



Horse Haven Ranch, Bonner County, Idaho, 19.5 Acres

\$699,000

- Big Game, Equestrian, House, Off-Road, Snow sports

Horse Haven Ranch - 20 Acres of Equestrian Excellence in Cocolalla, Idaho

Spectacular equestrian paradise awaits on this meticulously designed 20-acre Horse Haven Ranch, featuring a massive 85x120 barn with heated tack room, wash station, and 5 stalls, plus a 120x50 indoor riding arena perfect for year-round equestrian activities. Located just minutes from 800-acre Cocolalla Lake and Schweitzer Mountain Resort, Idaho's largest ski resort, this property delivers the perfect fusion of world-class horse facilities and recreational accessibility.

This exceptional equestrian estate encompasses 20 acres of thoughtfully developed land featuring picturesque pastures surrounded by mature timber that provides natural privacy and windbreak protection. The crown jewel is the professional-grade barn complex with 10,200 square feet of covered space, complemented by a 6,000-square-foot indoor riding arena that enables year-round training regardless of North Idaho's weather conditions. The property is strategically divided into two parcels, opening up numerous possibilities for development, rental income, or maintaining one section as a private retreat. The current four-bedroom "shouse" (shop house) provides comfortable temporary living quarters while planning your dream ranch home, and multiple outbuildings offer extensive storage for equipment, hay, and additional livestock.

Perfectly positioned in Idaho's recreational paradise, this ranch offers unparalleled access to outdoor adventures while maintaining convenient proximity to essential services. Located just 20 minutes from the charming lakeside town of Sandpoint and 30 minutes from Coeur d'Alene, residents enjoy easy access to shopping, dining, medical facilities, and cultural amenities. Schweitzer Mountain Resort lies just 80 miles from Spokane International Airport, making this an accessible destination for guests and family.

This location serves as your gateway to North Idaho's most coveted recreational activities across all four seasons. Cocolalla Lake provides world-class fishing opportunities with stocked rainbow trout, westslope cutthroat trout, brown trout, brook trout, largemouth bass, smallmouth bass, yellow perch, and channel catfish. The lake's calm waters are ideal for kayaking, canoeing, and small watercraft, while multiple boat launches provide convenient access. Winter transforms the region into a wonderland with Schweitzer Mountain Resort offering 2,900 acres of skiable terrain, 300 inches of annual snowfall, and 92

trails plus open bowl skiing. The public lands in Bonner County contain over 400 miles of groomed snowmobile trails, while elk, deer, and moose hunting opportunities are available with proper permits. Round Lake State Park, just five miles away, offers camping, hiking, and additional fishing in a pristine cedar and hemlock forest setting. The North Idaho real estate market demonstrates strong fundamentals with Sandpoint area home prices showing increases across all bedroom categories, with 5-bedroom homes up 59.2% year-over-year as of April 2025. Idaho's GDP grows 3-4% annually, with strong job gains in tech, healthcare, and manufacturing, while the state attracts residents from high-cost areas seeking lower living costs and superior quality of life. This equestrian property offers multiple revenue streams through horse boarding, training, event hosting, and vacation rental opportunities given its proximity to major recreational attractions. The dual-parcel configuration provides exceptional flexibility for phased development, guest accommodations, or creating a profitable agritourism venture. With mortgage rates forecasted to fall from 7.5% to the low 6% range in 2025, timing favors qualified buyers seeking to secure this rare combination of recreational access and agricultural potential. Discover the ultimate North Idaho lifestyle where equestrian excellence meets recreational paradise. This rare offering won't last long in today's competitive market - contact us today to schedule your private tour of Horse Haven Ranch and experience the endless possibilities that await on these 20 spectacular acres.

Main Info

- Street Address : 221 Maplewood Lane
- Lot Size Acres : 19.5 Acres
- Postal / Zip Code : 83813
- Dwelling : Yes
- State / Province : Idaho
- (Assessor) Parcel Number : RP00343000017AA
- County : Bonner
- Closest City : Cocolalla

Taxes

Tax Year : 2023

Estimated Taxes per year are \$2,536.00

Broker Info



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Kelsie is the Managing Broker for Clearwater Properties of Idaho, Inc., bringing over 20 years of real estate experience to her role. With a background that includes selling properties in Napa Valley and now throughout northern Idaho, Kelsie has developed a diverse knowledge of residential, recreational, and rural land markets, giving her clients a unique advantage when buying or selling property. Kelsie specializes in land and rural properties, leveraging her expertise to guide clients through the complexities of acreage, recreational, and investment land transactions. She is committed to building trusting relationships, offering clients honest, straightforward advice every step of the way. Outside of real estate, Kelsie enjoys trap shooting, golfing, and skiing, embracing the outdoor lifestyle that Idaho has to offer. Her passion for helping people fulfill their dreams combined with her extensive land and property knowledge makes her a trusted partner for anyone navigating the Idaho real estate market.

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