

Council Mountain Ranch

2,349.76 Acres | Adams County, ID | \$8,600,000



HAYDEN  OUTDOORS.

Council Mountain Ranch

TOTAL ACRES:

2,349.76

PRICE:

\$8,600,000

COUNTY:

Adams County

CLOSEST TOWN:

Council, ID

Presented by



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HAYDEN OUTDOORS®
REAL ESTATE





Property Summary

Outdoorsman's hunting paradise on 2,300± acres outside Council, ID, bordering the Payette National Forest. This rare opportunity offers timbered hillsides, lush open meadows, live water from multiple creeks, springs, ponds and irrigated ground. With two homes, outbuildings, and miles of forest access and public lands, it delivers unmatched hunting and recreation right out your door.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Farm/Crops/Ag
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Upland Birds
Outbuilding/Barn/Shed/Shop
Pond/Lake
Skiing/Snowmobiling/Snow Sports
Timber
Wooded
Water Rights
State Hunting Unit: 32A

Land Details

Address: TBD, Council, Idaho 83612, USA
Closest Town: Council
Total Acres: 2,349.76
Topography: Level, Rolling, Hills, Sloped
Water Rights: Yes, Cottonwood
Creek, Lester Creek
Estimated Taxes: \$3,900.92 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2



Land

Spanning 2,300± diverse acres, this ranch is defined by its rich natural resources—year-round creeks including Lester Creek, Camp Creek, and Cool Creek, along with numerous springs throughout the property. Lester Creek also feeds the man-made pond, further enhancing the habitat. The sweeping terrain features natural brushy draws, creek bottoms, timbered hillsides, and stretches of native grasses, shrubs, and open prairie. These elements create a true wildlife haven where elk, deer, bear, cougar, turkeys, upland birds, and more thrive, offering exceptional hunting and recreation. With direct access to miles of public land and Idaho's vast backcountry, the property delivers unmatched seclusion while still being just minutes from town. Whether envisioned as a working ranch, horse property, or premier hunting retreat, the opportunities are truly endless.





Improvements

The property is well-equipped with quality improvements, featuring two updated homes set at opposite ends of the ranch for privacy and convenience. Each home has its own well and septic system, along with expansive decks that take full advantage of the amazing views. A solid concrete-block shop offers storage and workspace, while the barn and multiple outbuildings are perfectly suited for equipment, livestock, or additional ranch operations. Everything is in place to support a functional, comfortable, and fully operational rural lifestyle.

The land is fully fenced and cross-fenced to optimize pasture rotation and grazing.





Recreation

Council is known as the gateway to outdoor adventure in Central Idaho, offering easy access to the Payette National Forest, the Seven Devils Mountain Range, and miles of public lands. From the property, you can hop on your horse or UTV via a nearby gravel road that connects directly to state and national forest service lands. The area is ideal for hunting, fishing, camping, hiking, skiing, and snowmobiling. The 84-mile Weiser River Trail passes through Council, providing scenic opportunities for biking, walking, and wildlife viewing along the river corridor. Nearby Lost Valley Reservoir is another local favorite for fishing, canoeing, and camping amid Idaho's stunning mountain scenery.

Nearby Recreational Spots to Explore:

- Payette National Forest
- Hells Canyon
- Lost Valley Reservoir
- Ben Ross Reservoir & Hornet Reservoir
- Weiser River
- Snake River
- Weiser River Trail
- Mundo Hot Springs
- Zims Hot Springs
- Council Greens Golf Course
- Brundage Mountain Resort
- Payette Lake
- Tamarack Resort

Water/Mineral Rights & Natural Resources

Strong and stable water rights support the property.

- 67-11300 | Spring – Domestic and Stock Water
- 67-11299 | Ground Water – Domestic Water
- 67-14119 | Ground Water – Domestic Water
- 67-320 | Cottonwood Creek – Irrigation Water
- 67-7823 | Lester Creek – Irrigation, Irrigation Storage, Stock Water Storage





Council Mountain North Ranch Option #2

TOTAL ACRES:

1,239.94

PRICE:

\$4,800,000

COUNTY:

Adams County

CLOSEST TOWN:

Council, ID

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Farm/Crops/Ag
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Upland Birds
Outbuilding/Barn/Shed/Shop
Timber
Wooded
State Hunting Unit: 32A

Land Details

Address: 2070 Missman Road,
Council, Idaho 83612, USA
Closest Town: Council
Total Acres: 1,239.94
Topography: Level, Rolling, Hills, Sloped
Water Rights: Yes
Estimated Taxes: \$1,978.9 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Property Summary

1,200± acres just north of Council, ID. This ranch provides stunning views from all directions. The property borders the Payette National Forest, for unlimited access to recreation. Exceptional hunting land with unmatched scenery and privacy with all the amenities of being close to town. It is a haven for wildlife including elk, deer, bear, and upland birds with a great road system for access throughout the property.

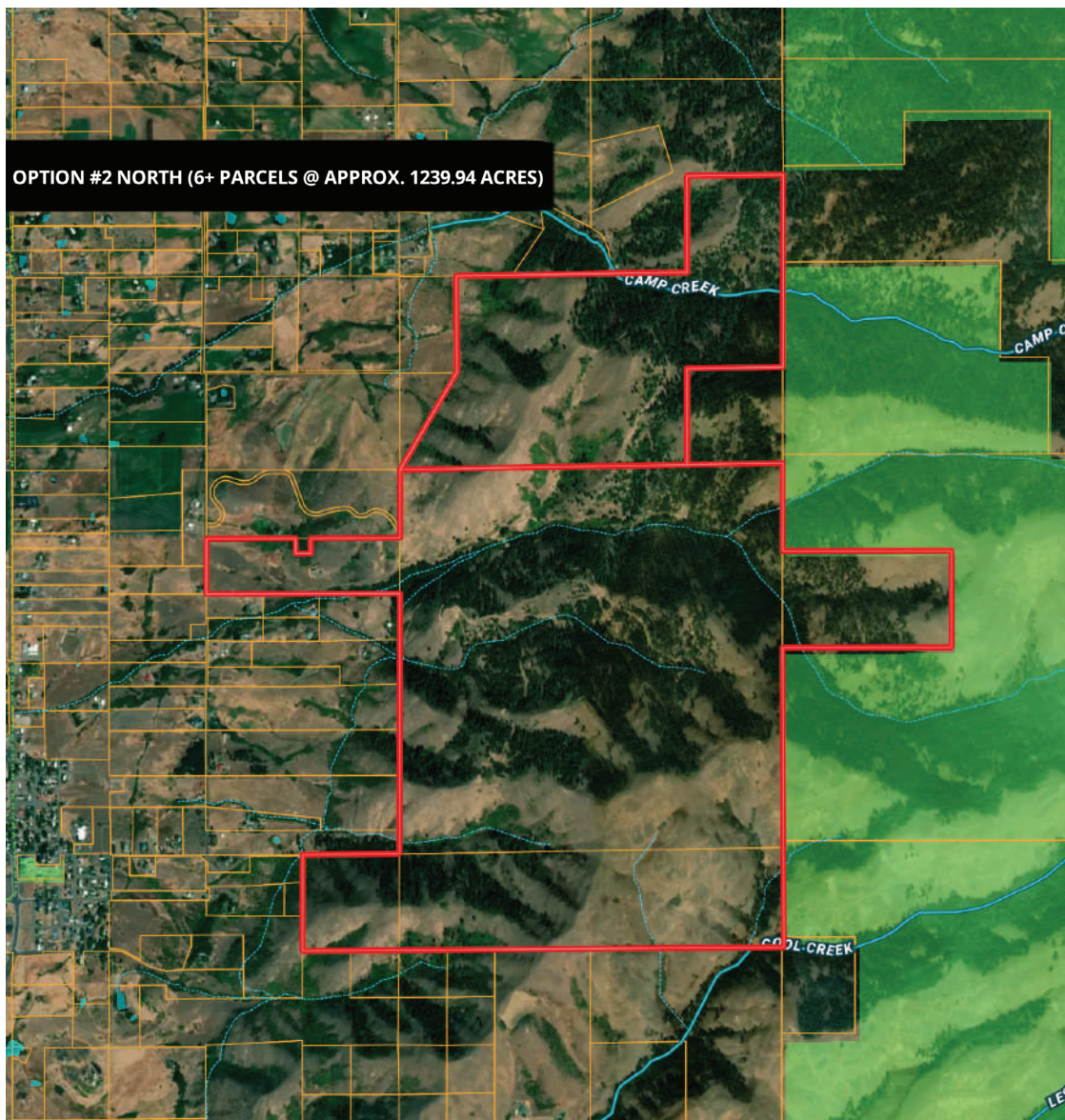
Land

Encompassing 1,200± acres of varied Idaho landscape, this property showcases a blend of rolling ridgelines, timber pockets, grassy benches, and natural draws that support abundant wildlife. Elk, mule deer, bear, cougar, turkeys, and upland birds roam freely, making it a remarkable setting for hunting and year-round recreation. Bordering vast stretches of public land, it offers rare privacy and direct access to Idaho's expansive backcountry, all while remaining conveniently close to town. Whether managed as a productive ranch, hunting retreat or a quiet getaway, the land provides limitless potential.

Improvements

This beautiful custom two story home features a daylight basement, wrap around covered deck, and a stunning view from every window. Vaulted ceilings, cedar accents throughout, very spacious living space with a large kitchen, great room, dining area and more.

Detached garage, private well and septic, irrigation, garden space, ample parking for all your recreational toys.





Council Mountain South Ranch Option #3

TOTAL ACRES:

1,110.31

PRICE:

\$4,500,000

COUNTY:

Adams County

CLOSEST TOWN:

Council, ID

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Farm/Crops/Ag
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Upland Birds
Outbuilding/Barn/Shed/Shop
Timber
Wooded
State Hunting Unit: 32A

Land Details

Address: 1774 S Exeter Rd,
Council, Idaho 83612, USA
Closest Town: Council
Total Acres: 1,110.31
Topography: Level, Rolling, Hills, Sloped
Water Rights: Yes, Cottonwood
Creek & Lester Creek
Estimated Taxes: \$1,922.02 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Property Summary

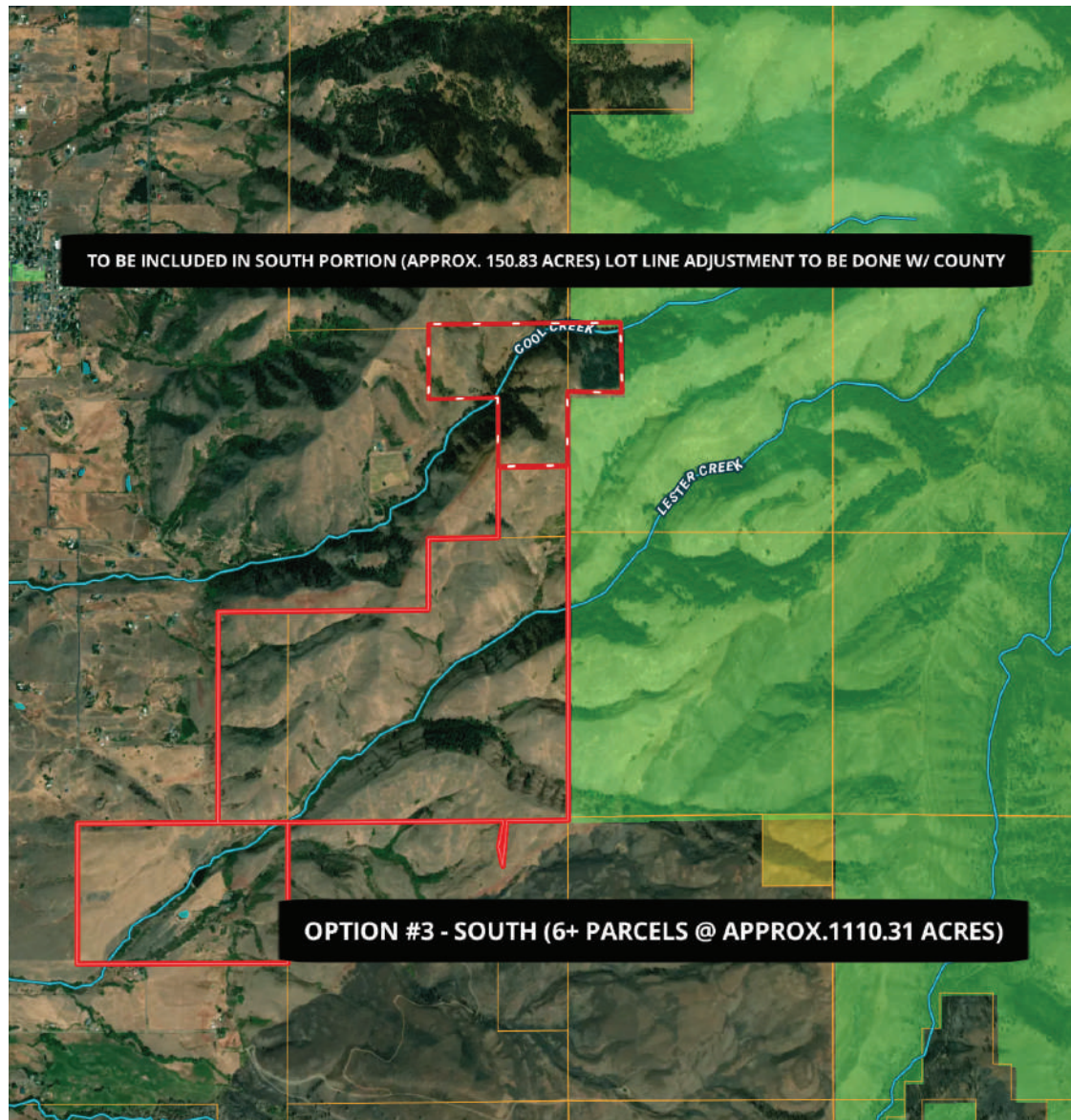
1,100± acres just south of Council, Idaho, this ranch delivers excellent hunting and recreation across rolling draws and creek bottoms that naturally attract deer, elk, and abundant wildlife. Lester Creek runs through the property, feeding the man-made pond and enriching the habitat along with Cool Creek. Offering a rare combination of privacy, scenery, and close-to-town convenience, it's a place where seclusion and adventure come together.

Land

Bordering the expansive Payette National Forest, this 1100± acre ranch showcases a diverse landscape of rangeland, rolling draws, and creek bottoms—ideal for recreation and ranching alike. The property offers exceptional hunting for deer, elk, bear, turkey, and upland birds. Open prairie and native grasses provide excellent grazing and habitat for wildlife. Lester Creek flows year-round, feeding a nearly 2-acre pond, while a seasonal creek replenishes a second pond. Additionally, 70± acres have previously been tilled and planted in an alfalfa/grass mix.

Improvements

The home is thoughtfully positioned amid mature trees, offering both privacy and natural beauty. The recently remodeled 4-bedroom, 2-bath residence with private well and septic, provides generous living space, with a deck that captures sweeping views of the valley and Cuddy Mountains. A solid cinderblock shop with a concrete floor anchors the ranch's improvements, complemented by two open carports for equipment storage and a barn that provides ample shelter for livestock. The property is fully fenced.





Region & Climate

Council, Idaho enjoys a semi-arid climate with four distinct seasons—warm, dry summers and cold, snowy winters. Its elevated location near the mountains brings crisp air, abundant sunshine, creating ideal conditions for year-round outdoor recreation.

History

Council, Idaho has its roots in the late 1800s, developing first as a ranching and logging community in the fertile Weiser River Valley. The area's open meadows, abundant timber, and access to water made it an attractive place for early settlers.

The town began to take shape in the 1890s as ranchers, homesteaders, and miners moved into the region. When the railroad arrived, the town grew quickly—shipping livestock, agricultural products, and lumber. Council became the county seat when Adams County was created in 1911, solidifying its role as the region's central hub.

Throughout the 20th century, timber, ranching, and agriculture continued to drive the local economy. The New Meadows–Council area became known for cattle operations, hay production, and sawmills. Though smaller today, Council retains its heritage as a tight-knit rural community surrounded by public lands, ranches, and some of Idaho's most scenic country.

Today, Council blends its historic ranching roots with outdoor recreation, drawing hunters, anglers, and adventurers to the Weiser River Trail, nearby National Forest, and the surrounding backcountry.

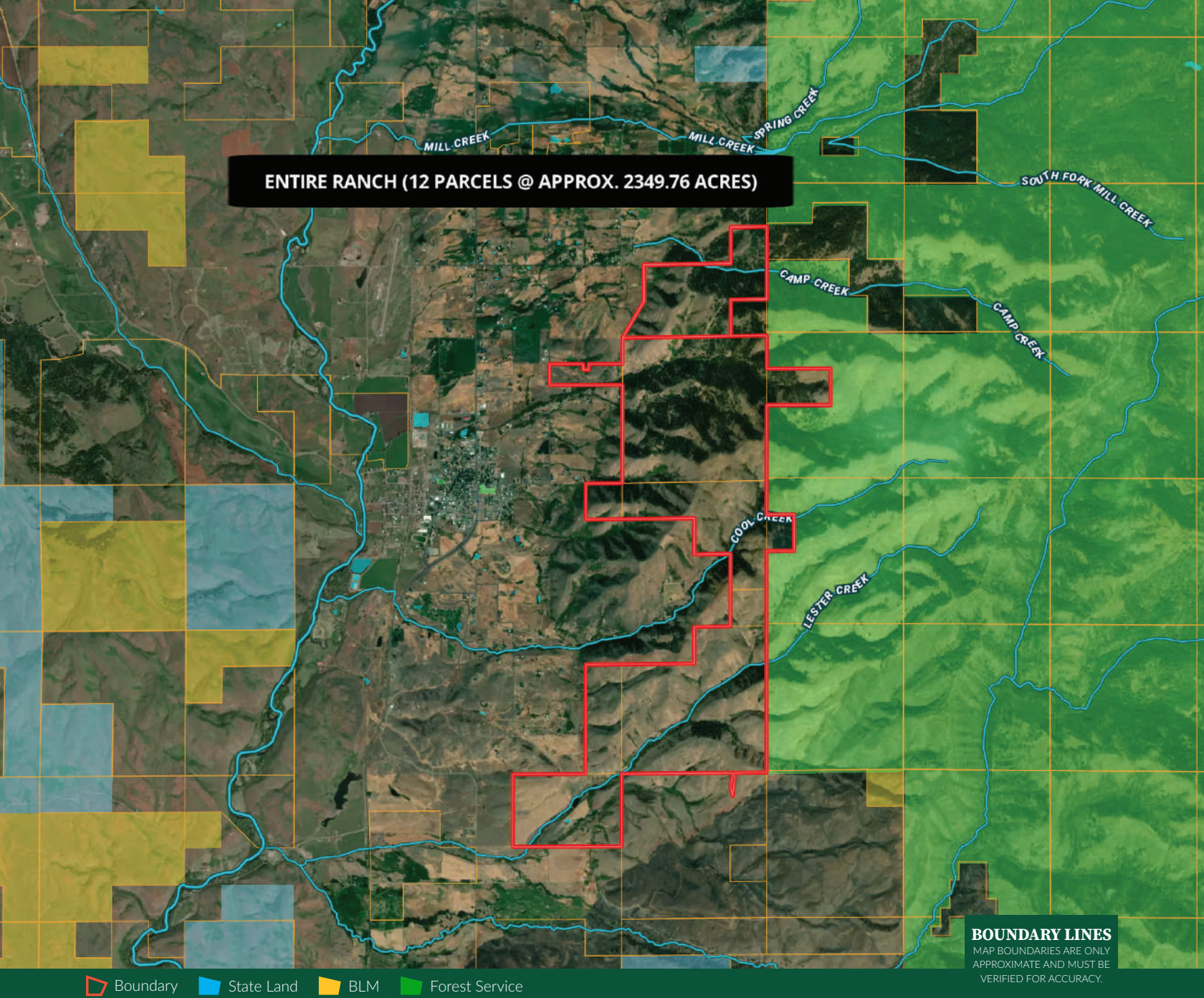
Location

Council, Idaho is a quaint mountain community that acts as the county seat of Adams County and sits along US Highway 95. Council sits between Cuddy Mountain to the west, rising to 7,715 feet, and Council Mountain to the east reaching 8,126 feet.

This area is considered the gateway to recreation in Central Idaho providing access to the Payette National Forest, the Seven Devils mountain range and a plethora of outdoor recreational opportunities. Local events celebrated in the area include Meadow Valley Days, and the Adams County Fair and Rodeo.

Council, Idaho offers small town living as well as abundant recreational activities. The town is approximately 2 hours from Boise, 45 minutes from McCall and just over an hour from Riggins making all the amenities and additional recreation within easy reach.

McCall provides excellent skiing and winter activities, while Riggins offers sunshine and warmer weather year-round with access to the iconic Salmon River with unmatched whitewater rafting and fishing. Boise is only two hours away, making the Boise Airport convenient for travel.



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 regard 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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