



**RALLENS REALTY**  
CONSULTANTS



A scenic landscape photograph showing a lush green meadow with a small pond in the foreground. The sun is setting in the background, creating a warm, golden glow and long rays of light. The sky is a mix of blue and orange, and there are trees and mountains in the distance.

## **HAVE YOUR OWN PRIVATE IDAHO!**

Just minutes from downtown Cascade, the airport, and Lake Cascade State Park, Big Creek Meadows Ranch offers everything that makes Idaho the most attractive place in the country to live! A private reservoir and creek teeming with fish, along with incredible meadows, mountain views, big game hunting, and abundant healthy timber, all combine to create the ultimate private ranch. Power runs right through the heart of the property making ready for construction of your dream home on the edge of the wild. Don't miss this one of a kind ranch!

INTRODUCING  
**BIG CREEK MEADOWS RANCH**





# BIG CREEK MEADOWS RANCH



FOR SALE

## PROPERTY INFORMATION

PROPERTY TYPE	Development Land
ZONING	AG
PRICE	<b>\$9,995,000</b>
UTILITIES	Power

VIEW THE VIDEO  
**HERE!**



## PARCEL LEGAL DESCRIPTIONS

<b>RP13N04E114805</b>	<b>160 acres</b>	SW4 S11 T13N R4E MEDIUM CLASS TIMBER
<b>RP13N04E112406</b>	<b>160 acres</b>	NW4 S11 T13N 4RE MEDIUM CLASS TIMBER
<b>RP14N04E341805</b>	<b>240 acres</b>	SE4; S/2 NW4 S34 T14N R4E MEDIUM CLASS TIMBER
<b>RP14N04E344205</b>	<b>240 acres</b>	SW4; S/2 NE4 S34 T14N R4E MEDIUM CLASS TIMBER
<b>RP13N04E022405</b>	<b>346 acres</b>	GOVT. LOTS 3 THRU 6; SW4; S/2 NW4 S2 T13N R4E MEDIUM CLASS TIMBER
<b>RP13N04E037205</b>	<b>160 acres</b>	SE4 S3 T13N R4E MEDIUM CLASS TIMBER
<b>RP13N04E030006</b>	<b>186.46 acres</b>	GOV'T. LOTS 1,2, 7 & 8; S/2 NE4 S3 T13N R4E MEDIUM CLASS TIMBER
<b>RP13N04E100007</b>	<b>160 acres</b>	NE4 S10 T13N R4E MEDIUM CLASS TIMBER
<b>RP13N04E107205</b>	<b>160 acres</b>	SE4 S10 T13N R4E MEDIUM CLASS TIMBER

**TOTAL ACRES: 1812.46**

**BRIAN RALLENS**

208.761.0924 | brian@rallensrealty.com

**BEN KNEADLER**

208.353.2242 | ben@naiselect.com

**rallensrealty.com**

RALLENS REALTY CONSULTANTS | 1520 W WASHINGTON ST BOISE, ID 83702 | 208.996.1055

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.





# BIG CREEK MEADOWS RANCH



**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

**BEN KNEADLER**

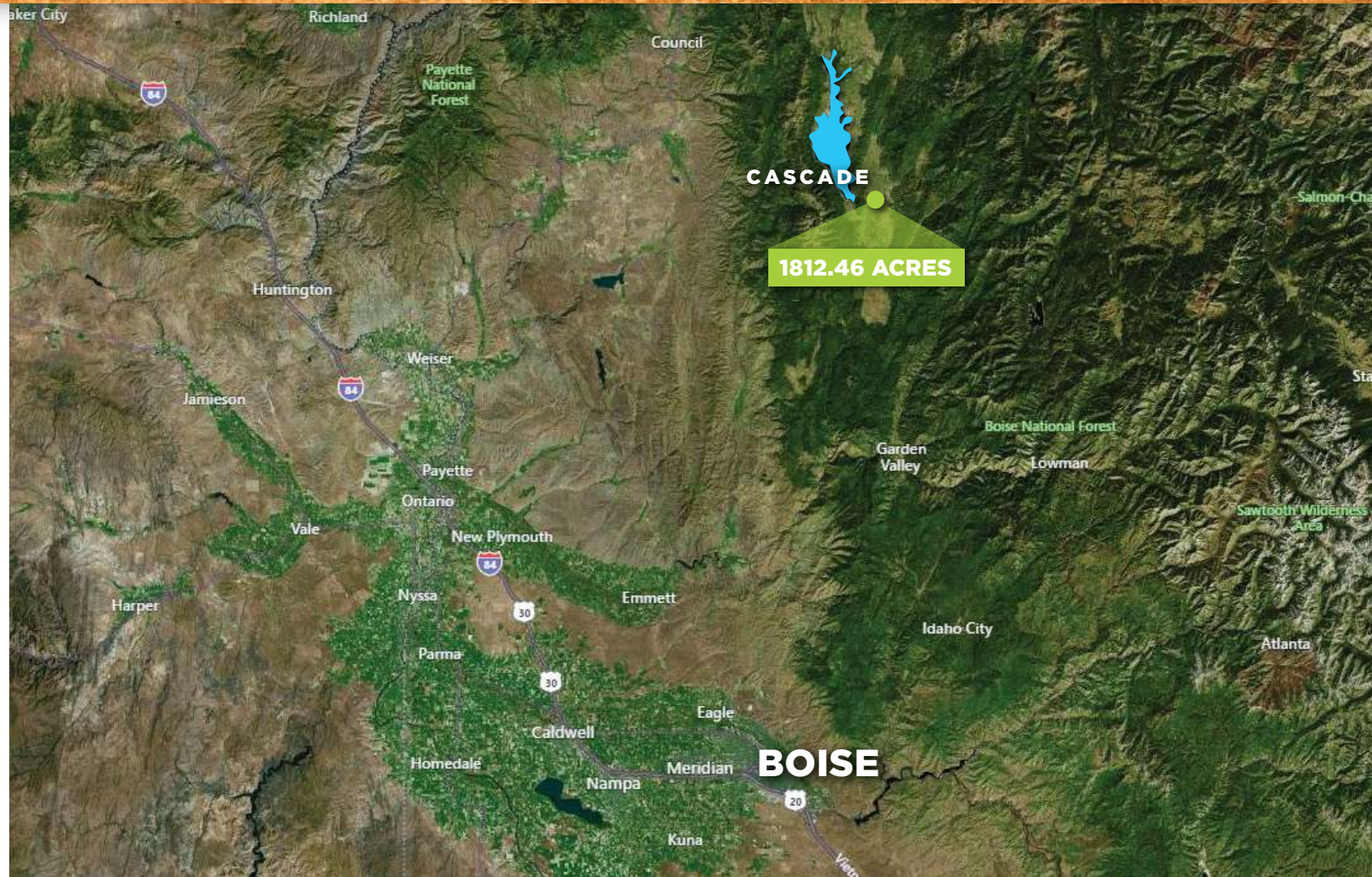
208.353.2242 | [ben@naiselect.com](mailto:ben@naiselect.com)

[rallensrealty.com](http://rallensrealty.com)





# BIG CREEK MEADOWS RANCH



**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

**BEN KNEADLER**

208.353.2242 | [ben@naiselect.com](mailto:ben@naiselect.com)

[rallensrealty.com](http://rallensrealty.com)





# BIG CREEK MEADOWS RANCH



**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

**BEN KNEADLER**

208.353.2242 | [ben@naiselect.com](mailto:ben@naiselect.com)

[rallensrealty.com](http://rallensrealty.com)





# BIG CREEK MEADOWS RANCH



**4,300' AIRSTRIP, 2 MILES FROM THE RANCH**



**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

**BEN KNEADLER**

208.353.2242 | [ben@naiselect.com](mailto:ben@naiselect.com)

**[rallensrealty.com](http://rallensrealty.com)**

**RALLENS REALTY CONSULTANTS | 1520 W WASHINGTON ST BOISE, ID 83702 | 208.996.1055**

This information, while not guaranteed, is from sources we believe to be reliable.  
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.





# BIG CREEK MEADOWS RANCH



**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

**BEN KNEADLER**

208.353.2242 | [ben@naiselect.com](mailto:ben@naiselect.com)

[rallensrealty.com](http://rallensrealty.com)

RALLENS REALTY CONSULTANTS | 1520 W WASHINGTON ST BOISE, ID 83702 | 208.996.1055

This information, while not guaranteed, is from sources we believe to be reliable.  
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.





# BIG CREEK MEADOWS RANCH



**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

**BEN KNEADLER**

208.353.2242 | [ben@naiselect.com](mailto:ben@naiselect.com)

[rallensrealty.com](http://rallensrealty.com)

RALLENS REALTY CONSULTANTS | 1520 W WASHINGTON ST BOISE, ID 83702 | 208.996.1055

This information, while not guaranteed, is from sources we believe to be reliable.  
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.





# BIG CREEK MEADOWS RANCH



**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

**BEN KNEADLER**

208.353.2242 | [ben@naiselect.com](mailto:ben@naiselect.com)

[rallensrealty.com](http://rallensrealty.com)





# BIG CREEK MEADOWS RANCH



**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

**BEN KNEADLER**

208.353.2242 | [ben@naiselect.com](mailto:ben@naiselect.com)

[rallensrealty.com](http://rallensrealty.com)

RALLENS REALTY CONSULTANTS | 1520 W WASHINGTON ST BOISE, ID 83702 | 208.996.1055

This information, while not guaranteed, is from sources we believe to be reliable.  
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.





# BIG CREEK MEADOWS RANCH



**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

**BEN KNEADLER**

208.353.2242 | [ben@naiselect.com](mailto:ben@naiselect.com)

[rallensrealty.com](http://rallensrealty.com)

RALLENS REALTY CONSULTANTS | 1520 W WASHINGTON ST BOISE, ID 83702 | 208.996.1055

This information, while not guaranteed, is from sources we believe to be reliable.  
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.





**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

**BEN KNEADLER**

208.353.2242 | [ben@naiselect.com](mailto:ben@naiselect.com)



VIEW THE VIDEO  
**HERE!**