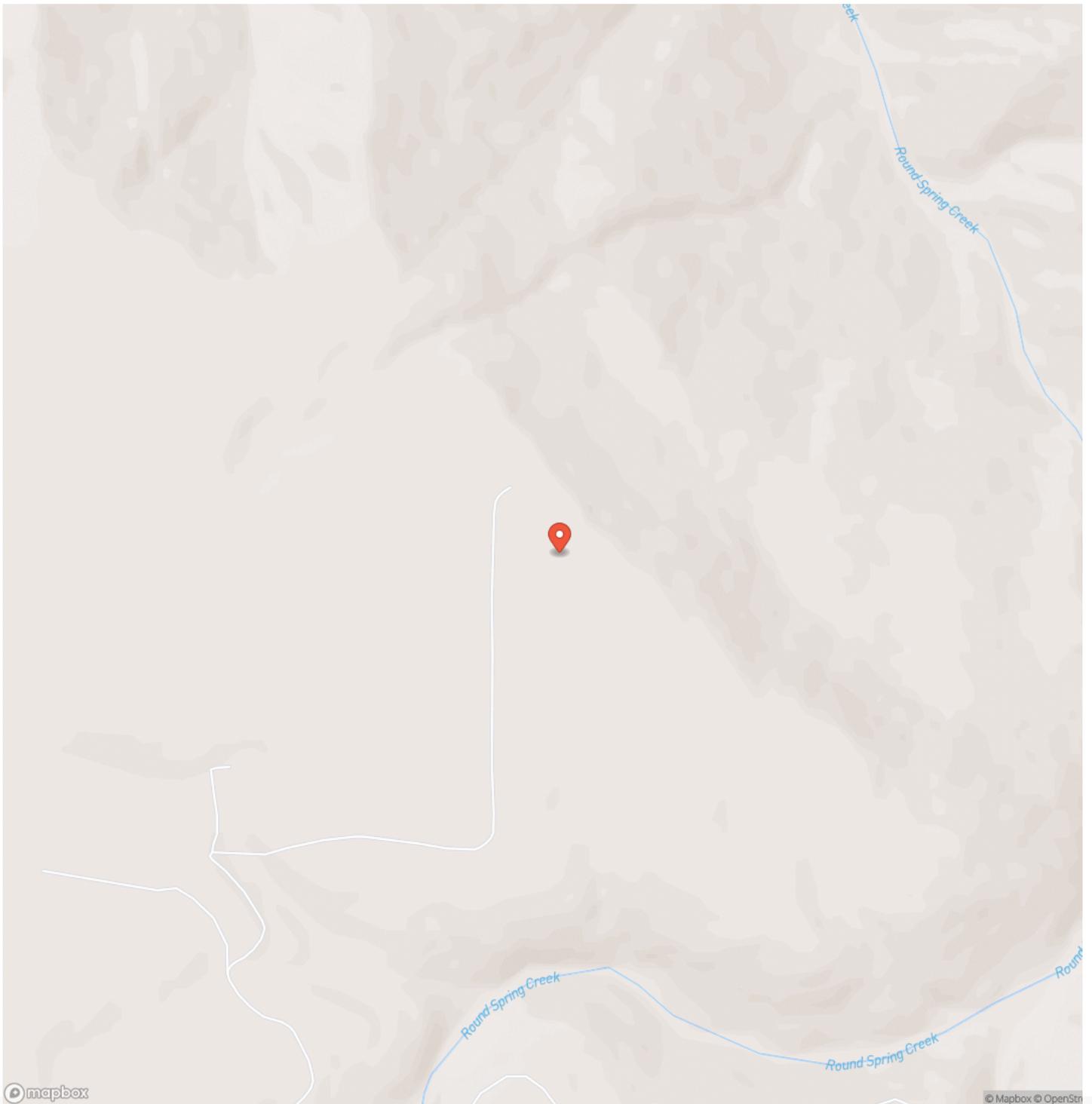


MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>



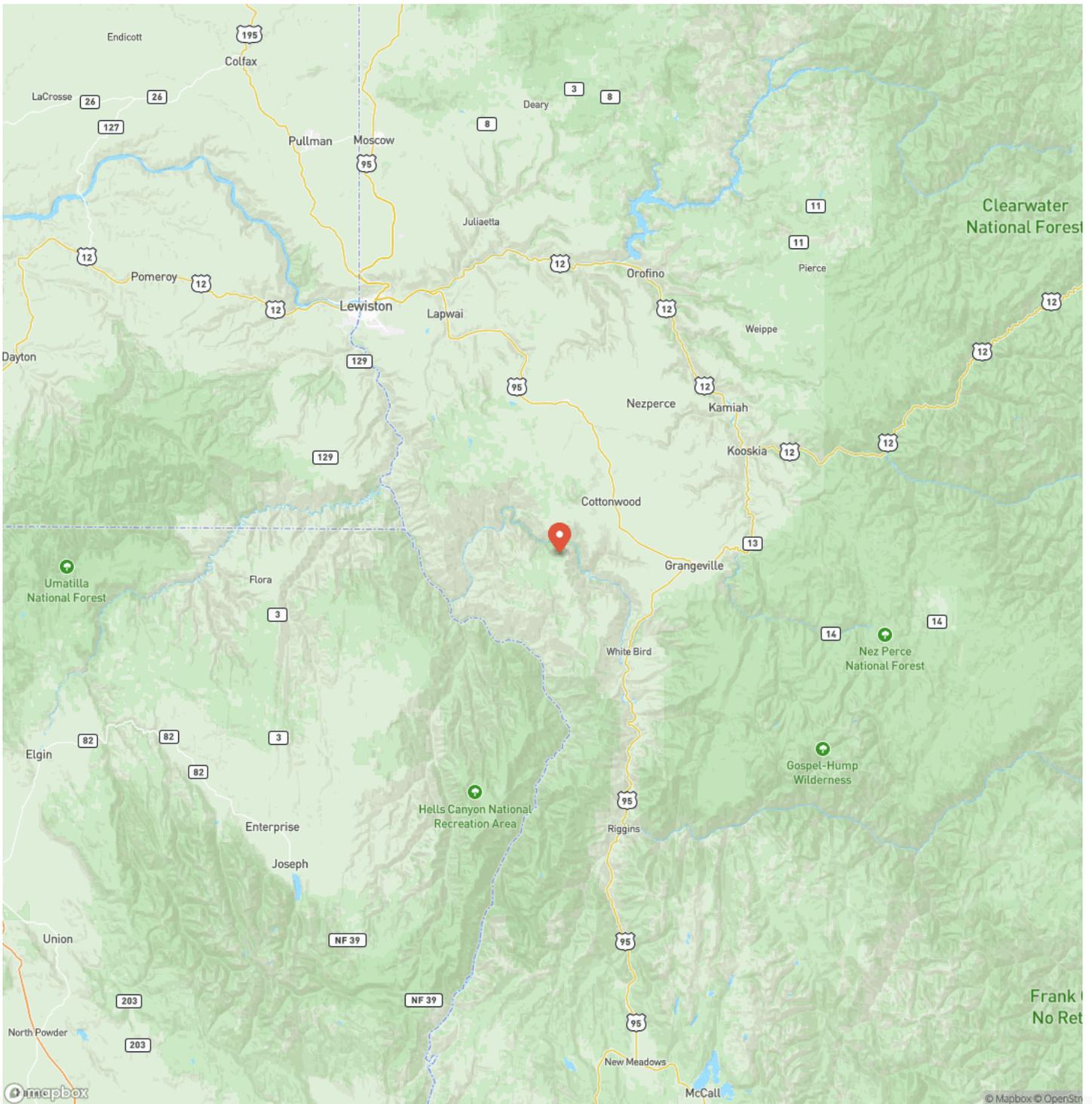
Locator Map



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Locator Map



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>



Satellite Map



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Land and Wildlife LLC
Serving Oregon, Washington, and Idaho
Medford, OR 97504
(866) 559-3478
<https://www.landleader.com/brokerage/land-and-wildlife-llc>

