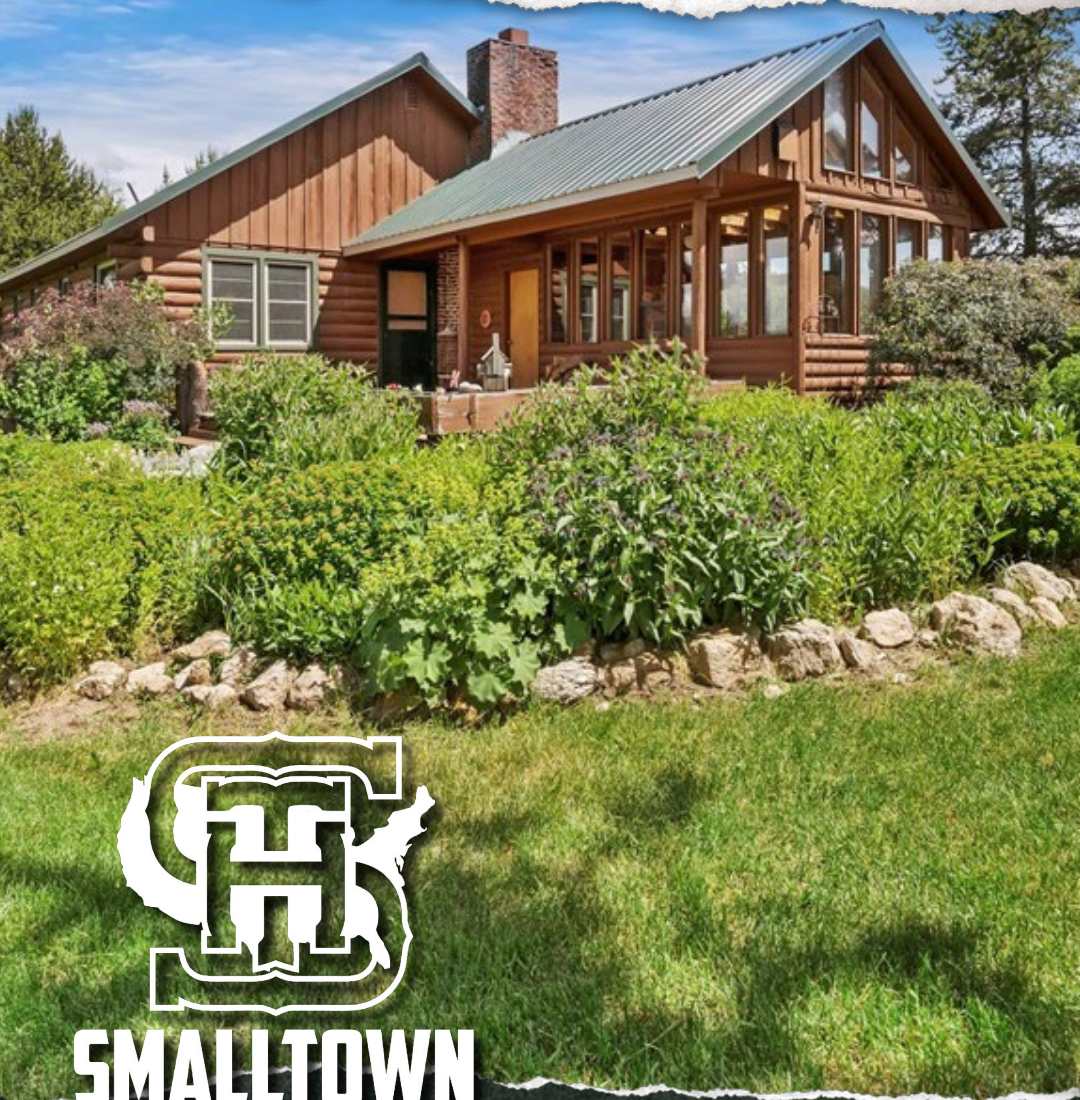


HIGH VALLEY 5.5 ± ACRE RETREAT VALLEY COUNTY, ID

\$749,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (208) 505-9998

HIGH VALLEY 5.5 ± ACRE RETREAT

PROPERTY PROFILE

LOCATION:

- 798 High Valley Road
Cascade, Idaho 83611
- 25 Minutes South
of Smiths Ferry
- 25 Minutes East of Ola

COORDINATES:

- 44.22402, -116.1536

PROPERTY USE:

- Rental
- Camping
- Full Time Living
- Recreation

PROPERTY INFORMATION:

- 5.5± Acres
- Custom Main Lodge
- Partially Finished Basement
- Attached Greenhouse
- Little Squaw Creek Frontage
- Additional Dwelling
- Shop with Power
- 2 Large Barns
- Detached Garage
- RV and Boat Parking
- Additional Acreage Available

TAX INFORMATION:

2022 - \$1724



SMALLTOWN
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F A R M | R A N C H

OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HIGH VALLEY 5.5 ± ACRE RETREAT

THE BEAL FAMILY HOMESTEADED IN HIGH VALLEY, IDAHO FOR MOST OF THE LAST CENTURY AND THIS IS THE FINEST OFFERING OF THEIR LOVE AND LABOR. Escape with family, friends, toys, pets or alone to this 5.5± acre High Valley compound which offers two houses. Enjoy the peace and timeless craftsmanship in the custom-built main lodge built by the Beals with lumber from their sawmill. This home features open living, hardwood floors, an attached greenhouse and priceless views. Three bedrooms and one bathroom on the main level are complemented by a partially finished walkout basement with an additional bedroom, bathroom and kitchenette. The additional dwelling can be a caretaker's house, used for rental income or just a great option for more guests. The barn, shop, outbuildings and available land for campers, tents and parking add to the myriad options possible in this truly, once-in-a-lifetime offering in serene High Valley. The property is situated at the intersection of Old Dry Buck Road and High Valley Road approximately 25 minutes south of Smiths Ferry and the same distance to the east of Ola. Additional acreage is available.

To schedule a private showing, contact Oscar Evans.



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5.5 ± ACRES **VALLEY COUNTY, IDAHO**

CARETAKER HOUSE



FRONT OF THE MAIN HOUSE



GARAGE



GREENHOUSE EXTERIOR



GREENHOUSE INTERIOR



MAIN LIVING ROOM



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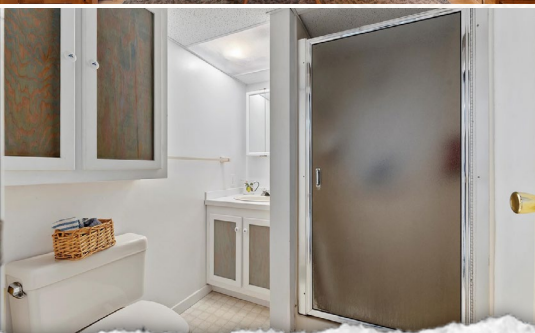
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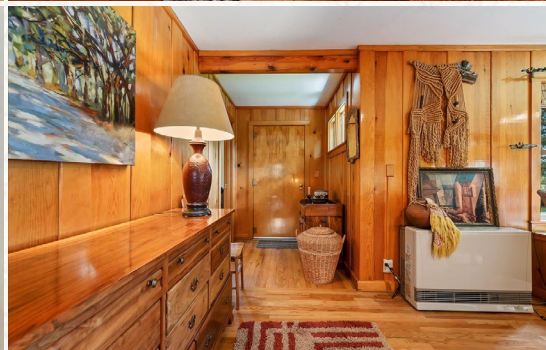
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VALLEY COUNTY, IDAHO



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FARM | RANCH

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5.5 ± ACRES

VALLEY COUNTY, IDAHO

land id. LINK



Directions from Boise, ID: Travel north on ID55 to Horseshoe Bend and then travel west on ID 52 to Sweet. Continue north on Ola/Sweet Highway to Ola. Travel east on High Valley Road/NF644 for approximately 10 miles. The property is at the intersection of Old Dry Buck Road and High Valley Road.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
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