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Canyon Springs Ranch



Location:

The ranch is approximately 4 air miles north of Filer, Idaho bordering the Snake River for about 1 ¼ miles on a very private part of the river. This is a very exclusive and private property as the public road ends at the property.

Property Details:

The ranch contains approximately 564 acres in the Snake River Canyon. This is truly a one of a kind property that includes spring fed ponds full of fish, lots of habitat for ducks, geese, quail, pheasant and chucker. There is also a 2,300± foot private air strip and the ranch is located at the end of a private road so there is no traffic.

There is a well improved boat ramp and boat dock on a part of the river that gets very little public use because of rocks and rapids downstream. In addition to fishing for sturgeon on this part of the river the owner and family can water ski and hunt ducks as well as travel the river to take in the scenery. There are three large ponds that have bass and rainbow trout. In addition there are many other smaller ponds that are used by water fowl. About 30 acres of cropland is used to raise corn and small grains including millet.



A view of the eastern portion of the ranch

Home & Buildings:

There is a very nice log home situated on a bluff above the Snake River so that from the home one can view the river in both directions. This home was built in 1995 and contains approximately 2,076 sq ft including 2 bedrooms and 2 bathrooms. Near the home is a very nice detached garage and storage building where the owner can store recreation vehicles, autos, etc. The owners also have a utility building that is used for raising pheasants that are released annually on the ranch. Near the home is a fenced garden to keep deer out of the vegetables. The lawn has mature trees including peaches as this part of the canyon includes orchards.

Price, Terms & Other Information:

The price of the farm is \$4,200,000 cash terms. The 2016 real estate taxes were \$12,855.42.

Realtor's Note:

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