

# MANN CREEK RANCH - WEISER, IDAHO

## 4,079 ACRES

**3,964.91 Acres of  
Grazing/Rangeland**

**42 Acres of Tillable Cropland**

**73 Acres of Irrigated Cropland**



## \$8,950,000

1854 FARNAM LN  
WEISER, IDAHO



There aren't many ranches like this one left! Located in the desirable Mann Creek Valley it offers over 4,000 acres of paradise with Mann Creek running through it! This ranch is diverse with its rolling hills of rangeland covered in sagebrush and buckbrush, tillable cropland and irrigated cropland. Water is abundant with multiple springs and ponds. The wildlife here is a sportsmen's dream with elk, mule deer, pheasant, quail, partridge, waterfowl, chucker, turkey, occasional bear, mountain lion, and bobcat. In addition it offers phenomenal trout fishing out of Mann Creek and breathtaking views in every direction! A secure entrance over a bridge leads you into the ranch and the 3 bedroom 2 bath home. The detached garage has a walk-in cooler with meat rack. There is also an orchard with peaches, plums, grapes, cherries, and pears. The ranch has recently supported 400-475 yearlings for a duration of 4-6 months out of the year.

**Stefanie Lancaster**

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# ABOUT WEISER

Weiser is located approximately 77 miles Northwest of Boise and is the county seat of Washington County. It was recently named one of the safest cities in the United States. Weiser is not only home to the National Old Time Fiddle Festival it offers an abundance of wildlife and outdoor recreation. Hells Canyon, carved by the Snake River, is the deepest gorge in North America and is only 70 miles north of Weiser. Brundage Ski Resort is 62 miles north located in McCall. This quaint town is a strong community of 5,500 and deeply rooted in Agriculture.

## Idaho Fun Facts:

- Idaho is the whitewater capital of the US
- Idaho has more cattle than people
- Idaho is one of the largest public land holders in the nation
- Idaho sells 70% of the US's supply of trout



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# MANN CREEK RANCH - WEISER, IDAHO

## RANCHING & FARMING



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# MANN CREEK RANCH - WEISER, IDAHO



## WILDLIFE & HUNTING



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# MANN CREEK RANCH - WEISER, IDAHO

Parcel Number	Map #	Acreage	2022 Tax Amount
RP11N05W240000	15	640 Grazing / Rangeland	\$223.12
RP11N05W230000	13	280 Grazing / Rangeland	\$97.60
RP11N05W260000	17	40 Grazing / Rangeland	\$13.94
RP11N05W250000	16	240 Grazing / Rangeland	\$83.68
RP11N04W193000	4	190.12 Grazing / Rangeland	\$66.26
RP11N04W182400	20	203.44 Grazing / Rangeland	\$70.92
RP11N04W302440	5	62.24 Grazing / Rangeland	\$21.74
RP11N05W026600	7	120 Grazing / Rangeland	\$41.82
RP11N05W130000	10	640 Grazing / Rangeland	\$223.12
RP11N05W123000	9	200 Grazing / Rangeland	\$69.72
RP11N05W110000	8	160 Grazing / Rangeland	\$55.80
RP11N05W012400	6	240 Grazing / Rangeland	\$83.68
RP11N05W140000 (minus 130 acres)	11	148.92 (originally 278.92) Grazing / Rangeland	\$97.26
RP11N04W190600	2	49.40 (34.4 Grazing) (10 Irrigated cropland) (5 tillable Cropland)	\$184.76
RP11N04W184200 (Homesite)	1	200 (118 Grazing / Rangeland) (1 Homesite) (17 tillable cropland) (1 road right of way) (63 irrigated cropland)	\$2,273.00
RP11N04W192400	3	120.42 (100.42 Grazing / Rangeland) (20 Tillable Cropland)	\$76.36
RP11N05W233600	14	225.37 Grazing / Rangeland	\$78.56
RP11N05W221800	12	120 Grazing / Rangeland	\$41.82
RP11N05W270000	19	120 Grazing / Rangeland	\$41.82
RP11N05W262400	18	80 Grazing / Rangeland	\$27.90

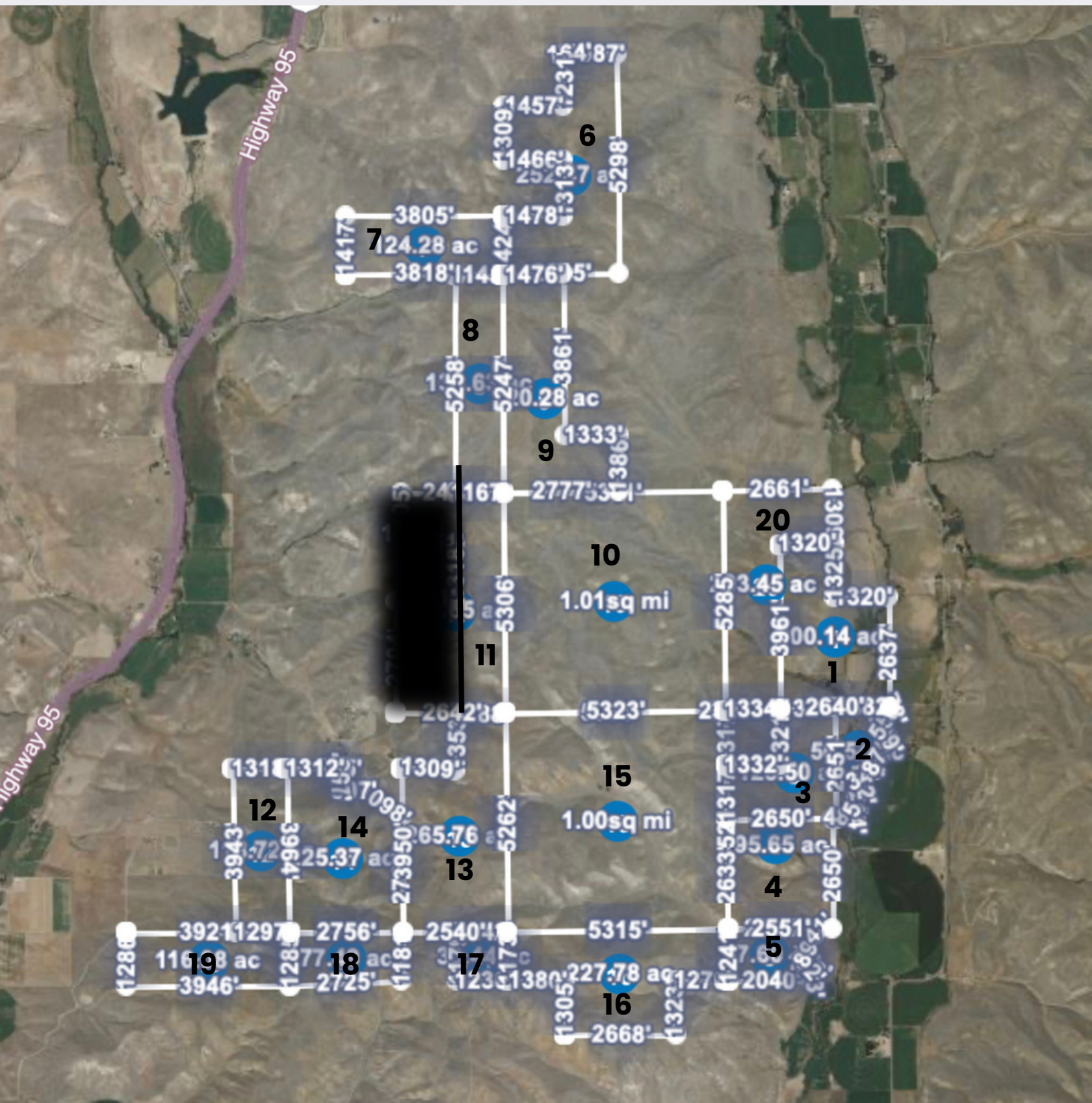
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