

# West Pine New Meadows Estate

11.58 Acres

Adams County, ID

\$1,690,000



HAYDEN  OUTDOORS.

# West Pine New Meadows Estate

TOTAL ACRES:

11.58

PRICE:

\$1,690,000

COUNTY:

Adams County

CLOSEST TOWN:

New Meadows, ID

*Presented by*



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**REAL ESTATE**





## About This Property

11.58 pristine acres in New Meadows, ID, this meticulously crafted estate blends refined luxury with purposeful design. Featuring handcrafted finishes throughout with stone faced fireplaces, knotty alder doors, cabinets and trim work. The home is complemented by a five-car garage of which 3 bays have heated floors, expansive multi-use building, garden & greenhouse, fully landscaped yard—offering a spacious property for elevated Idaho living.

## Land

Situated on approximately 11.58 beautifully improved acres, this exceptional property offers a rare blend of thoughtful land stewardship and equestrian-ready infrastructure, with ample space for RV parking, boats, and outdoor recreational equipment.

The acreage has been professionally fire mitigated and fenced, featuring multiple pastures, a barnyard and corral with direct barn access, and mature landscaping throughout. The expansive multi-use building/barn with stalls and abundant storage complements the functional layout and versatility of the property. The custom home blends handcrafted finishes with modern comforts, including stone fireplaces, sound-dampened spaces, heated bathroom floors, backup power, whole-house filtration, and on-demand hot water. An expansive five-car garage, offering three bays with heated floors and integrated drainage—thoughtfully designed for snow melt and year-round functionality in mountain conditions. Extensive raised garden beds, mature landscaping, and a concrete root cellar round out this well-designed property—ideal for those seeking comfort, functionality, and sustainable living in a premier outdoor setting.

The beautifully landscaped yard with multi-levels, meandering paths and fantastic fall colors is a serene retreat that combines the natural beauty of the sloped yard. The terraced yard showcases an impressive collection of vibrant colors from the mature trees and bushes, creating a picturesque scene that invites exploration and appreciation of the natural world. The perennial pollinator plantings, complemented by more than 30 raised vegetable and fruit beds with a timer-operated irrigation system, offer a harmonious blend of beauty and sustainability. A productive fruit orchard and greenhouse enhance the property, while established raspberries, blackberries, blueberries, strawberries, apple trees, gooseberry bushes, a perennial herb garden, asparagus, and a thriving rhubarb patch complete this thoughtfully curated landscape. A poured-concrete root cellar with concrete walls and roof offers exceptional food storage, featuring two separately lighted rooms with ventilation for proper airflow, along with additional storage tucked behind the stairs.



## Activities & Amenities

House/Cabin  
Outbuilding/Barn/Shed/Shop  
Wooded

## Land Details

Address: 2755 West Pine Dr, New Meadows,  
Idaho 83654, USA  
Subdivision: West Pine  
Closest Town: New Meadows  
Total Acres: 11.58  
Deeded Acres: 11.58  
Estimated Taxes: \$2,816.28 - 2026  
Source of lot size: Assessor/Tax Data

## Building Details

Price: \$1,690,000  
Homes: 1  
Finished Sq. Ft.: 2823  
Bedrooms: 3  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Types: Attached Garage, Driveway  
Other Improvements: The basement in the home, is the mechanical / additional storage room.  
Appliances: Dishwasher, Garbage Disposal, Microwave, Oven  
Flooring: Carpet, Hardwood, Tile  
Siding: Vinyl, Wood  
View: Wooded



## Improvements

The residence showcases refined craftsmanship across 2,823 sq ft, offering 3 bedrooms and 2.5 bathrooms, and featuring knotty alder woodwork, custom built-ins, stone fireplaces, sound-dampened spaces, and heated bathroom floors. Advanced mechanical systems—including backup power, whole-house filtration, and robust infrastructure—ensure effortless modern living. Complementing the home are a five-car garage, an expansive multi-use building with stalls and storage, curated gardens with raised beds, mature landscaping, and a custom concrete root cellar—together creating a turnkey luxury estate that blends comfort, elegance, and self-sufficiency.

## Custom Interior Details

### Notable Features:

- Handcrafted oak floors with an aging technique highlighting natural character throughout the Entry, Hearth Room, Dining Room, Kitchen, and Back Hallway
- Knotty alder doors, cabinets, and trim work
- Granite countertops throughout the home
- Starlink internet available; in addition to Dish/DIRECTV and the home is fully hard-wired for direct internet connection
- Ample storage throughout the house and garage





#### Family Room:

- Pocket doors with glass panes
- Built-in bookcase
- Stone-faced, traditional wood burning fireplace
- Built-in firewood box

#### Kitchen:

- Upgraded stainless steel appliances
- French door double oven with warming drawer

#### Hearth Room:

- Stone-faced, traditional wood burning fireplace
- Built-in firewood box

#### Master & Guest Bathrooms:

- Electric heated tile floors

#### Music Room:

- Sound-dampened
- Built-in bookcase
- Pocket door with glass panes

#### Mechanical Room w/ Extra Storage (Basement / Lower Level of Home):

- Two on-demand hot water heaters for the house
- One on-demand hot water heater for garage floor
- Whole-house water filtration system
- Water softener tank and pressure tank
- Whole-house humidifier
- Air scrubber system

#### Garage:

- Five-car garage, with three bays featuring heated floors and integrated drainage
- Second electric washer/dryer hookup in the garage

#### Exterior Details

##### House:

- Exterior trim freshly stained (Summer 2025), vinyl exterior siding
- Two (owned) 1,000-gallon propane tanks linked to the home
- 14 kW propane-fueled backup generator
- Exterior firewood storage boxes with interior and exterior access from the house
- Dark-sky exterior lighting





### Multi-Use Building / Barn:

- Wood siding, exterior freshly stained (Summer 2025)
- Approximately 134 ft long x 36 ft deep
- Three large storage bays plus an additional 4th smaller storage bay with metal roof
- Enclosed firewood storage area
- Hay bay (or RV storage option)
- Three stalls, each with a covered exterior loafing area
- Heated tack room with concrete flooring, tongue-and-groove pine walls and ceiling, wooden workbench, upper storage cabinetry, and a half bathroom

### Yard / Garden / Greenhouse:

- Fully fenced and landscaped yard with multiple tiered levels
- Underground sprinkler system
- Numerous varieties of perennial pollinator plantings
- Over 30 raised vegetable and fruit beds (12–24 inches tall)
- Timer-operated irrigation system
- Greenhouse for extended growing season

### Root Cellar:

- Poured-concrete walls and roof
- Two separate storage rooms with lighting
- Independent ventilation pipes in each room for proper airflow
- Additional storage space located behind the stairs





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WHISPERING PINES RD

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

 Boundary



## Recreation

Nestled in the heart of Idaho's scenic landscapes, New Meadows is a gateway to endless outdoor recreation. The town sits along the Little Salmon River and is surrounded by forest, mountains, and open meadow valleys, providing exceptional opportunities for fishing, hiking, hunting, camping, and wildlife viewing. Kayaking, paddleboarding, and boating are popular on nearby rivers, reservoirs, and lakes while the surrounding forests and mountains are prime for snowmobiling, downhill skiing, cross-country skiing, and snowshoeing in winter.

The region is known for its abundant wildlife, including deer, elk, and upland game birds, making it a sought-after destination for hunters. Nearby trails and forest roads allow off-road enthusiasts and mountain bikers to explore expansive backcountry terrain. For family-friendly adventures, camping and picnicking spots abound along the Salmon River, Meadows Creek, and other scenic waterways.

Nearby destinations expand the recreational offerings even further: McCall is a resort town with alpine skiing, boating on Lake Payette, and miles of hiking and biking trails. Riggins is a haven for whitewater rafting, kayaking, and exceptional salmon and steelhead fishing along the Salmon River.

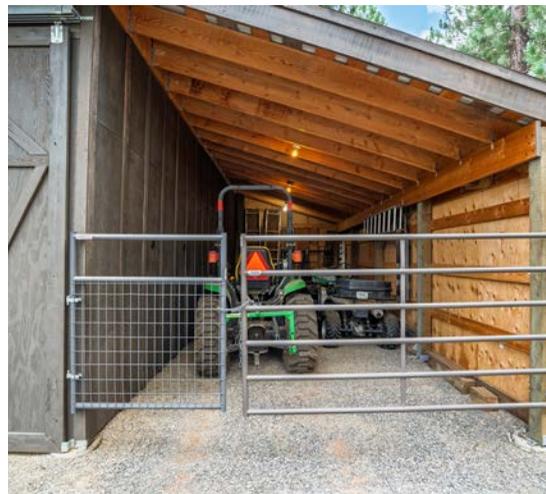
With its blend of small-town charm, vast public lands, and proximity to rivers, lakes, and mountains, New Meadows is a gateway to Idaho's pristine outdoors.





## Region & Climate

New Meadows experiences a four-season mountain climate with mild summers and cold, snowy winters. Summer days are warm and dry, with temperatures typically in the 70s to 90s, while evenings turn cool and crisp—ideal for outdoor recreation. Winters bring abundant snow, with temperatures frequently dropping below freezing, creating ideal conditions for snowmobiling, cross-country skiing, and winter sports. Spring and fall are transitional, offering vibrant foliage, clear skies, and moderate temperatures. The region benefits from low humidity, fresh mountain air, and plenty of sunshine, making it comfortable for both year-round living and seasonal outdoor adventures.







## History

New Meadows, Idaho, has a rich history rooted in the development of the Pacific Northwest's timber and agricultural industries. Founded in the early 20th century along the route of the Idaho Northern Railroad, the town became a hub for ranching, farming, and logging in the surrounding mountains and valleys. Its name reflects the open valley, lush meadows and fertile land that attracted settlers to the area. Over the decades, New Meadows has maintained its small-town charm while serving as a gateway to the region's abundant natural resources, including rivers, forests, and public lands. Today, it combines a sense of historical heritage with access to modern recreation and a close-knit community lifestyle.

## Location

- Nearby towns offering additional recreation, dining, and services – Council, Riggins, McCall, and Cascade
- Easy access to the Weiser River Trail for hiking, cycling, and horseback riding
- Approximately 15 minutes to Brundage Mountain Resort
- Approximately 20 minutes to McCall and Payette Lake

For commercial flights, the closest major airport with service is the Boise Airport in Boise, Idaho. The McCall Municipal Airport offers general aviation facilitating access to outdoor recreation with backcountry flights and charter services.

Medical services in the area include St. Luke's Clinic – Meadows Valley Family Medicine in New Meadows for primary and urgent care needs, with the larger McCall Memorial Hospital in McCall and Cascade Medical Center in Cascade providing broader emergency and inpatient services.







# 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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REAL ESTATE**

**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**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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