

Indian Creek Ranch

141.49 Acres | Bonneville County, ID | \$6,250,000



HAYDEN  OUTDOORS.

Indian Creek Ranch

TOTAL ACRES:

141.49

PRICE:

\$6,250,000

COUNTY:

Bonneville County

CLOSEST TOWN:

Swan Valley, ID

Presented by



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Property Summary

141± acre ranch featuring approximately 1 mile of South Fork of the Snake River frontage with exclusive access to the renowned Powerline Ripple. This extraordinary property offers world-class trout fishing, breathtaking mountain views, and a custom 3-bedroom, 5-bath home with vaulted ceilings, a dramatic river rock fireplace, floor-to-ceiling windows, a gourmet kitchen, private pond, barn, and abundant wildlife in a remarkable setting.



Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Borders Public Lands
Conservation Easement
Cycling/Mountain Biking
Farm/Crops/Ag
Fishing
House/Cabin
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Skiing/Snowmobiling/Snow Sports
Stream/River
Water View/Waterfront
Wooded
Water Rights

Land Details

Address: 567 & 605 Snake River Road,
Swan Valley, Idaho 83449, USA
Closest Town: Swan Valley
Total Acres: 141.49
Deeded Acres: 141.49
Water Rights: Yes
23-67C irrigation
23-67D recreation storage
Estimated Taxes: \$5,846.84 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Finished Sq. Ft.: 4536
Bedrooms: 3 | Full Bathrooms: 5
Basement: None
Parking Types: Attached Garage, Driveway
Types of Outbuildings: Barn & Storage Shed
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Radiant
Waterfront Features: River
Exterior Features: Garden Space
Appliances: Dishwasher, Garbage Disposal,
Dryer, Refrigerator, Hot Water Heater,
Microwave, Oven, Stainless Steel, Washer
Flooring: Hardwood, Tile
View: Creek, Mountain, Pond, Private,
River, Scenic, Water, Wooded



Land

Stunning 141± acre riverfront estate positioned along the coveted South Fork of the Snake River in Swan Valley, Idaho, with the majestic Baldy Mountain providing a breathtaking backdrop. World-class fly fishing awaits just beyond your doorstep, including exclusive access to the renowned Powerline Ripple, one of the river's most celebrated fishing runs. Widely recognized as one of North America's premier trout fisheries, the South Fork is famed for its abundant rainbow, cutthroat, and brown trout, delivering an unparalleled angling experience amid the breathtaking scenery of eastern Idaho.

For the discerning outdoorsman, private river frontage on the South Fork of the Snake River represents a rare opportunity to own a piece of one of Idaho's most coveted recreational landscapes—where exceptional fishing, solitude, and natural beauty converge at your doorstep.

The irrigated farm ground is actively maintained by a local producer, ensuring productive, well-kept fields that enhance the property's beauty while providing an excellent food source and habitat for abundant wildlife.

A conservation easement safeguards this extraordinary ranch in perpetuity, preserving its pristine natural beauty, abundant wildlife, and open landscapes while creating a lasting legacy for future generations.

- 141.49± acres
- Picturesque river setting with panoramic mountain views featuring the prominent Baldy Mountain
- Year-round access is provided by a county-maintained road plowed to the driveway, offering reliable access
- Adjacent to National Forest
- Restored barn, storage shed, garden space, and fenced acreage
- Attached 4-car Garage
- Mature landscape
- Private fishing pond fed by Indian Creek
- Water rights
- (2) 1,000-gallon buried propane tanks
- Abundant wildlife – moose, elk, deer, and more
- World-class trout fishing is yours to enjoy with direct access to the South Fork of the Snake River and the iconic Powerline Ripple





Improvements

This exceptional property offers a custom 4,536± square foot residence where refined craftsmanship, timeless design, and the surrounding natural landscape come together in perfect harmony. The thoughtfully designed floor plan includes three bedrooms, five bathrooms, and an expansive upstairs loft/bonus room complete with its own bathroom, providing an elegant yet comfortable retreat for everyday living and entertaining.

Architectural details throughout the home reflect a commitment to quality and character, with soaring vaulted ceilings, hand-selected solid wood beam accents, rustic designer lighting, and rich tongue-and-groove finishes creating a warm and inviting ambiance. The great room serves as the centerpiece of the residence, featuring a dramatic floor-to-ceiling river rock gas insert fireplace with a substantial log beam mantel. Expansive windows frame breathtaking views of the South Fork of the Snake River, surrounding mountains, and neighboring National Forest lands, bringing the beauty of the outdoors seamlessly inside.

The home's exceptional entertaining spaces extend into the formal dining area and adjoining wet bar, featuring marble countertops, built-in display cabinetry, a wine refrigerator, and an ice maker. This thoughtfully appointed space provides an inviting setting for intimate gatherings or memorable occasions with family and guests.

The gourmet kitchen blends functionality with refined style, offering custom cabinetry with abundant storage, granite countertops, a built-in hutch, and an oversized marble island with built-in breakfast bar. Additional appointments include tile flooring, double oven range, a wall oven featuring a convection microwave, a built-in overlay refrigerator, pantry, reverse osmosis system, trash compactor and a built-in workspace—creating a highly functional culinary environment suited for both everyday living and entertaining.

The private primary suite offers a tranquil retreat overlooking the river, with French doors opening to the patio and providing seamless access to the outdoor living spaces. The suite features a cozy sitting area, stone-inlay gas insert fireplace, and a spa-inspired bathroom appointed with dual vanities, a large jetted soaking tub, and a steam walk-in shower, creating a serene sanctuary designed for relaxation and comfort.





Two additional guest suites, each with a private bathroom, provide comfort and privacy for family and guests. A spacious laundry and mudroom enhance the home's functionality, while the second-floor loft/bonus room with private bathroom offers flexible living space ideal for a home office, media room, game room, or additional guest accommodations.

Exceptional attention to quality, comfort, and peace of mind is evident throughout the home's thoughtfully curated improvements. The home is equipped with hydronic radiant heat and forced air cooling with humidity control, providing exceptional comfort and climate efficiency in every season. A state-of-the-art integrated security system provides intelligent monitoring for intrusion, fire, and water detection, delivering comprehensive protection for the residence. Significant recent upgrades include a premium composite roof, expansive rear decking, new concrete walkways, and a covered patio that extends the home's inviting outdoor living spaces. Additional enhancements, including a professionally sealed crawl space and an energy-efficient tankless water heater, further reflect the property's commitment to lasting quality, efficiency, and low-maintenance ownership.

Every detail of this exceptional residence has been thoughtfully curated to provide a sophisticated mountain-river lifestyle, offering the perfect blend of luxury, comfort, and connection to the extraordinary landscape that surrounds it.





Recreation

The Swan Valley region is a true outdoor paradise, offering endless opportunities for recreation surrounded by rugged mountain landscapes, pristine waterways, and abundant wildlife. The famed South Fork of the Snake River flows through the valley and is renowned as one of the premier fly-fishing destinations in the West, attracting anglers from around the world for its exceptional trout fishing, scenic float trips, and breathtaking river corridors. Beyond the river, the area provides unparalleled access to hiking, horseback riding, hunting, wildlife viewing, boating, camping, and winter recreation, all set against the backdrop of the Snake River Range, Palisades, and surrounding National Forest lands.

Agriculture

The property is irrigated by two brand-new pivots and a wheel line irrigation system, enhancing productivity and providing efficient water management across the property.

Water/Mineral Rights & Natural Resources

- Approximately 1 mile of frontage along the legendary South Fork of the Snake River
- Indian Creek meanders through the property, enhancing the landscape, and attracting abundant wildlife
- Private pond fed by Indian Creek, enhancing the property's natural beauty and wildlife habitat
- Valuable water rights include Water Right 23-67C for irrigation and Water Right 23-67D for recreation storage
- A rare combination of river frontage, Indian Creek, and private pond creates exceptional water resources and habitat diversity
- Protected by a conservation easement, the property's natural landscape is preserved in perpetuity

Region & Climate

Swan Valley enjoys a beautiful four-season mountain climate with warm, comfortable summers, crisp autumns, snowy winters, and refreshing springs. Summer days typically reach the upper 70s to low 80s with cool evenings, making outdoor recreation enjoyable throughout the season. Winters bring reliable snowfall and picturesque mountain scenery, while spring and fall offer mild temperatures and vibrant seasonal color. The area's higher elevation provides fresh mountain air, low humidity, and distinct seasons.



History

Swan Valley has a rich history deeply rooted in agriculture, ranching, and the natural resources that define eastern Idaho. Originally inhabited by the Shoshone-Bannock and other Native American tribes, the valley later became a corridor for early explorers, trappers, and settlers drawn to the fertile lands and abundant waterways. Over generations, ranching, farming, and outdoor traditions have shaped the community and remain central to the area's identity today. The valley's close proximity to Jackson Hole, the Greater Yellowstone Ecosystem, and extensive public lands provides a rare combination of seclusion, recreation, and accessibility. Known for its scenic beauty, wildlife habitat, and legendary South Fork of the Snake River, Swan Valley continues to attract those seeking a connection to Idaho's rugged landscapes and Western heritage. Serving as a gateway to world-class outdoor recreation, including fishing, boating, hiking, wildlife viewing, snow sports and easy access to nearby national forests and the greater Yellowstone region.





Location

Swan Valley is a scenic rural community in eastern Idaho, located in Bonneville County along the renowned South Fork of the Snake River. Situated at an elevation of approximately 5,300 feet, the valley lies between the Snake River Range and the Caribou-Targhee National Forest, offering a stunning backdrop of forested mountains, open meadows, and pristine waterways. Ideally positioned just northeast of Idaho Falls and within close proximity to Jackson Hole and the Greater Yellowstone region, Swan Valley provides convenient access to world-class fly fishing, boating, hiking, hunting, and year-round outdoor recreation.

The landscape is defined by broad river valleys framed by forested foothills and rugged mountain ridges, with expansive meadows, sagebrush flats, wetlands, and rich riparian corridors along the South Fork of the Snake River. The area is surrounded by an abundance of natural resources, including rivers, streams, reservoirs, and alpine lakes, creating exceptional opportunities for fishing, wildlife viewing, horseback riding, and exploring Idaho's backcountry.

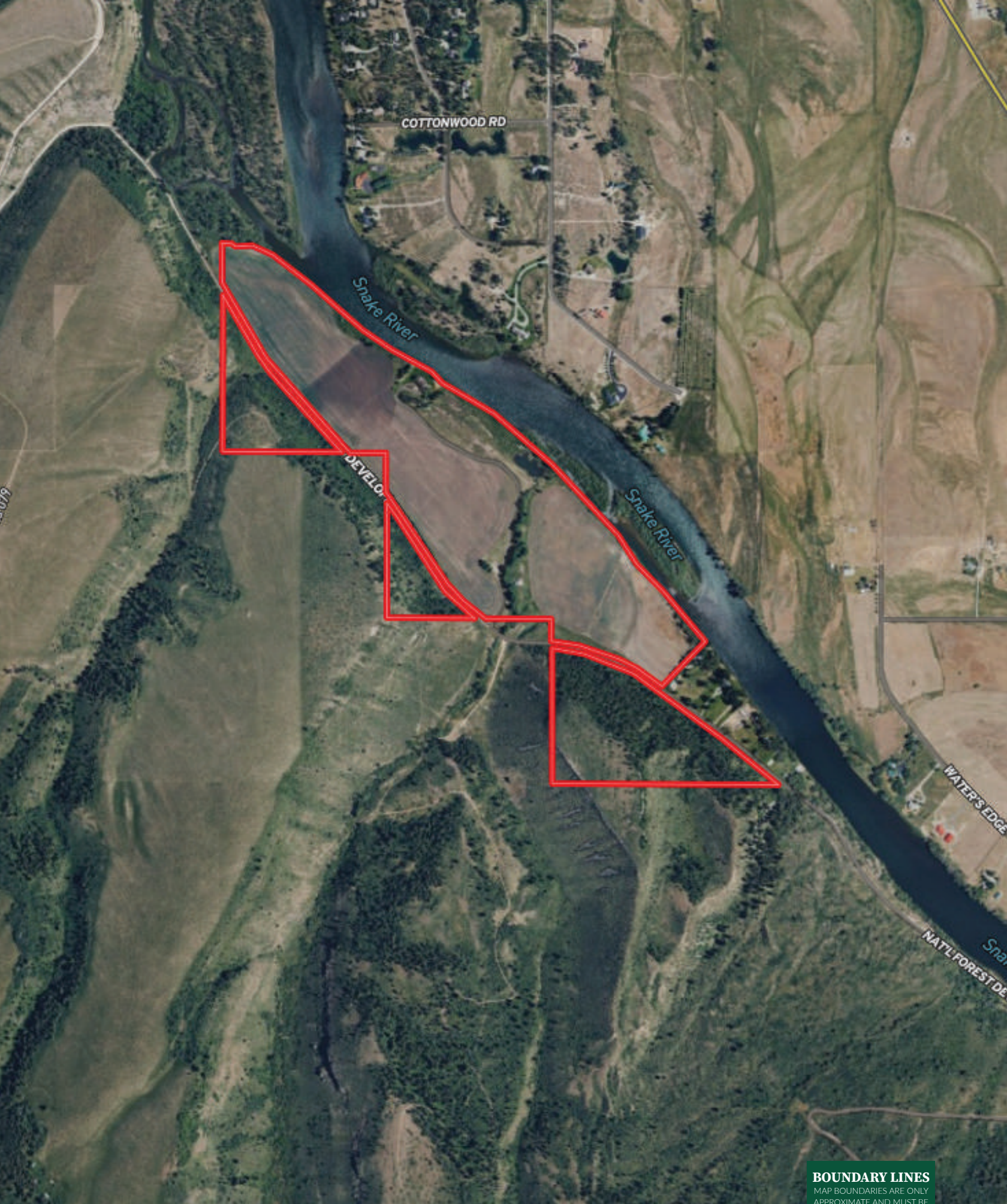
Swan Valley offers accessibility, with convenient access to regional airports, nearby communities, and everyday amenities. The property is approximately 40 miles northeast of Idaho Falls, providing access to shopping, dining, medical services, and regional conveniences. Idaho Falls Regional Airport (IDA) is the closest commercial airport, offering daily flights and connections throughout the West. The world-renowned destinations of Jackson Hole, Wyoming, and Grand Teton National Park are approximately 60 miles away, providing access to additional amenities, recreation, and travel connections. Nearby communities including Swan Valley, Irwin, Ririe, and Idaho Falls offer a variety of services, while the greater Jackson Hole and Yellowstone regions provide exceptional dining, entertainment, and outdoor experiences.

Nearby Access:

- Idaho Falls, ID: ~40 miles | Regional airport, shopping, dining, healthcare, and services
- Jackson Hole, WY: ~60 miles | World-class recreation, dining, lodging, and commercial airport
- Grand Teton National Park: ~55–65 miles | Iconic mountain landscapes and outdoor recreation
- Yellowstone National Park: ~100 miles | National Park access and year-round adventure
- Idaho Falls Regional Airport (IDA): ~40 miles | Commercial air service and connections

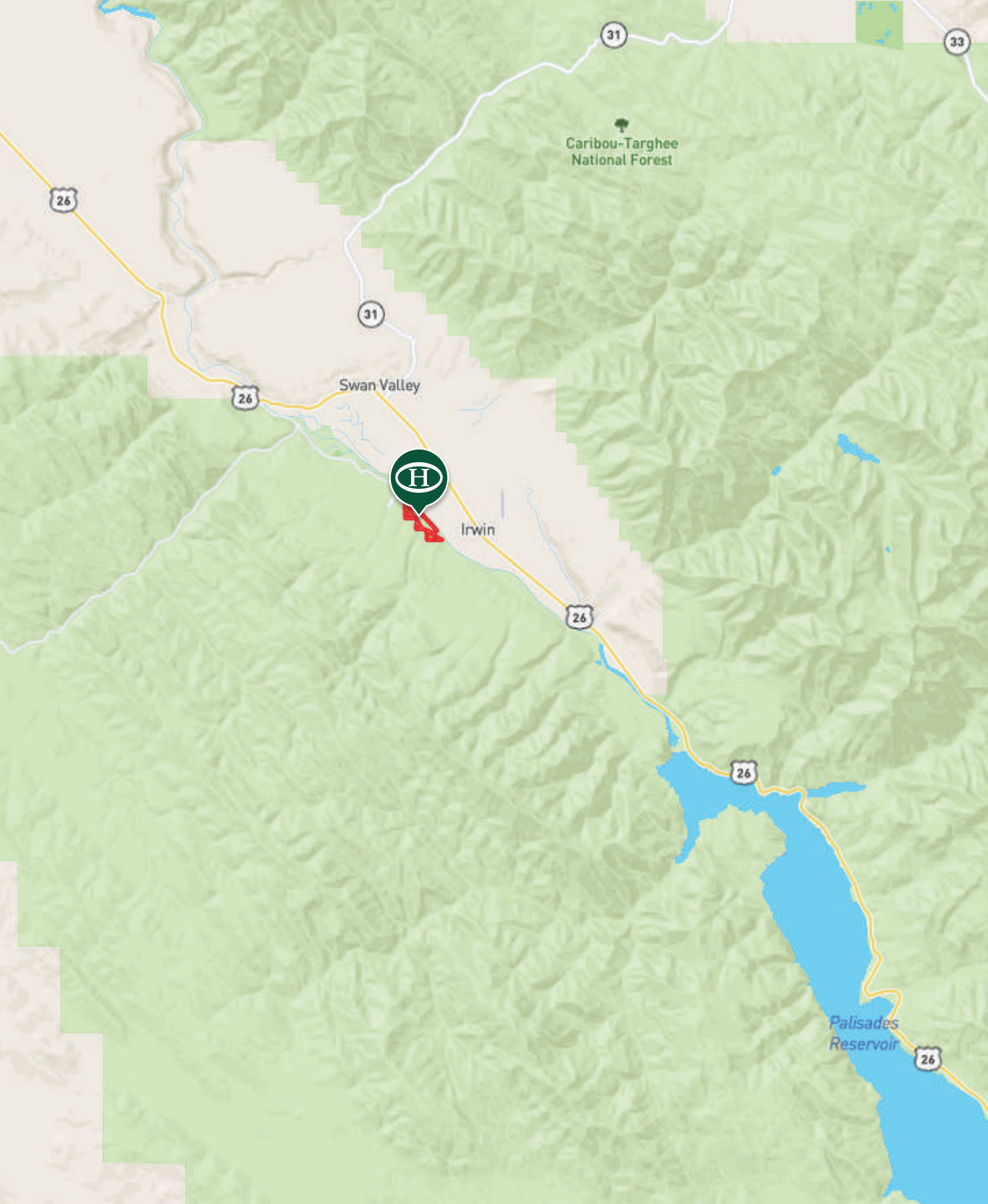






 Boundary

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



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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 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 Fair 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 1990s, 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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