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RUSH CREEK RANCH

AVAILABLE FOR SALE

3460 Rush Creek Rd.
Cambridge, ID 83610

NAISelect

Rush Creek Ranch | ±120 Acres CAMBRIDGE, ID

Property Summary



PROPERTY INFORMATION

PROPERTY TYPE	Land
PURCAHSE PRICE	$2,499,000
ACREAGE	±120 Acres
ADDRESS	3460 Rush Creek Rd. Cambridge, ID 83610
ZONING	AG

HIGHLIGHTS

- Beautiful ranch with Rush Creek flowing through
- Large insulated shop (±4,800 SF) with oil heating
- Nine total water rights with priority dates back to 1869
- Gazebo and picnic area on Rush Creek
- Great well with excellent water
- Owner looking to lease back smaller house
- Shop has a steel roof and can be divided into 3 shops giving buyer options for use
- Abundant wildlife including turkeys, deer, and waterfowl

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

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Aerial Photo



NORM BROWN
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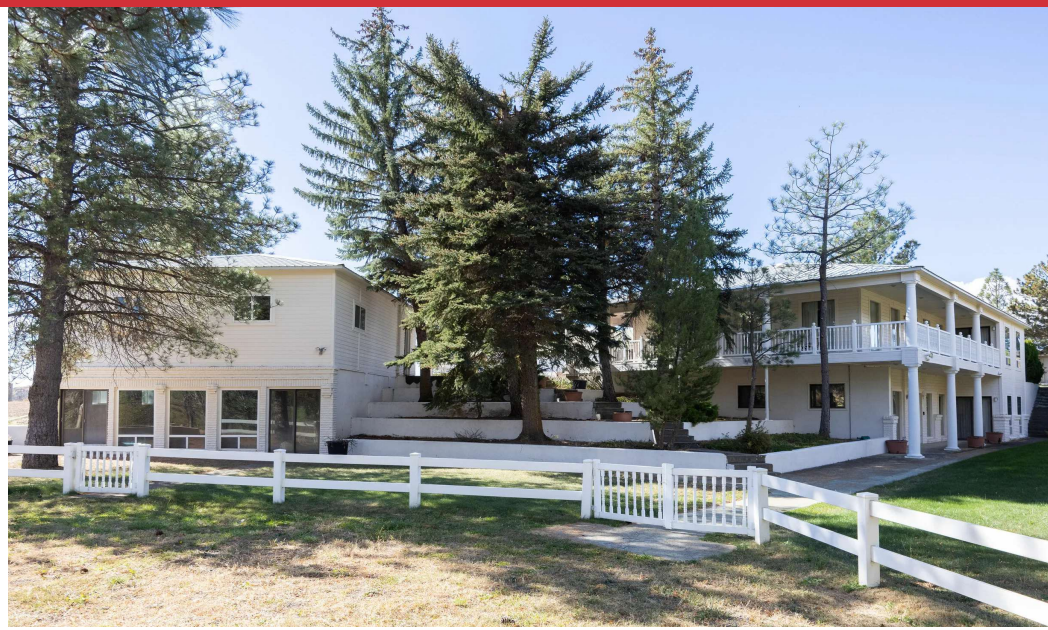
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LARGE HOME

- ±3,639 square feet
- ±896 square foot detached garage
- 5 bedrooms and 3 bathrooms
- Brick and hardboard siding, enamel steel hip roof
- Brand new septic system and HVAC
- Indoor pool



SMALLER HOME

- ±1,120 square feet
- Hardboard siding and metal roof
- 2 bedrooms and 1 bathroom



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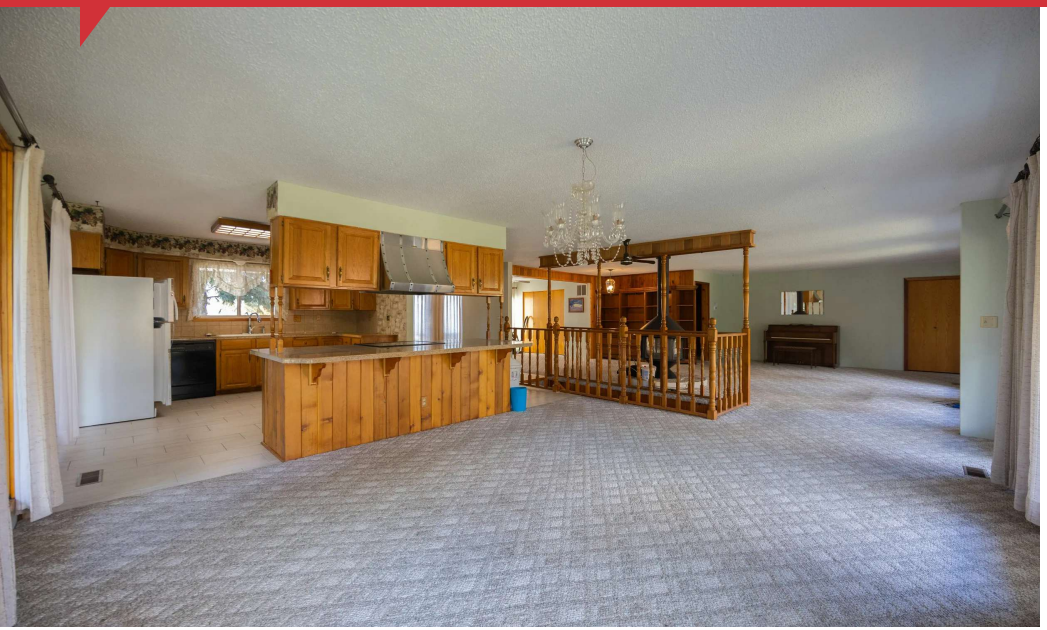
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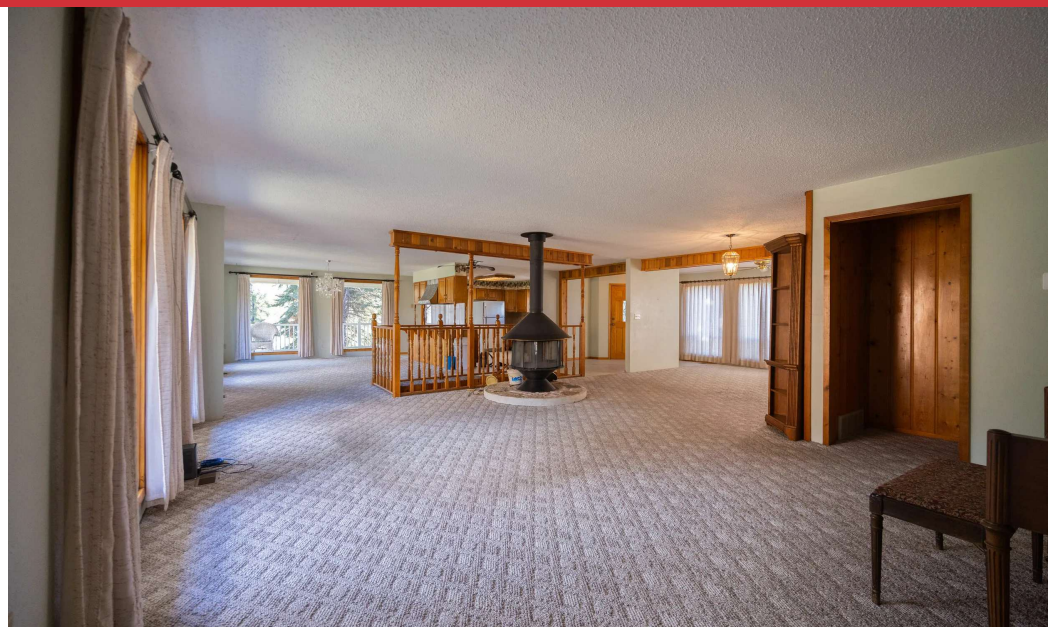
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Rush Creek Ranch | ±120 Acres

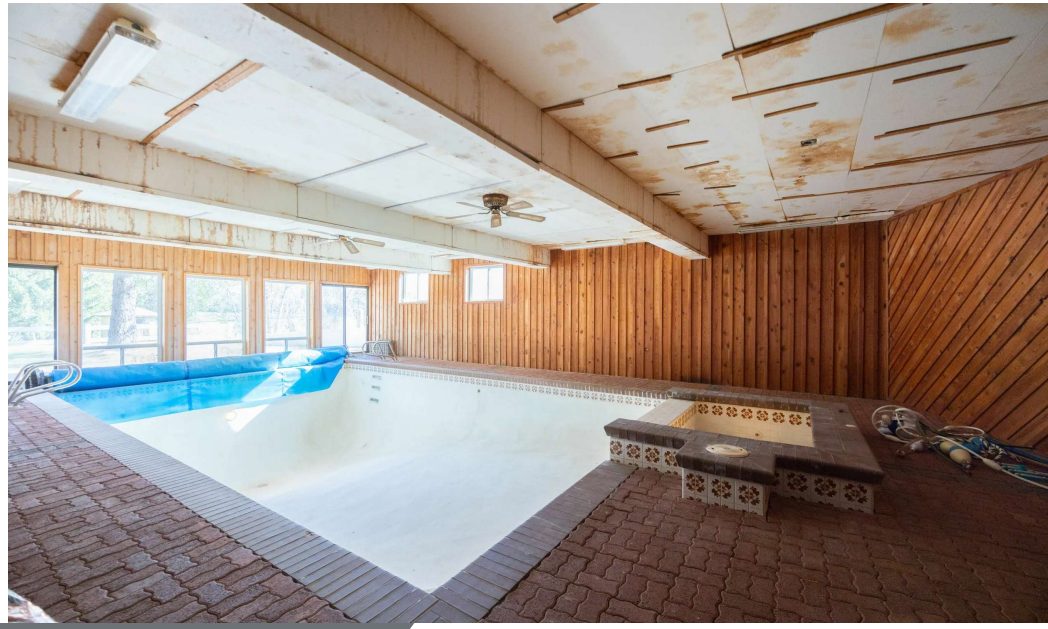
CAMBRIDGE, ID

Interior Photos









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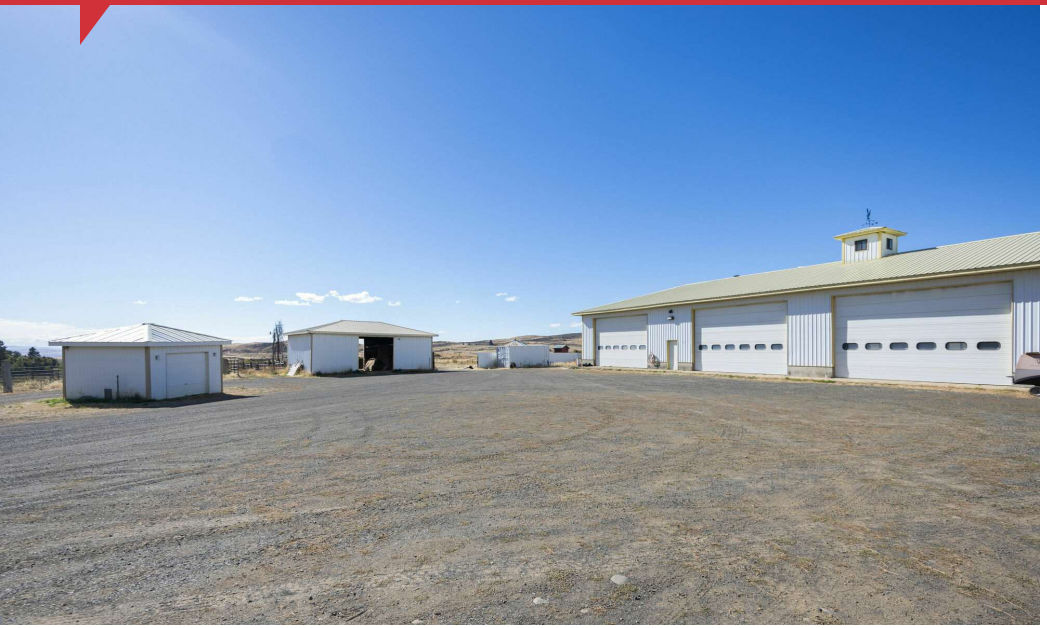
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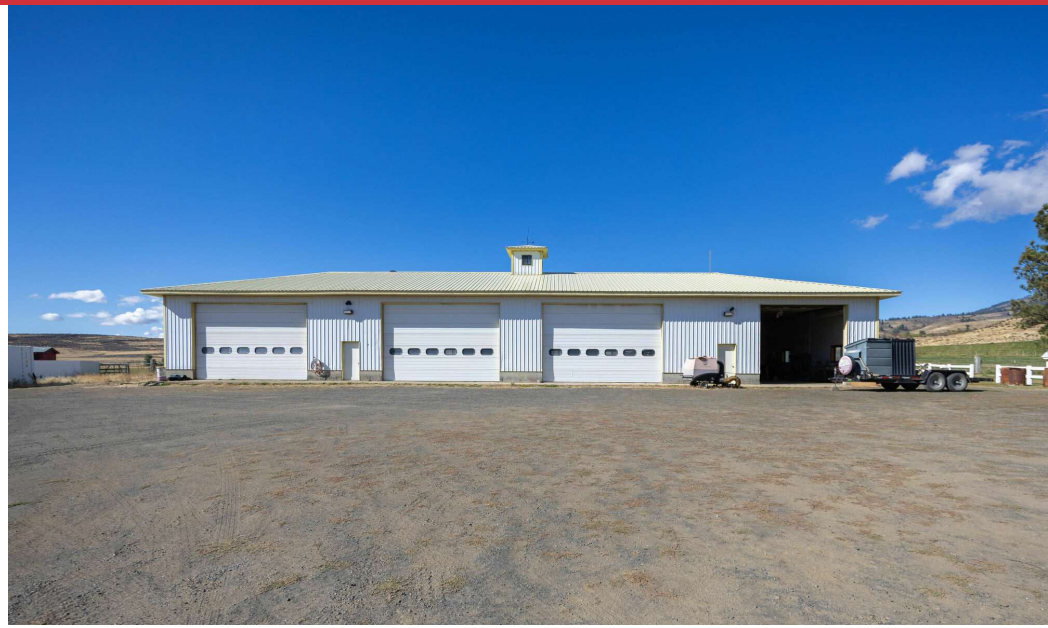
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Shop Photos









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CAMBRIDGE, ID

Gazebo and Picnic Area



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