

**FOR SALE**  
**DEVELOPER READY**  
**WHISPERING CREEK ESTATES**



**TAKE A VIDEO TOUR:** [HTTPS://REDHOGMEDIA.HD.PICS/WHISPERING-CREEK-ESTATES](https://redhogmedia.hd.pics/whispering-creek-estates)

**FEATURES:**

**SWC NISULA Rd & NORWOOD Rd, DONNELLY, ID 83615**

**PRICE \$5,689,000.00 (~ \$35,000.00 / ACRE)**

**162.538 SURVEYED GROSS ACRES**

**PRELIMINARY PLAT APPROVED—FINAL PENDING INFRASTRUCTURE**

**37 PLATTED LOTS IN A GATED SUBDIVISION**

**360 EDUs FROM NORTHLAKE REC SEWER AND WATER INCLUDED**

**COMMUNITY WELL PLANNED FOR CULINARY WATER SYSTEM**

**6 ACRE POND (TO BE DUG AS PART OF DEVELOPMENT INFRASTRUCTURE)**

**FIRE SUPPRESSION AND IRRIGATION - TO BE PULLED FROM POND**

**EXISTING WELL DRILLER'S PRODUCTION REPORT 600+ GPM**

**SURFACE WATER RIGHTS FROM YEAR ROUND MUD CREEK (*RENAMED WHISPERING CREEK ON PLAT*)**

**Presented by: LISA HOLDER, ASSOCIATE BROKER**

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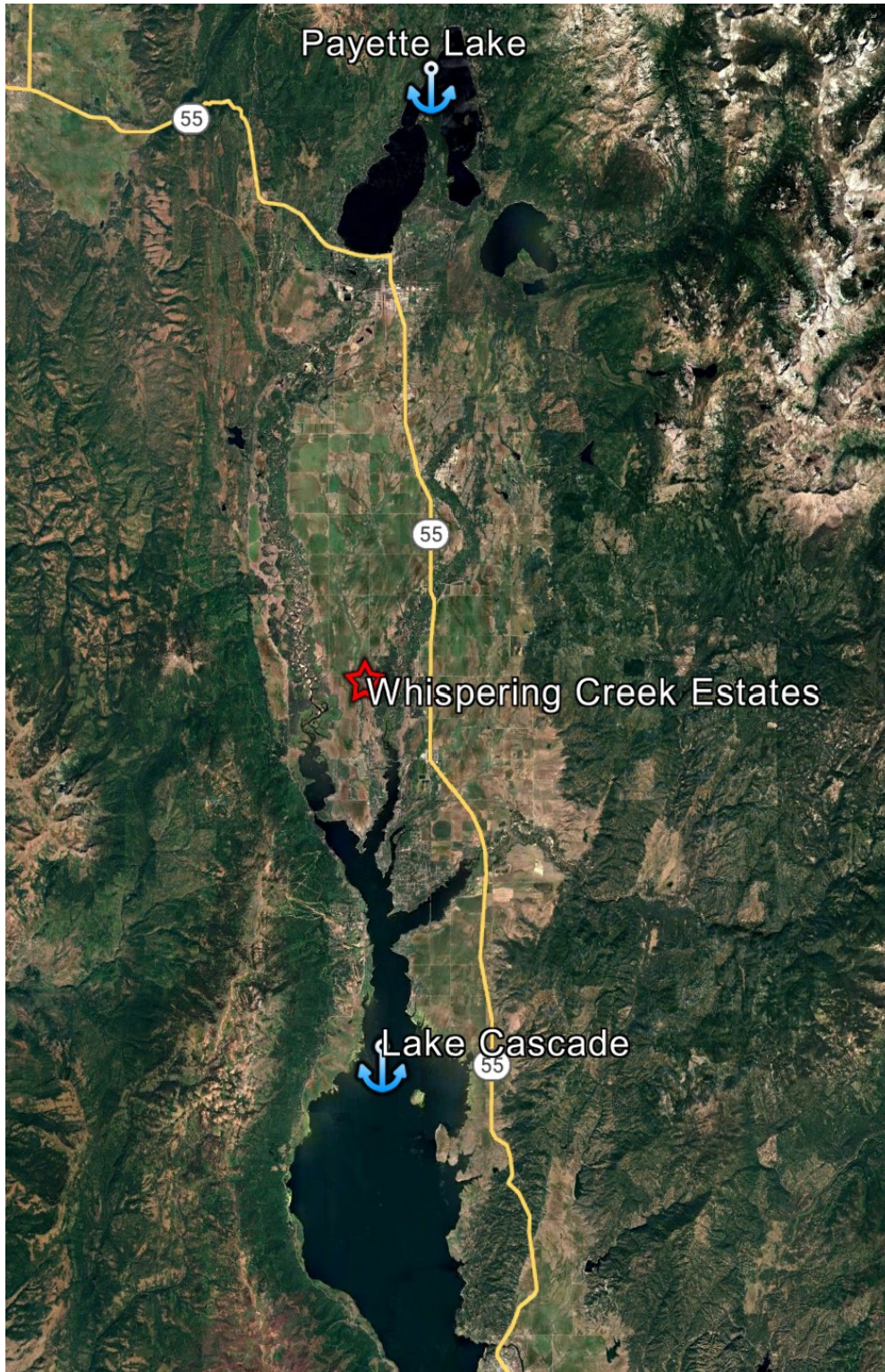
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## Location

1 mile north of Donnelly, ID | 10 Miles south of McCall

Approx 2 Hr drive to Boise Airport via Hwy 55

Approx 1 mile from Hwy 55— a/k/a the Payette River Scenic Bi-way



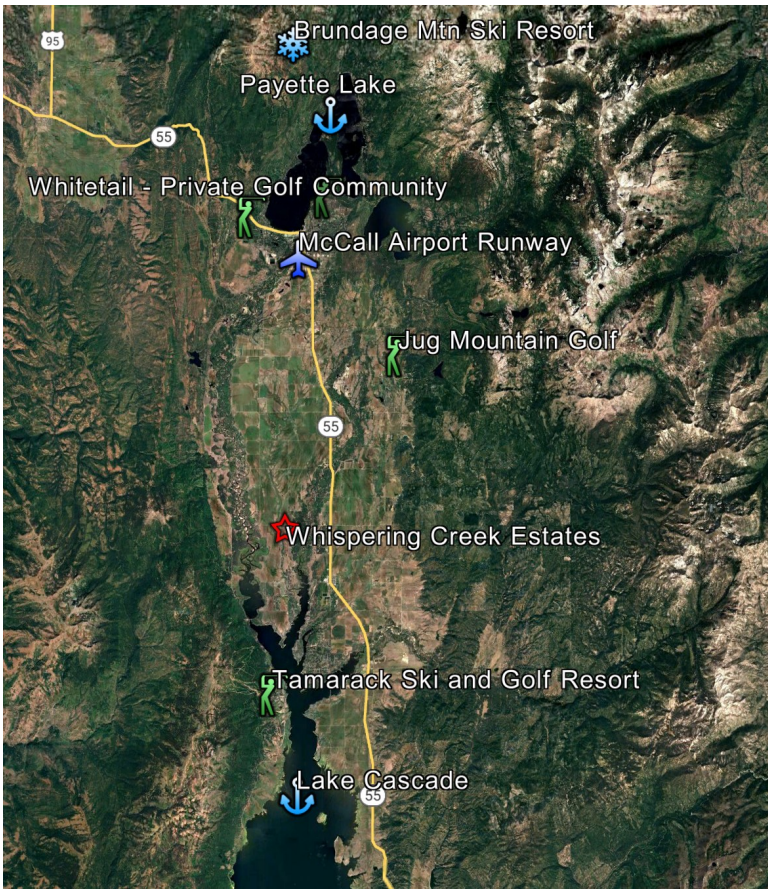


# WHISPERING CREEK ESTATES

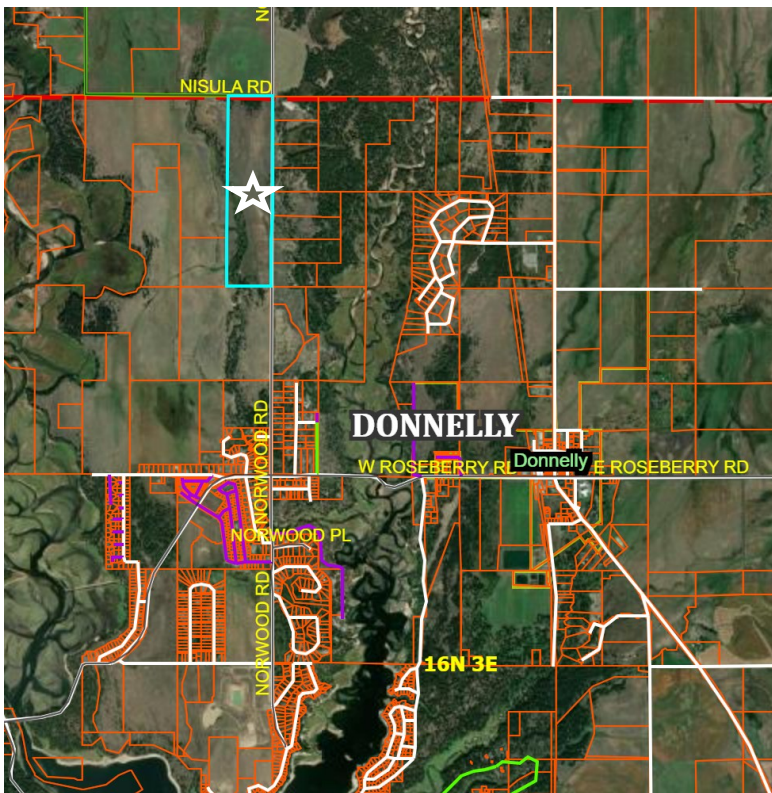
## LAND ALLOCATION

ID #	Street #	Street Name	Acres	Premium Lot
1-1	tba	Whispering Creek Dr	3.289	
1-2	tba	Whispering Creek Dr	3.190	
1-3	tba	Whispering Creek Dr	2.979	
1-4	tba	Whispering Creek Dr	3.100	
1-5	tba	Whispering Creek Dr	3.078	
1-6	tba	Whispering Creek Dr	3.080	
1-7	tba	Whispering Creek Dr	3.149	
1-8	tba	Whispering Creek Dr	3.003	
2-1	tba	Whispering Creek Dr	3.109	
2-2	tba	Whispering Creek Dr	3.244	
2-3	tba	Whispering Creek Dr	3.040	
2-4	tba	Whispering Creek Dr	2.814	
2-5	tba	Whispering Creek Dr	2.805	
2-6	tba	Whispering Creek Dr	2.793	
2-7	tba	Whispering Creek Dr	2.901	
2-8	tba	Whispering Creek Dr	3.237	
3-1	tba	Whispering Creek Dr	5.534	Stream runs through
3-3	tba	Whispering Creek Dr	3.138	Stream Backyard
3-4	tba	Whispering Creek Dr	3.213	Stream Backyard
3-5	tba	Whispering Creek Dr	3.070	Stream Backyard
3-6	tba	Highland Crossing	4.359	Stream Backyard
3-7	tba	Highland Crossing	4.010	Stream Backyard
3-8	tba	Highland Crossing	3.301	Stream Backyard
3-9	tba	Highland Crossing	4.847	Stream Sideyard
3-10	tba	Whispering Creek Dr	3.301	Stream Backyard
3-11	tba	Whispering Creek Dr	3.751	Stream Backyard
3-12	tba	Whispering Creek Dr	4.615	Stream runs through
3-12	tba	Trout Trail	5.041	Stream Backyard
3-13	tba	Trout Trail	4.042	Stream Backyard
3-14	tba	Trout Trail	4.085	Most Private
3-15	tba	Trout Trail	5.678	453 Pond Frontage
3-16	tba	Trout Trail	2.622	644' Pond Frontage
3-17	tba	Trout Trail	2.546	285' Pond Frontage
3-18	tba	Whispering Creek Dr	3.384	243' Pond Frontage
3-19	tba	Whispering Creek Dr	2.806	525' Pond Frontage
3-20	tba	Whispering Creek Dr	2.936	443' Pond frontage
3-21	tba	Whispering Creek Dr	6.468	225' Pond Frontage
Pond			6.274	
Beach and Bldg			1.006	
Culinary Wells			0.438	
Gates   Roads   Bridge   Berm			23.2617	
<b>TOTAL DEVELOPMENT ACRES</b>			<b>162.538</b>	
<b>TOTAL LOT ACRES</b>			<b>131.558</b>	
<b>AVERAGE LOT SIZE (ACRES)</b>			<b>3.556</b>	

LOCATED:



- ♦ VALLEY COUNTY, ID
- ♦ SW CORNER OF NORWOOD RD AND NISULA RD (BOTH ROADS ACCESSIBLE YEAR ROUND)
- ♦ NEAR EQUAL DRIVING DISTANCE BETWEEN TAMARACK SKI MOUNTAIN & BRUNDAGE SKI MOUNTAIN.
- ♦ BETWEEN LAKE CASCADE AND PAYETTE LAKE
- ♦ CLOSE TO PRIVATE & 3 PUBLIC GOLF COURSES:
  - JUG MOUNTAIN RANCH GOLF
  - TAMARACK GOLF (ROBERT TRENT GEORGE)
  - MCCALL GOLF COURSE
  - WHITETAIL CLUB (PRIVATE COURS)



ASSESSOR'S PARCEL MAP

RP16N03E050004

GOVT LOT 1; SOUTHEAST NORTHEAST QUARTER, NORTHEAST SOUTHEAST QUARTER; SOUTHEAST QUARTER SOUTHEAST QUARTER SEC 5, T16N, R3E, BOISE MERIDIAN, VALLEY COUNTY, ID

## WATER RIGHTS:

### Licensed Water Rights:

- 65-2502 — Priority Date: August 3, 1948
- Surface right source: Mud Creek
- Also diverted through Permitted Rights: 65-23962
- 65-23688 — Irrigation Rights licensed Oct 9, 2025

### Permitted Water Rights *(pending final submissions to license)*

- 65-23962 — ground water rights, 2 cfs (897 gpm) to irrigate to irrigate 137 acres

### Wells:

- ID #293715 — 600+ gpm
  - Pumping Level: 390' at a depth of 590'
  - Constructed 6-26-1990
  
- ID #408391 — Monitoring Well Depth: 35'
  - GPM not listed on well drilling report
  - Constructed 12-29-2005



Mud Creek

(Picture taken from Nisula Rd, Oct 2024 coming from property to the north)

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~ Well and Water Right information taken from Idaho Department of Water Resources Website ~

# Whispering Creek Estates: Summary

## Property Description:



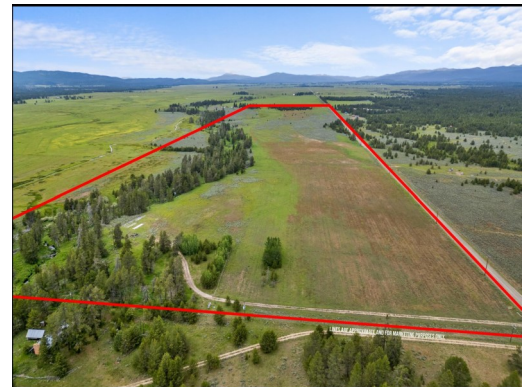
View Looking West

This 162.538 acres is located at the SWC of Norwood Rd and Nisula Rd, Donnelly, ID. The land was most recently farmed as an organic potato farm and prior to that hosted a carrot farm, onions and a tree farm. Mud Creek, a year round creek, runs down the south half of the west side of the property. Water rights to this property originated in 1948. The terrain is primarily rolling farm land with the southwestern half elevated above Mud Creek offering panoramic views toward Council Peak in the West Mountains and Jug Mountain to the east.

## Subdivision Plat Status:

Whispering Creek Estates has an approved preliminary plat and is clear to start moving dirt. All plans and studies listed below are available to interested buyers during their due diligence period.

- \* Plat of Survey
- \* DEQ approval for the water system
- \* Engineering plans
- \* Fire marshall approval for Donnelly Fire District
- \* Engineering plans
- \* Approved archeological study
- \* CC&Rs together with building guidelines (proposed)
- \* Will Serve Agreement for 360 Sewer EDUs



View South to North

## Fire Suppression:

The property is located within the Donnelly Fire District whose fire suppression standards require: 1,125 gpm for 2 hours at 20PSI delivered via a pressurized pump. Three possible options for fire suppression were considered: i) 135,000 gallon storage tank, ii) a well or multiple wells which could provide the required water supply and pressure or iii) a pond. Cost Of these 3 options, \$250,000—\$500,000 estimated savings could be realized by utilizing water from the planned 6 acre pond. Valley County is requiring that the pond first be filled from the Mud Creek surface water rights and then secondarily as needed, by a well. The 35' well on the north end of the property could be the back up water source for the pond. In addition to the cost savings, the pond offers a recreational feature and source for landscape irrigation for property owners. Soil from excavating the pond would be used to build a privacy berm around the perimeter of the property.



View North to South (Springtime)

## Market Attractions

Valley County enjoys four seasons; however, summer and winter offer the greatest number of activities, many of which revolve around the 2 large lakes and the 2 ski resorts, supplemented by access to national forests and the multiple golf courses.

<u>Summer</u>	<u>Winter</u>
Lake & River Activities Boating Kayaking Swimming Paddle boarding Whitewater Rafting Fishing: Lake and River Mountain Biking Golf: Tamarack (public) Jug Mountain (public) McCall Municipal (public) New Meadows (public) Whitetail (private) Hiking Zipline Tours Chairlift Rides Disc Golf Pickleball Outdoors Concerts Scenic Chairlift Rides Horseback Riding	Skiing   Snowboarding Tamarack Ski Resort Brundage Mountain Little Ski Hill Nordic Skiing Back Country Skiing (Brundage Mtn) Snowshoeing Fat Tire Biking Ice Fishing Ice Skating Golf Simulators Snowmobiling Winter Carnival

The two local ski resorts are both experiencing multi-seasonal growth and expansion

Tamarack Resort: <https://tamarackidaho.com/> has been developed around the ski mountain, the Robert Trent George golf course and Lake Cascade.

**Features and Accommodations:** In addition to the natural resources the development offers a day spa with work-out room in the lodge, ziplines, pickleball courts, mid-mountain lodge, mountain-bike trails, and restaurants and shops in the village. Visitors may choose from various accommodations including a hotel lodge, condos, chalets and rental and private homes located within and around the village

**Development:** An announcement was made in 2021 that master plan was undergoing a revamp which would include the addition of a new 10 person gondola, 3 added detachable quad lifts and 2 fixed grip triple ski lifts, large-scale terrain expansion, a new mountaintop lodge, new hiking, climbing area, mountain coaster, and more. <https://boisedev.com/news/2021/01/28/tamarack-resort-expansion/> A marina with 200 boat slips, on-water fuel access, boat mooring facilities, as well as a rental and retail facility is under development. In addition to an expanded parking for guests, the new marina will feature a rental fleet of motorized and non-motorized watercraft. <https://www.ktvb.com/article/news/local/marina-tamarack-resort-2024-lake-cascade/277-ebc26deb-b012-4b78-9bf6-de523c188f4f>

Brundage Mountain Resort <https://brundage.com/> has been attracting skiers since it opened in 1961 and has operated as a ski mountain for nearly 65 years.

**Development:** As of November, 2020 the mountain has been operating under new ownership. on Nov 11, 2021 the Brundage Mountain Blog announced a 10 year redevelopment plan which will expand the ski mountain and introduce new ski-in/ski-out accommodations, a revitalized base village and an array of new recreation and mountain amenities. expanding seasonal offerings to create a year-round destination and introducing resort property opportunities with overnight accommodations. The plan has three main parts, 1) New, modern day lodge, 2) Residential Development for 37-acres of the development which will include 21 single family homesites, 22 cottages and 45 townhomes, featuring ski in/ski out access and 3) Terrain Expansion, Lifts and Mountain Upgrades One of the first large on-mountain investments was the replacement of the Centennial Triple Chair with a high-speed quad in 2023. <https://brundage.com/brundage-mountain-maps-out-10-years-of-resort-upgrades/>

## Community Water System:



SWC Looking toward Jug Mtn

DEQ has granted approval of a community water system that must incorporate one primary with a secondary back up well. The existing 600+gpm production well proves sufficient capacity on the property for the necessary culinary water needs for the community system. The casing on the existing well does not meet culinary standards and is scheduled to be capped and replaced with 2 smaller wells, both in depth and diameter which will require smaller pumps to lift and distribute the water. Additional DEQ approval will be required upon final location of the culinary water wells.

## Sewer System:

360 EDUs (prepaid sewer hookups) to the Northlake Rec Water and Sewer District are included with the property and are assignable to a new owner. Whispering Creek's sewer system will connect to Northlake's system at the corner of W. Roseberry and Norwood Rd, Donnelly, ID. For reference the southeast corner of the property is approximately 1 mile north of W Roseberry Rd. While not resaleable, individual sewer hookups have an estimated value in excess of \$7,000 each. The current plans anticipate use of an EOne System whose information may be found at <https://eone.com/sewer-systems>



From NEC across the property

## Other Utilities:

Electricity. Idaho Power currently has overhead distribution lines onsite which powers the existing well); which run across the southern end of the property. Additional transmission lines run along the property boundary in the rights of way for both Nisula Rd and Norwood Rd (east and north boundaries of the property).

Propane is available from various providers in Valley County; there is no natural gas in the area.

Internet: In addition to the current providers, Valley County recently received a grant for new highspeed internet.

Soils: The county has relied on local knowledge in regards to geotech and subsequently a study has not yet been ordered.



View across property toward Jug Mountain to the NorthEast (fall)