



Recreational Land in Wilderness Ranch

25.11 +/- Acres | Boise County, ID | \$385,000



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PROPERTY SUMMARY

The Wilderness Ranch continues to be one of the premiere mountain residential communities north of the Boise Metro area. People working in Boise have a scenic alpine environment for their home as well as those who have chosen Wilderness Ranch for retirement or vacation home. Rush Creek meanders along the northern boundary of the heavily wooded property keeping the entire 25 acres a secluded place for a home with year round privacy yet the owner can be part of an active community. Even though secluded the property is less than a mile on Rush Creek Road from ID 21. It is a year round residential property with Rush Creek Road cleared by the HOA whenever there is a snow fall. On the 25 acre parcel one residence can be constructed as well as a barn for horses. Wilderness Ranch is especially well suited for property owners who enjoy horse back riding. Lucky Peak reservoir access is less than five miles away where there are numerous water sports available from marinas on the reservoir.

ADDRESS

Rush Creek Road
Wilderness Ranch
Boise, ID 83716

ACREAGE BREAKDOWN

The property encompasses 25.11+/- acres of primarily wooded land within the Wilderness Ranch community. Rush Creek runs along the northern boundary of the property. There is one fire break stone road going from the entrance into the western side of the property. To the east of the entrance into the property there is an old logging road that can be cleared to an excellent building site that will have good mountain views looking east from the property. There is ample land for a home, horse corral and barn.

TAXES

\$927/year (2020)



PROPERTY HIGHLIGHTS

- There is one creek crossing from Rush Creek Road providing access to the eastern side of the property by way of a logging road that can be improved to building sites on the eastern side of the property. There are a couple of excellent home building sites along the east side. When cleared these sites will have excellent views of the mountains to the east. This is pristine land with mature trees. The property has not had timber removed for more than 20 years.
- Wildlife came through this area. There are elk, mule deer, grouse, and turkey in abundance in the natural environment that pervades all of Wilderness Ranch. This 25 acre parcel is one of the largest remaining pristine vacant parcels remaining in this wooded mountain community.
- The area has extensive recreational attractions drawing people to the mountains above Boise. Lucky Peak Reservoir is a large summer recreation area with boating, fishing, and swimming throughout the summer.



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