

# Packer John Ranch

777.10 Acres | Valley County, ID | \$4,500,000



HAYDEN  OUTDOORS.

# Packer John Ranch

TOTAL ACRES:  
777.10

PRICE:  
\$4,500,000

COUNTY:  
Valley County

CLOSEST TOWN:  
Cascade, ID



*Presented by*



## Austin Callison

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### Property Summary

777± acres of private, timbered mountain land and scenic mountain views near the Payette River. Ideal as a summer retreat, recreational getaway, or private hunting escape. Features a 6,032± sqft barndominium with a 3,250± sqft insulated shop (5 bay doors, epoxy floors, lean-tos) plus 2,782± sqft of living space (3-bedroom, 2 baths, kitchen, dining, living, covered patio).



## Activities & Amenities

ATV/Off Road  
Boating/Sailing/Rafting  
Cycling/Mountain Biking  
Development Potential  
Fishing  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/Varmint,  
Small Game, Upland Birds  
Outbuilding/Barn/Shed/Shop  
Skiing/Snowmobiling/Snow Sports  
Stream/River  
Timber/Wooded  
State Hunting Unit: 24

## Land Details

Address: 9512, 9516 & TBD Packer John  
Rd, Cascade, Idaho 83611, USA  
Subdivision: Smiths Ferry  
Closest Town: Cascade  
Total Acres: 777.10  
Deeded Acres: 777.10  
Elevation: 4600-5000  
Topography: Rolling, Steep  
Vegetation: Timbered & Brush  
Timber Land Acres: 776.10  
Estimated Taxes: \$2,940.38 - 2025  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): 2 Story Barndominium  
Finished Sq. Ft.: 6032  
Stories: 2  
Bedrooms: 3 | Full Bathrooms: 2  
Basement: None  
Parking Types: Attached Garage & Driveway  
Heating Systems: Electric Heaters  
Appliances: Dishwasher, Refrigerator,  
Microwave, Oven, Stainless Steel  
Flooring: Carpet & Laminate  
Roofing: Metal  
View: Mountain, River, Scenic, Stream, Wooded



## Land

The expansive acreage offers a rare blend of privacy, natural beauty, and future potential. With rolling to steeply rolling terrain, the land is timbered with mature Ponderosa pine, Douglas-fir, lodgepole pine, and pockets of aspen, complemented by native brush and grasses. A network of roads throughout the property provides easy accessibility and convenient navigation across the acreage.

Ideal as a summer home, recreational getaway, or your own private hunting escape, the property provides a serene and secluded setting with scenic views of surrounding forested hills and mountains. Its proximity to the Payette River enhances opportunities for outdoor recreation, including fishing, hiking, and wildlife enjoyment.

Whether you're seeking a peaceful retreat or long-term investment in acreage with development potential, this property offers exceptional versatility in a highly desirable setting.

- Private well & septic
- Propane, power and phone
- Gravel road access via Packer John Road
- Lean-to structures on both sides of the barndominium with concrete flooring
- Shop interior is sheet-rocked and taped, but not painted & floor features a durable epoxy finish





## Improvements

The property has a two-story barndominium totaling approximately 6,032 square feet. The lower level consists of an approximately 3,250-square-foot shop area, which is insulated and features a concrete floor with five bay doors.

The upper level contains approximately 2,782 square feet of residential living space, including three bedrooms (one master suite), two bathrooms, a kitchen and dining area, a living area, and access to a covered patio.

## Recreation

Smiths Ferry is a small mountain community in Valley County in west-central Idaho, located along the scenic corridor of the Payette River about one hour north of Boise. The area sits along Idaho State Highway 55, a major route connecting the Treasure Valley to the resort town of McCall. The area is widely known for whitewater rafting, fishing, hunting, and outdoor recreation, with easy access to central Idaho wilderness and recreation areas.

Smiths Ferry lies at approximately 4,500 feet elevation where the North Fork of the Payette River widens and slows through a rugged canyon landscape.

### The region is characterized by:

- Forested mountain slopes and river canyon terrain
- Mixed conifer forests with open meadows and benches
- Extensive surrounding public lands and national forest
- Abundant wildlife including deer, elk, black bear, and upland birds

Cascade offers year-round outdoor recreation centered on Lake Cascade and the surrounding Boise National Forest. Visitors enjoy boating, fishing, kayaking, and swimming in the summer, while nearby trails provide hiking, biking, ATV riding, and hunting opportunities. In winter, the area is popular for snowmobiling, ice fishing, cross-country skiing, and snowshoeing.

McCall is a premier four-season mountain destination on the shores of Payette Lake, offering abundant outdoor recreation. In summer, visitors enjoy boating, fishing, paddleboarding, hiking, mountain biking, and scenic chairlift rides at nearby ski resorts. Winter transforms McCall into a snow sports hub, with downhill and cross-country skiing, snowboarding, snowmobiling, and ice skating. The area also supports hunting, wildlife viewing, and numerous cultural and community events year-round.



## Region & Climate

Smiths Ferry experiences a four-season mountain climate influenced by its elevation of roughly 4,500 feet. Summers are typically warm and dry with daytime highs in the upper 70s to low 80s and cool evenings. Winters are cold with regular snowfall, while spring and fall bring mild temperatures and seasonal precipitation. The climate supports a mix of forested landscapes, native grasses, and abundant wildlife habitat.

## History

Smiths Ferry originated in the late 1800s as a livestock and traveler crossing on the North Fork of the Payette River. A ferry was established in the 1880s to move cattle, freight, and settlers traveling between Boise and the grazing areas of Long Valley and Round Valley, quickly becoming an important route for ranchers and freighters. In the early 1890s the ferry changed ownership, and the crossing eventually became known as Smiths Ferry, giving the community its name. Today, it is known as a scenic river community along Highway 55.

In the early 1900s the area grew slightly when the Idaho Northern Railroad was built through the Payette River canyon. The railroad reached Smiths Ferry in 1913, providing a new transportation route between the Treasure Valley and Long Valley communities.

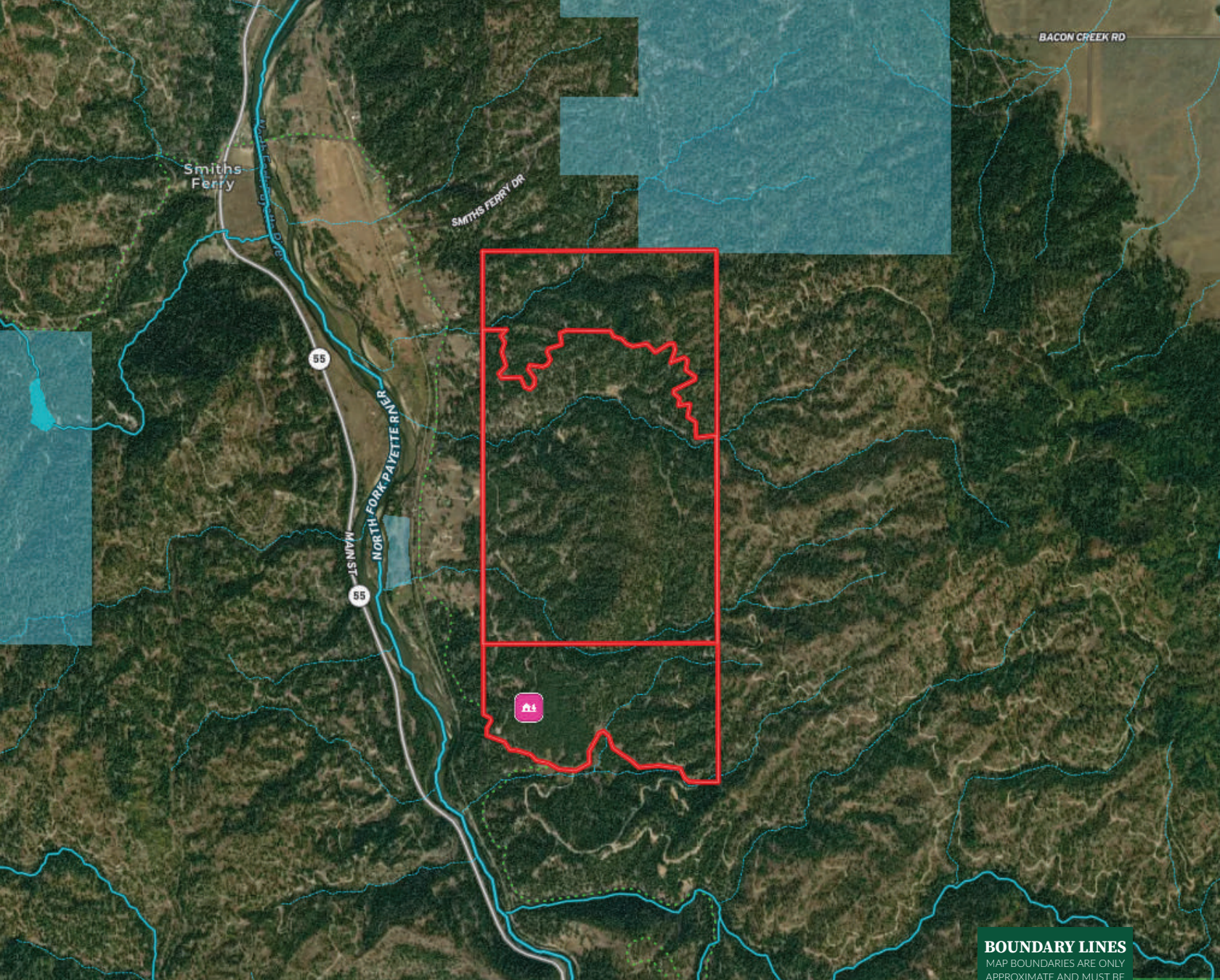
As automobiles became common, the rail line declined and the corridor evolved into today's Highway 55, which follows the Payette River and connects Boise to Cascade and McCall. The route later became part of the Payette River Scenic Byway, known for rafting, fishing, and canyon scenery.

## Location

Smiths Ferry is conveniently located along Highway 55 in Valley County, approximately 20 minutes south of Cascade and about 45 minutes south of McCall. The area provides easy access to the recreational amenities of Lake Cascade and Payette Lake, while still being within roughly an hour of the Boise metropolitan area. This location offers a balance of mountain recreation, small-town services, and accessibility to the Treasure Valley.







BACON CREEK RD

Smiths Ferry

SMITHS FERRY DR

55

MAIN ST

55

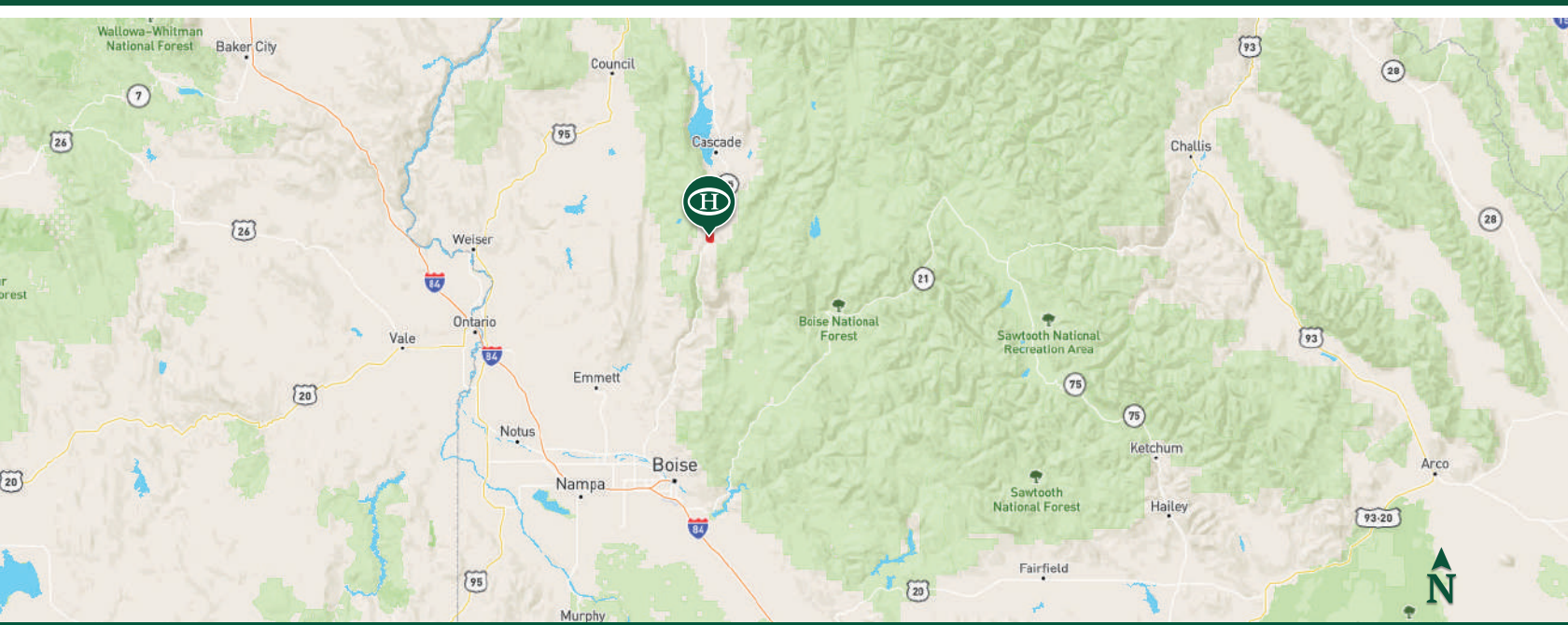
NORTH FORK PAYETTE RIVER



**BOUNDARY LINES**

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

Boundary Cabin



# Hayden Outdoors

## Buyer Process

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**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.

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*- RICK STEINER, SELLER/BUYER*

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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.

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