

Weiser River Acreage Home

10.00 Acres | Adams County, ID | \$815,000



HAYDEN  OUTDOORS®



Activities & Amenities

Equestrian/Horse Property
House/Cabin
Hunting - Predator/Varmint
Hunting - Turkey
Outbuilding/Barn/Shed/Shop
Water Access
Waterfront
Fishing
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Stream/River
Water View

Land Details

Total Acres: 10.00
Deeded Acres: 10.00
Elevation: 2920 Ft
Topography: Level
Estimated Taxes: \$1,068.22 - 2022
Source of lot size: Unknown

Building Details

Homes: 2
Finished Sq. Ft.: 4,156
Bedrooms: 4
Bathrooms: 4
Basement: Partial Finished
Parking Types: Detached Garage
Outbuildings: 3
Types of Outbuildings: Insulated Shop,
Pole Barn, Storage Shed



Encompassing over 200 feet of Weiser River waterfront, this expansive 10-acre property boasts two homes in close proximity to the town of Council. Featuring two shops, more than 7 acres of pasture, fruit trees and abundant wild-life, this property offers an appealing blend of amenities and natural beauty.

Land

This property sits on 10 acres of level topography. Located 5 minutes from the town of Council, this property is an ideal balance between privacy and convenience. For the aviation enthusiast, the local airport is less than half a mile down the road. The layout of this property offers the ability to accommodate horses or cattle. There are over 7 acres of pasture that have been leased out for on average 1-2 hay cuttings a year. Depending on the water supply, over 22 tons of hay has been taken off this property in recent years.

The land here boasts a variety of fully-grown fruit trees, including apple, pear, and cherry, along with abundant raspberry bushes that yield an impressive harvest of up to 25 gallons per season.





Among the many structures on the property, there is a 31×49 ft pole barn for equipment storage and a 24×40 ft insulated workshop with propane heat and running water. By the secondary home, there is a 8×24 storage barn.

Improvements

The main dwelling is a charming home at 3,156 Sq Ft with two bedrooms and two bathrooms. Recently renovated, the kitchen underwent a complete transformation with fresh cabinets, countertops, and appliances. The unfinished basement provides boundless opportunities for an extra bedroom or storage space. Both bedrooms offer ample size, and the guest bathroom has also undergone a remodel. The water heater has recently been replaced.

The secondary dwelling is a newly remodeled 2-bedroom, 2 bathroom home at about 1,000 sqft. New cabinets and countertops were recently installed. New appliances are also included. From the porch, you have beautiful views of the Weiser River.

Each home offers their own well and septic system. Both septic tanks have recently been pumped.

The insulated shop is an exceptional space equipped with a roll-up garage door, 220V power, running water, and propane heating. The pole barn is a versatile structure featuring two roll-up doors and abundant space, making it an excellent choice for storing equipment or vehicles.

Recreation

The Council area is considered the gateway to recreation in Central Idaho providing access to the Payette National Forest, the Seven Devils Mountain range, and a plethora of outdoor recreational opportunities. Some of the outdoor adventures residents and visitors enjoy include fishing, hunting, skiing, snowmobiling, camping, and hiking.





In particular, many appreciate the strolling or biking along the Weiser River Trail, which is an 84-mile-long public recreational trail formed along the old Pacific and Idaho Northern railroad grade. This trail follows the Weiser River, provides access to thousands of acres of public lands, and is a great place to spot big game, waterfowl, and other wildlife. Another hotspot in the region is Lost Valley Reservoir, which is a public recreational site that offers camping, canoeing, and fishing experiences.

The Weiser River is known for its diverse ecosystem, supporting a wide array of wildlife and plant species. Anglers flock to its waters, as the river is renowned for its excellent fishing opportunities. It is home to various fish species, including rainbow trout, brown trout, and smallmouth bass. In addition to fishing, the Weiser River offers recreational activities such as kayaking, canoeing, and tubing. Its gentle currents and scenic surroundings make it a popular destination for leisurely water adventures.





Location

Council, Idaho is a quaint mountain community that acts as the county seat of Adams County and sits along US Highway 95. This area is considered the gateway to recreation in Central Idaho providing access to the Payette National Forest, the Seven Devils mountain range, and a plethora of outdoor recreational opportunities. Some of the outdoor adventures residents and visitors enjoy include fishing, hunting, skiing, snowmobiling, camping, and hiking. In particular, many appreciate strolling or biking along the Weiser River Trail, which is an 84-mile-long public recreational trail along the old Pacific and Idaho Northern railroad grade. This trail follows the Weiser River, provides access to thousands of acres of public lands, and is a great place to spot big game, waterfowl, and other wildlife. Another hotspot in the region is Lost Valley Reservoir, which is a public recreational site that offers camping, canoeing, and fishing experiences. Local events celebrated in the area include Meadow Valley Days, the World Famous Porcupine Races, and the Adams County Fair and Rodeo.

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Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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- RICK STEINER, SELLER/BUYER

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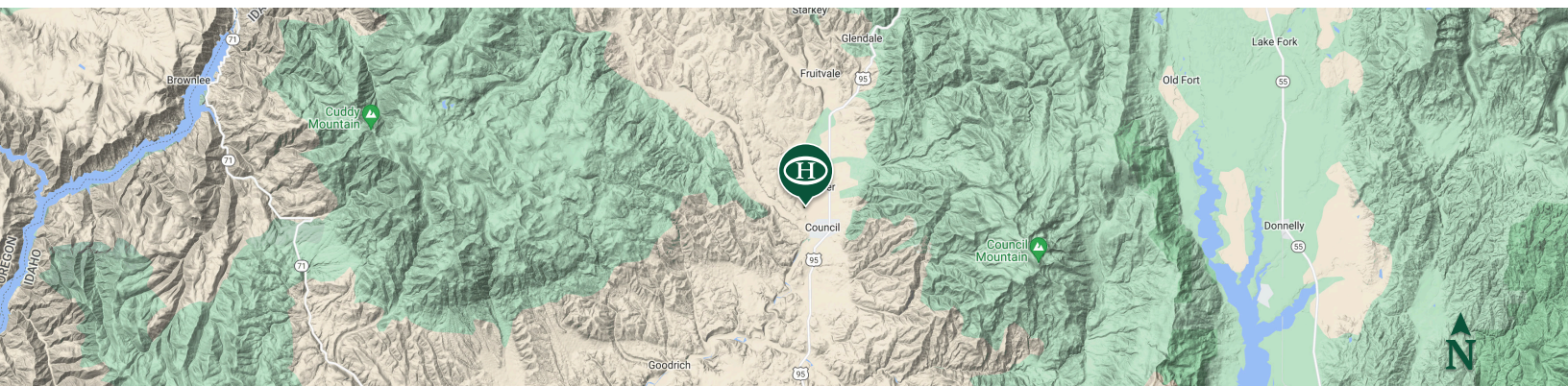




BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary Shed / Shack Main House House



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