

Cascade Hot Springs Estate

9.80 Acres

Valley County, ID

\$2,795,000



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Activities & Amenities

Development Potential
Geothermal Water
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Natural Spring
Propane
Skiing/Snowmobiling/Snow Sports
Stream/River
Water Access
Water View
Waterfront
State Hunting Unit: 24

Land Details

Address: 610 Cabarton Rd,
Cascade, Idaho 83611, USA
Closest Town: Cascade
Total Acres: 9.80
Deeded Acres: 9.80
Leased Acres: 0.00
Elevation: 4800 ft
Topography: Level
Estimated Taxes: \$1,542.34 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 2 Story
Finished Sq. Ft.: 2180
Bedrooms: 3
Full Bathrooms: 3
Basement: None
Parking Types:
Attached Garage
Total # of Spaces: 2
Fence Type: Wood
Cooling Systems:
Forced Air Cooling
Heating Systems:
Fireplace
Forced Air



Property Summary

Own your own Hot Springs!! Incredible opportunity to own a private geothermal home. Almost 10 acres with a 2180 sqft house. This property offers so much from commercial potential to enjoying your own private retreat or even adding a second geothermal home.





Land

This stunning 9.8-acre property in Cascade's Long Valley boasts panoramic mountain views. Of the total area, 8.8 acres are enrolled in Valley County's Ag program. The property features an easily accessible natural hot spring, listed on the NOAA USA Thermal Springs Water map. Water will reach 120 degrees. Moore's Creek, fed by clean winter snowfall and flowing year-round, winds through the land, which is covered in Timothy grass suitable for hay or grazing. The land features a large, fenced organic garden with established raspberries and asparagus and a variety of shade, ornamental, and fruit trees.

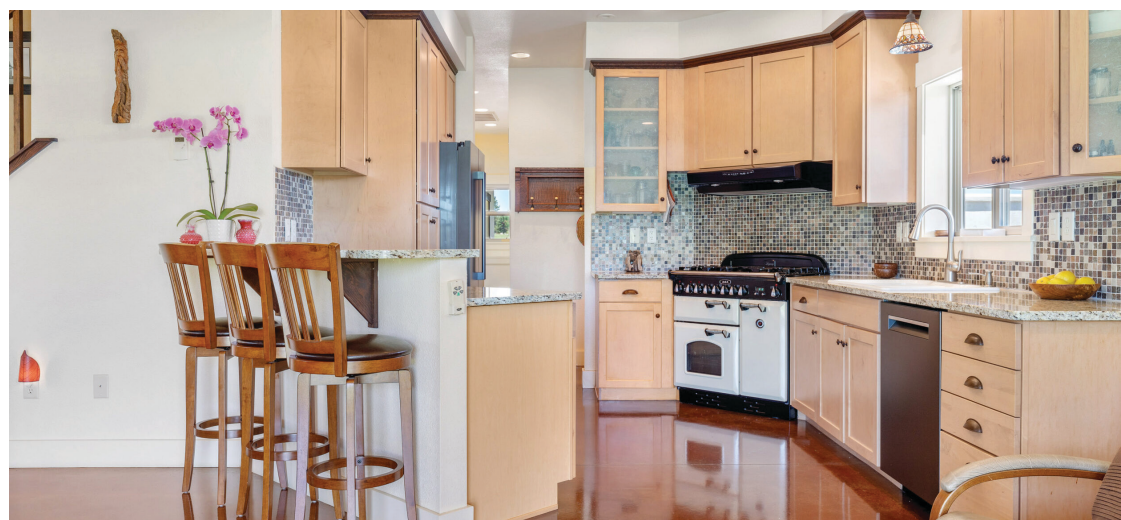
A second Geothermal water source is available for residential/commercial use from an existing well near the surveyed hilltop building site with a current approved septic permit and electric meter. Has a separate gated entryway on Cabarton Rd.

Improvements

The 3-bedroom, 3-bathroom home, built in 2007, offers radiant heated living space and heated attached 2-car garage providing significant utility savings. Crystal clear filtered water pumped from the natural hot spring fills an outdoor 12' round Onsum soaking pool and indoor double soaking tub. The home is well-insulated with efficient heat pumps on each floor for summer cooling and emergency winter heating. Living room has a gas adobe fireplace. Kitchen area features a 36" AGA gas-burning stove, new Bosch appliance, granite countertops, certified green cabinets and the stairs are made from sustainable bamboo, contributing to the home's environmentally friendly design. Master bedroom includes a heated, jetted deep soaking tub.

The geothermal well is commercial-sized, with 108-110 degree water flowing from a 12" casing at 60 GPM. The well is 200' deep and was initially designed for commercial use.

Additionally, the property has a new 1,000-gallon propane tank, a 300-gallon gasoline tank with a pump, and a 300-gallon diesel tank with a pump, all installed on concrete pads.





Recreation

Valley County, located in the central part of the state, stands out as a year-round recreational paradise. From winter sports to summer water activities, hiking, camping, hunting, fishing, and cultural events, the county offers a diverse array of experiences for all outdoor enthusiasts.

Year-Round Outdoor Adventure: Valley County is a haven for outdoor adventurers, providing a myriad of activities in every season. In winter, enthusiasts flock to the area for world-class skiing and snowmobiling. The Brundage Mountain Resort and Tamarack Resort offer pristine slopes and groomed trails, attracting both beginners and seasoned winter sports enthusiasts. Valley County boasts an extensive network of hiking trails, catering to all skill levels. Campers can choose from a range of campgrounds, from developed sites with amenities to more remote spots for a back-to-nature experience.

Lakes and Rivers: Cascade Reservoir, Payette Lake, and the Payette River are popular spots for boating, fishing, and swimming during the warmer months. Anglers can test their skills against various fish species found in the region's water bodies.

Wildlife Watching and Hunting: Nature enthusiasts will find Valley County rich in wildlife. The surrounding public lands are home to diverse wildlife, including deer, elk, mountain lions, wolves, and even the occasional bear.





Region & Climate

Valley County, Idaho, experiences a subarctic climate with cold, snowy winters and mild, pleasant summers. Winter temperatures often drop below freezing, with heavy snowfall, making it suitable for winter sports. Summers are comfortable, with occasional warmer days. Precipitation is moderate, with rain evenly spread throughout the year.

Location

Located less than 4 miles from Cascade and amenities such as a hospital, grocery store, restaurants, schools, post office, movie theatre, and more. Year-round property access.

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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 bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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- RICK STEINER, SELLER/BUYER

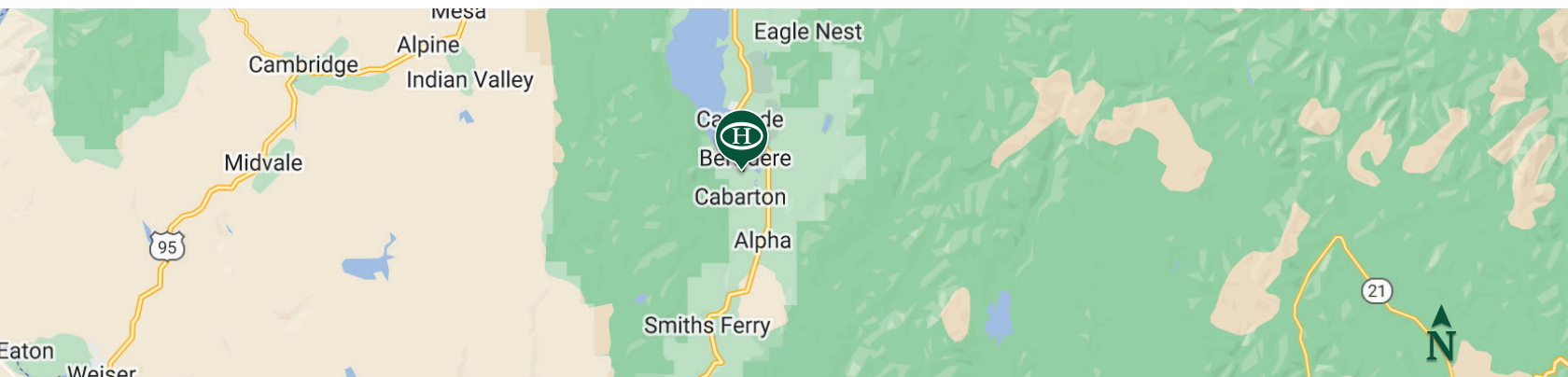
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testimonials








 Boundary

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



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