

# Ranch on The Little Wood River

240.00 Acres

Lincoln County, ID

\$2,950,000



HAYDEN  OUTDOORS®



# Ranch on The Little Wood River

TOTAL ACRES:

240.00

PRICE:

\$2,950,000

COUNTY:

Lincoln County

CLOSEST TOWN:

Shoshone, ID



*Presented by*



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### **Property Summary**

Incredible opportunity to own nearly 2 miles of Little Wood River frontage. This stunning 240-acre property includes 4021 sqft of custom-built living space, irrigated pasture, exclusive access to thousands of acres of BLM land and unparalleled views of the Sawtooth and Pioneer Mountains.





## Activities & Amenities

Borders Public Lands  
Canal  
Cattle/Ranch  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
House/Cabin  
Hunting - Big Game, Predator/Varmint,  
Small Game, Upland Birds & Waterfowl  
Irrigation  
Outbuilding/Barn/Shed/Shop  
Propane  
Stream/River  
Water Access / Water Rights / Water View  
Waterfront  
State Hunting Unit: 52

## Land Details

Address: 64 North 200 East,  
Shoshone, Idaho 83352, USA  
Closest Town: Shoshone  
Total Acres: 240.00  
Deeded Acres: 240.00  
Elevation: 4030  
Topography: Rolling  
Irrigated Acres: 80  
Water Rights: Yes  
Big Wood Canal Company  
Estimated Taxes: \$1,928.68 - 2023

## Building Details

Homes: 1  
Style of Home(s): Log  
Finished Sq. Ft.: 4021  
Bedrooms: 5  
Full Bathrooms: 4  
Basement: Unfinished  
Parking Types: Attached Garage  
Total # of Spaces: 2  
Outbuildings: 3  
Types of Outbuildings: Barn 30x20,  
Equipment Shed 24x50, Shed 14x11  
Fence Type: Wood, Wire  
Cooling Systems: Forced Air Cooling  
Heating Systems: Fireplace, Forced Air





## Land

This 240-acre property includes 80 acres of irrigated land from the Magic Reservoir through the Big Wood Canal Company. The property is predominantly level, with the remaining 160 acres comprising sagebrush and rolling grassland. Bordering thousands of acres of BLM land, the recreational opportunity is endless. The river meanders over 2 miles through the northern section of the property, lined with large mature trees that also surround the home. Additionally, there is a decommissioned railroad track bed that has been deeded over to the property owner.

The 160 acre parcel has been rezoned to allow for 2-acre lots.







## Improvements

This custom-built home spans 2933 sqft and features four bedrooms and three bathrooms. The original cabin was resided with additional insulation added to match the exterior of the additions. Highlights include hardwood floors, a kitchen island, and a river rock fireplace in the main living area, which boasts high ceilings and ample natural light through large windows. The main floor master bedroom offers dual vanities, a walk-in shower, and scenic views of the surrounding land. The home includes a full basement for additional storage. Outdoor spaces include front and back porches, with a covered breezeway leading to the garage that houses an additional 1-bedroom, 1-bathroom apartment. There is an additional workshop area with a commercial-grade sink.

The property further boasts a covered pavilion, fireplace area, and several outbuildings, including a barn with extra storage, and a shop bay with additional tool storage.

## Recreation

This property offers limitless recreational opportunities. The Little Wood River is ideal for fishing, featuring rainbow, brook, and cutthroat trout. Adjacent to public land, it grants exclusive access to thousands of acres of riding trails and hunting grounds. Situated in Idaho hunting unit 52, it's renowned for abundant mule deer, elk, and pronghorn. Water fowl hunters will enjoy excellent opportunities to hunt ducks and geese.

## Water/Mineral Rights & Natural Resources

This property includes 80 shares of water from the Big Wood Canal Company. Water Right# 10951.







## Region & Climate

The area features a semi-arid climate with mild winters and warm summers. Average temperatures range from approximately 22°F (-5.6°C) in January to around 89°F (31.7°C) in July. Precipitation is modest, averaging about 10 inches (254 mm) of rainfall annually, with most falling in the cooler months and minimal snowfall.

Surrounded by rural landscapes, Shoshone is known for its agriculture, including crops like potatoes and alfalfa, and livestock farming with cattle and sheep. The region offers outdoor activities such as hiking, fishing, and hunting, making it appealing for those who appreciate Idaho's natural beauty and a rural lifestyle.

## History

The original railroad track bed on the property was installed in the 1880s and served the Ketchum, Sun Valley, Fairfield, and Hill City areas. The track bed is now an excellent walking path for the land owners.

## Location

Shoshone, Idaho, nestled in Lincoln County, is known for its agricultural roots, the town offers a close-knit community atmosphere where residents enjoy local dining options, essential services like healthcare facilities and schools, and easy access to outdoor activities. Outdoor enthusiasts can explore nearby attractions such as the Sawtooth National Forest and the Little Wood River for hiking, fishing, and camping. Cultural and historical sites, including the Shoshone Historical Museum, showcase the town's pioneer heritage.

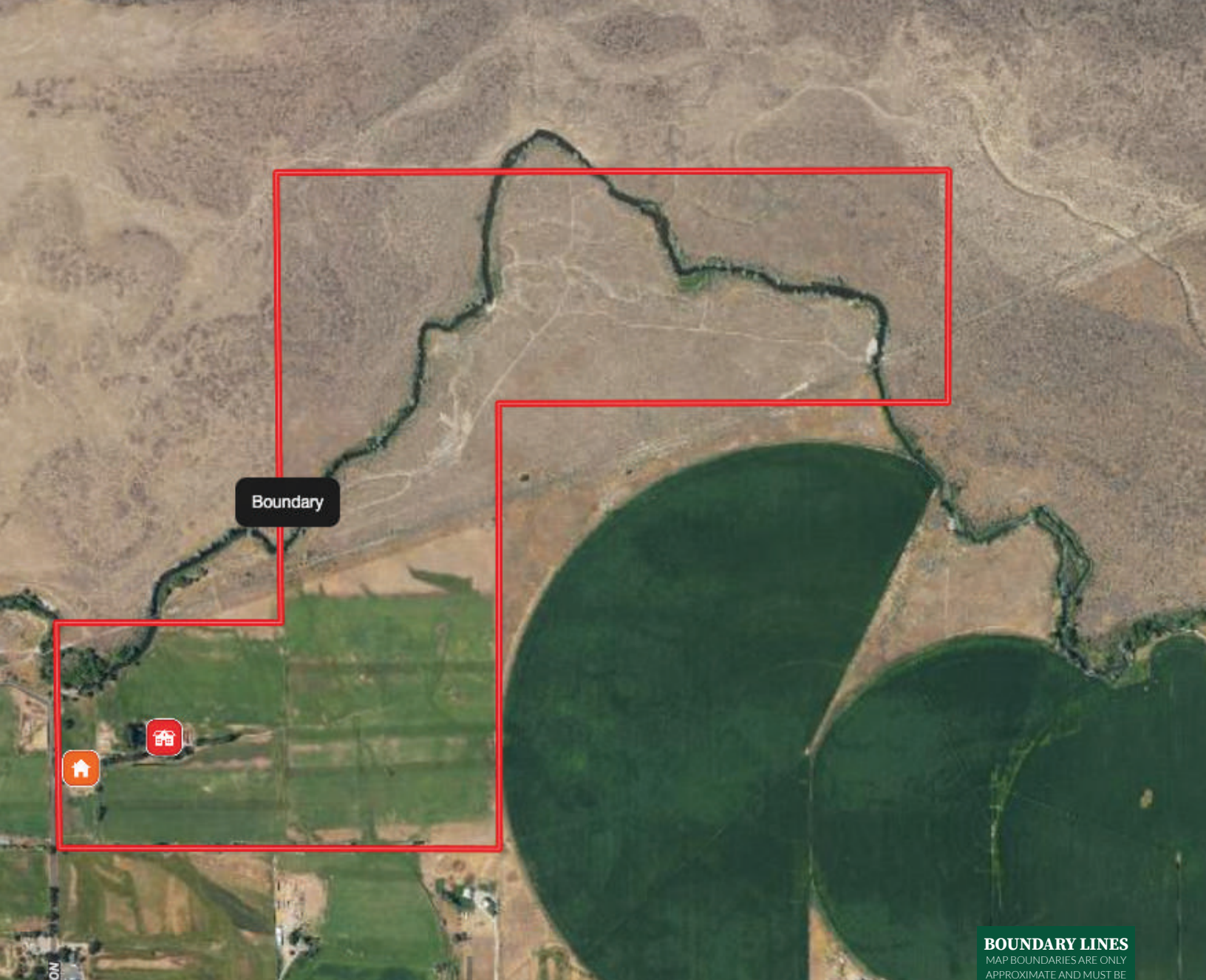
Shoshone is conveniently located 30 miles north of Twin Falls, ID which is a major shopping hub for rural outlying areas. It is also 50 miles south of Sun Valley, ID, a premier skiing destination, about 65 miles northwest of Soldier Mountain Ski Resort, and about 88 miles northeast of Pomerelle Ski Resort. All of the above are serviced by major highways.





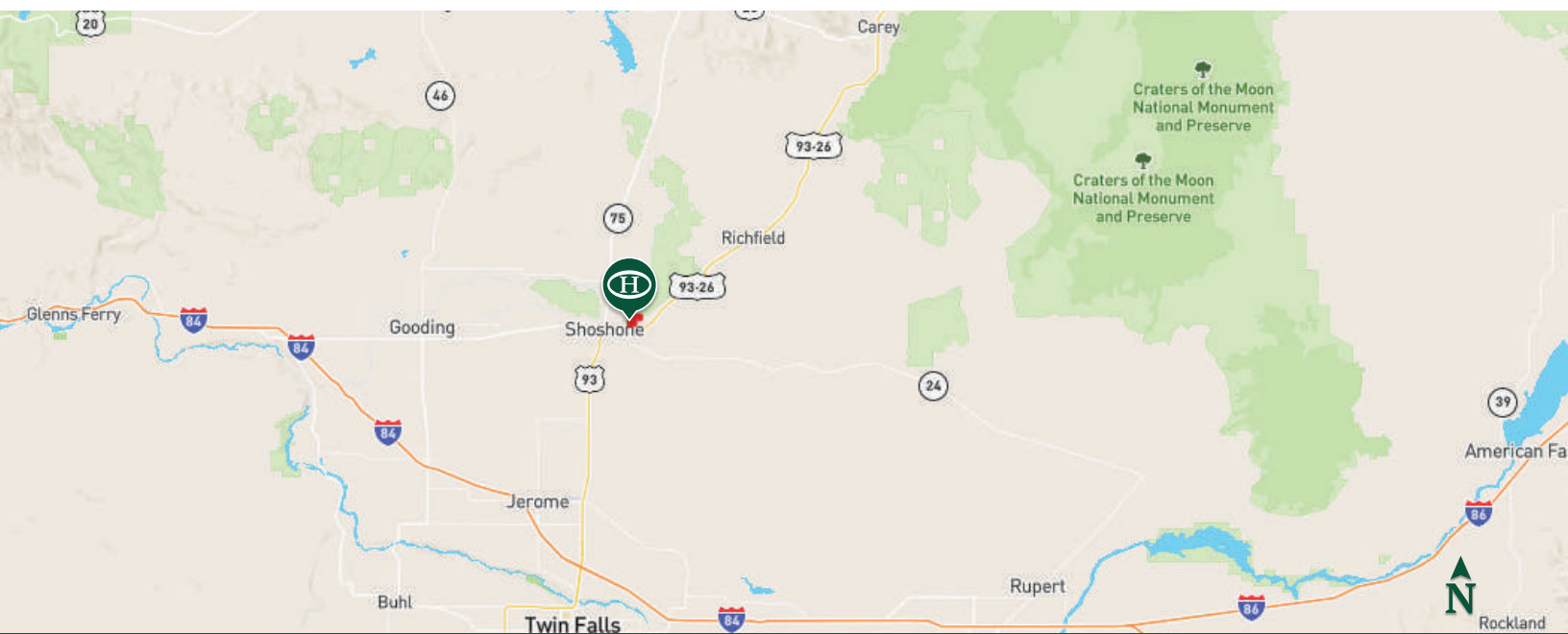






**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary  Main House  Shop







## Hayden Outdoors

# 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.

**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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THE BRAND THAT SELLS THE *Land*®

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 Real Estate

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