# 5100000  Blackhawk River Ranch (532

Location                              **Idaho**
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 3324 W Mountain Road
 McCall, Idaho MLS 98648542

 The 532Â± acre Blackhawk River Ranch is one of very few large land holdings in the Payette River Valley. This property offers some of the best that the region has to offer and only a short distance away from some amazing golf, beautiful lakes and great restaurants.

 This is a beautiful property that has river frontage of just over 2Â± miles, timber, lush meadows, excellent water rights and wonderful wildlife habitat, including deer, elk, moose, many small game species, and water fowl on the river. A big bonus is the 3,000Â± acre recreation easement included along with the Valley County registered plat, which would be ideal in performing a conservation easement (allows tax benefits to the new owner).
 Free running canal runs the length of the property and looks more like a natural creek. Fully fenced for cattle grazing and for all practical purposes is a working cattle ranch.

 A 2,025Â± sq. ft. care-takers home with views of the ranch and the Payette River, with an additional small home which is approximately 900Â± sq. ft. The ranch also has working corals, barns and other buildings.

 Listed at 5,100,000. Contact Mike Turner, Front Street Brokers for additional info.

 Mike Turner
 Front Street Brokers