

Cove Creek Ranch

2,673.13 Acres | Washington County, ID | \$9,250,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Water Access
Water Rights
Water View
Waterfront
State Hunting Unit: 32

Land Details

Address: 2152 Cove Road,
Weiser, Idaho 83672, USA
Closest Town: Weiser
Total Acres: 2,673.13
Deeded Acres: 2,673.13
Leased Acres: 0.00
Elevation: 2200
Tillable/Crop/Orchard Acres: 495
Riverbottom Acres: 129
Water Rights: Yes
Estimated Taxes: \$14,353.2 - 2023
Source of lot size: Unknown

Building Details

Homes: 3
Style of Home(s): Ranch
Finished Sq. Ft.: 2288
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Parking Types: Detached Garage, Driveway
Outbuildings: 7
Types of Outbuildings: Hay Cover 99x39,
Pole Barn 96x37, Machine Shed 100x30
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters, Fireplace
Composite decking



About This Property

Exceptional ranch located just outside Weiser, Idaho. This sprawling 2,700-acre property offers limitless possibilities for hunting, recreation, and ranching. With over 2.5 miles of scenic Weiser River frontage, three homes, irrigated fields, and abundant wildlife, it's a rare opportunity to own a truly remarkable piece of land.





Land

The Cove Creek Ranch is divided into distinct sections, encompassing nearly 2,700 acres of diverse terrain. The main parcel spans over 1,900 acres, intersected by more than 2.5 miles of the Weiser River. This area includes approximately 500 acres of irrigated land, equipped with five pivots and wheel lines. Additionally, it offers 1,300 acres of fenced dry grazing land, along with rich natural wetland habitats that attract abundant wildlife. In addition to its stunning natural features, the property is outfitted with a skeet shooting range, a rifle range, and a variety of fruit trees surrounding the main home.

Just over two miles down Cove Road, another section of the ranch covers 755 acres of dry rangeland. This area presents a unique mix of draws and ravines and offers spectacular views of the surrounding countryside, including views of Cuddy Mountain and the town of Weiser. Power access is available at the center of this property.

Improvements

The ranch includes three homes and a variety of outbuildings. The main residence spans over 2,200 square feet, featuring three bedrooms and 2.5 baths. The main floor offers a comfortable living room, dining room, and a kitchen with solid oak cabinets and tile countertops. The primary bedroom and bath are also on this floor, while two additional bedrooms and a bathroom are upstairs.

The second home is 992 square feet with two bedrooms and one bathroom, and the third home, at 1,962 square feet, includes three bedrooms and one bathroom. The property also features a well-built corral for working cattle, along with numerous outbuildings, including multiple pole barns for hay storage, a machine shop, and additional utility shops to support diverse ranching operations.





Recreation

Recreational opportunities on this ranch are endless, with diverse topography creating a haven for wildlife. Upland bird hunting is abundant, offering quail and pheasant, while the property's ponds and river attract ducks and geese, making it a paradise for waterfowl enthusiasts. Located in unit 32 for deer and elk, the ranch provides access to over-the-counter tag opportunities for both. Additionally, Idaho Fish and Game issues elk depredation tags for the ranch in winter, adding to its appeal as a premier hunting destination.

Weiser, Idaho, is a gem for outdoor recreation enthusiasts, offering an incredible mix of natural beauty and year-round activities. Nestled along the Snake River and surrounded by mountains, Weiser is a popular destination for fishing, hiking, boating, and hunting. Anglers enjoy fishing in the nearby Snake, Weiser, and Payette Rivers, known for bass, trout, and sturgeon.

For hiking and biking, the Weiser River Trail is a scenic, 84-mile rail-trail that winds through diverse landscapes, including canyons, farmland, and forested areas, offering something for explorers of all skill levels.

Region & Climate

Weiser, Idaho, has a semi-arid climate with four distinct seasons, ideal for year-round outdoor activities. Summers are warm and dry, with daytime highs in the 80s to 90s °F, perfect for fishing and hiking. Fall brings cooler, crisp days with highs from the 70s to 50s °F, ideal for hunting and trail exploration. Winters are cold but mild, with highs in the 30s to 40s °F and occasional snow, offering nearby winter sports access. Spring brings refreshing rains and temperatures from the 50s to 70s °F, making it a great season for fishing and enjoying Weiser's natural landscapes.





Location

Weiser, Idaho, is a charming small town in the western part of the state, nestled along the Snake River near the Oregon border. Known for its scenic landscapes and outdoor recreation, Weiser is also famous as the “Fiddling Capital of the World,” hosting the annual National Oldtime Fiddlers’ Contest. The town offers a variety of amenities, including local dining options, cozy lodging, and small shops, alongside essential services like grocery stores, schools, and a community hospital.

The closest major airport is Boise Airport (BOI), located about 75 miles southeast, offering both domestic and limited international flights and making Weiser a convenient getaway just an hour and a half from Idaho’s capital.

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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.

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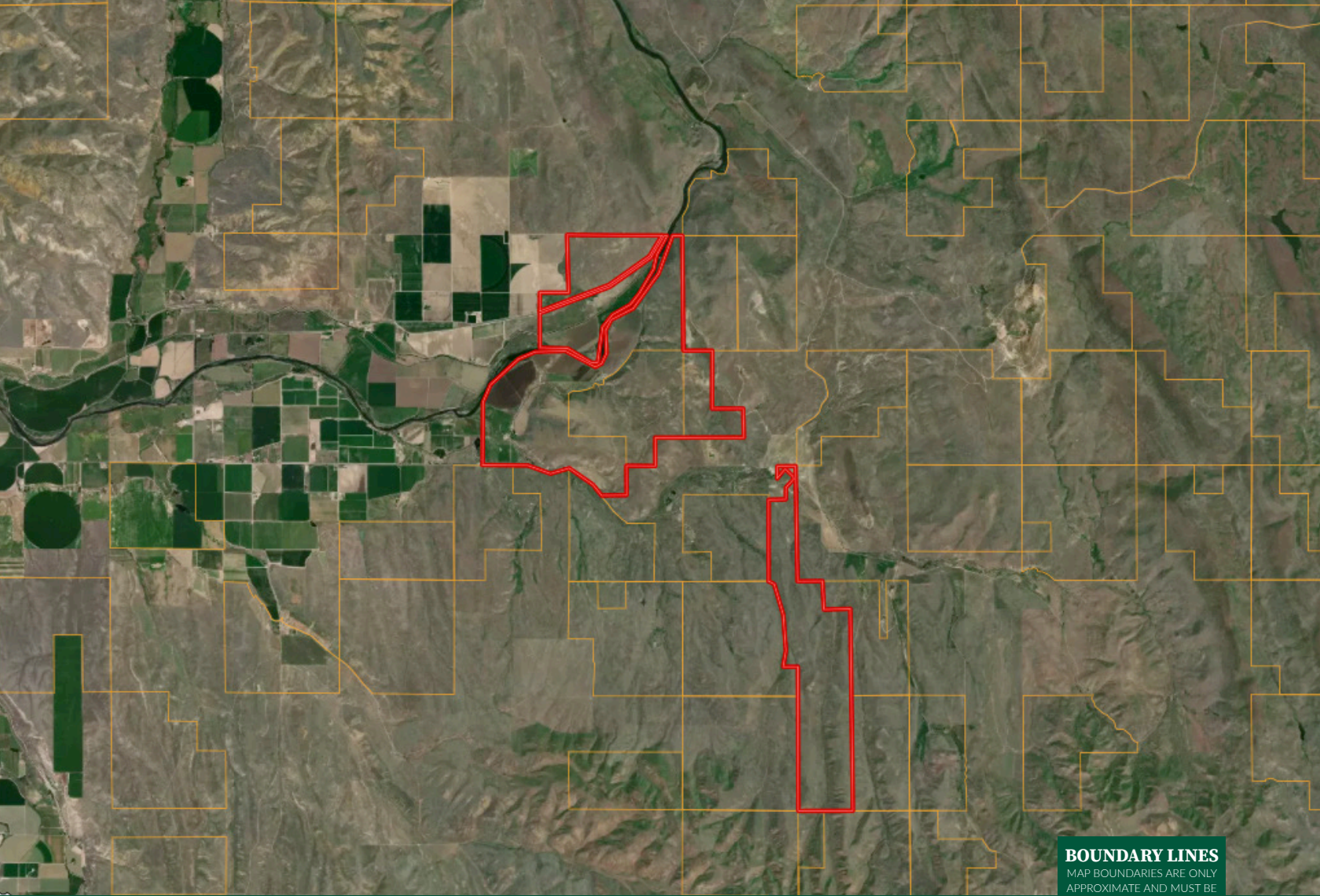


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- RICK STEINER, SELLER/BUYER

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

 Boundary



Austin Callison

- 📍 Broker, Licensed in ID, OR, & WY
- ✉ Austin@HaydenOutdoors.com
- 📞 208.870.1757


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