

Cambridge Hilltop Ranch

40.00 Acres | Washington County, ID | \$979,000



HAYDEN  OUTDOORS.

Cambridge Hilltop Ranch

TOTAL ACRES:

40.00

PRICE:

\$979,000

COUNTY:

Washington County

CLOSEST TOWN:

Cambridge, ID

Presented by



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Property Summary

Gorgeous residence situated on 40 acres, featuring views of both Cuddy and Council Mountain. This ranch includes a home that spans 1,548 square feet, constructed in 2021. The pasture is already ideally configured for livestock. Enjoy the landscape from the comfort of your porch.



Activities & Amenities

Cattle/Ranch

Pond/Lake

House/Cabin

Land Details

Address: 3209 Schwenkfelder Rd,
Cambridge, Idaho 83610, USA

Closest Town: Cambridge

Total Acres: 40.00

Deeded Acres: 40.00

Elevation: 2,650'

Topography: Rolling

Estimated Taxes: \$470.98 - 2022

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 1548

Bedrooms: 2

Full Bathrooms: 2

Basement: None

Parking Types: Carport

Outbuildings: 2

Fence Type: Barbwire

Heating Systems: Fireplace, Wood Stove



Land

This ranch spans 40 acres of gently rolling terrain. It is designed to optimize grazing for animals. The property has two ponds that capture runoff water. It's cross-fenced, providing animals with access to pastures that vary between 4 and 16 acres in size. Thanks to its elevated position, the property offers breathtaking mountain views. Located 6 miles from Cambridge and 20 miles from Council. It's slightly over a mile from Highway 95, ensuring easy access.

The property qualifies for a split and a first come first serve building permit.

Improvements

This property presents a 1,548-square-foot home that's been recently constructed. It includes 2-bedrooms and 2-bathrooms, with features such as granite countertops, premium cabinets, and handmade barn doors for the bedrooms. Additionally, the residence is equipped with a spacious carport, and a covered porch and patio for outdoor enjoyment. It's fitted with central air conditioning, a gas furnace, and a gas range, with a wood stove for supplementary heating.

A high-yield artisan well, generating over 75 gallons per minute, supplies water to the house and to two water troughs in the pastures. The corrals are equipped with an Arrowquip chute and durable galvanized panels. For added storage, there are two sheds on the premises.





Recreation

Washington County presents a wealth of recreational opportunities, to include hunting, fishing, boating, hiking, camping, and beyond. Big game hunting in this area is truly remarkable, especially in Unit 31, where you'll find elk and mule deer roaming the rolling grasslands. Upland bird hunting is equally enticing, with abundant quail and chukar to pursue. For fishing enthusiasts, the Snake River offers an array of exciting prospects, from trout and bass to sturgeon, catfish, and steelhead. With the vast expanse of public land that surrounds the region, there are countless unexplored areas awaiting your discovery. Washington County is a paradise for those seeking outdoor adventures.

The ruggedly beautiful Hells Canyon of the Snake River just 24 miles to the west on State Highway 71 offers an abundance of recreation activities. Nearly 100 miles of backwater from three Idaho Power Hydroelectric dams provide ample space for watercraft enthusiasts and anglers alike. Rafters and kayakers love the swift whitewater rapids below Hells Canyon Dam as the mighty Snake River flows north to join the Clearwater at Lewiston, Idaho.

Region & Climate

The climate in the Cambridge valley could be termed "moderate," with pleasant temperatures in the spring and fall, ranging from lows around 20 to highs in the 70s. However, in winter and summer, extremes can often dip into the sub-zeros or soar to over 100 for days at a time. The all-time high temperature was reached in the summer of 2002 when the mercury climbed to 114. Evening breezes from the surrounding mountains produce cool, pleasant evenings in the summertime.

The forty-year average annual rainfall is around 20 inches and the snowfall ranges from six to 36 inches.


The elevation of Cambridge is 2,650 feet above sea level with the surrounding mountains reaching elevations around 8000 feet, plummeting to around 1500 feet in Hells Canyon.

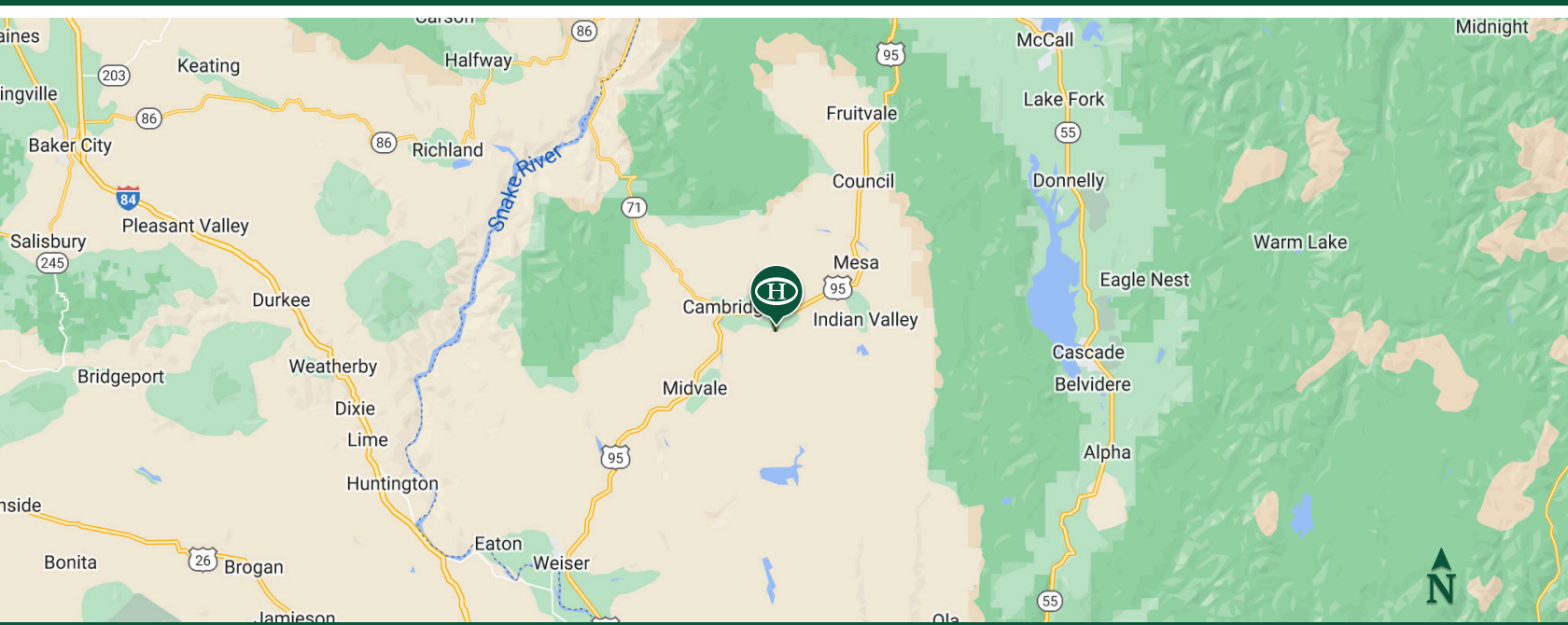


GLADHART RD

SCHWENKFELDER RD

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

 Boundary





Location

Cambridge is a small farming, ranching, and logging community situated in a sheltered valley approximately 100 miles northwest of Boise, Idaho. The community was founded in 1900 following the construction of the Pacific and Idaho Northern Railway's line enroute to the mining and logging fields further to the north.

Living in Cambridge, ID is a wonderful experience. Situated in the heart of Idaho's Treasure Valley, this small town offers an abundance of natural beauty and endless recreational opportunities. With its charming downtown, friendly people, and spectacular views of the surrounding mountains and countryside, Cambridge has something for everyone. From skiing and snowboarding in the winter to hiking and mountain biking in the summer, there are plenty of outdoor activities for all ages to enjoy. The town also features boutique shops, art galleries, and other attractions that make it easy to have fun while exploring this rural community.





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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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

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