

**SOLD**



## Lava Ranch Property

5 +/- Acres | Bannock County, ID



### ADDRESS

000 Bobcat Circle  
Lava Hot Springs, ID 83246

### LOCATION

From Smith Canyon Road turn onto Big Bear Rd., at "T" intersection go Left (it looks like you are turning onto Deer Haven but it is still Big Bear), turn right onto High Country, turn Left on Wolf Run, take the next Right onto Bobcat Circle. RE sign is by the driveway and the

### PROPERTY SUMMARY

Welcome to your slice of recreational paradise in the heart of the Lava Ranch community! Nestled within five acres of pristine land, this property offers a canvas for your wildest dreams. Located near the tranquil south end of Lava Ranch, privacy is paramount with only a handful of neighbors in the vicinity, all fellow owners sharing the same passion for nature and leisure.

As you step onto the gently sloping terrain, you'll be greeted by a picturesque landscape adorned with vibrant aspen and pine trees, covering approximately 1.75 acres. The remaining 3.25 acres boast open grasslands, providing ample space for your creative endeavors. Whether you envision a cozy cabin retreat or a sprawling recreational haven, the possibilities are endless.

The Lava Ranch community ensures convenience and comfort with minimal HOA fees covering essential amenities such as road maintenance, garbage disposal, water fill stations, and a septic dumping station. Embrace the tranquility of the stocked fishing pond, perfect for leisurely afternoons spent casting lines and

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