

**Snake River Wine Trail
Home on 12 +/- Acres
\$3,000,000**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

FARM | RANCH

208-505-9998 Office

208-258-0715 Mobile

Property Profile

Snake River Wine Trail – Home and 2 Lots

Location:

- Snake River Wine Trail
- 14807 Plum Road, Caldwell, Idaho
- Canyon County, Idaho
- 15 Minutes from Indian Creek Plaza
- 15 Minutes from I84 at ID 55 / Karcher Road
- 40 Minutes to the Boise Airport

Coordinates: 43.587063, -116.812771

Property Information:

- 12 ± Acres*
- 1,800 SF Century Home
- Zoned Agricultural
- 2 Building Rights on the Vacant Parcels
- Irrigation Water Rights
- Barn with Shop and Loft
- Beautiful Views

Property Use:

- Residential Building Lots
- Event Venue
- Short Term Rentals
- Winery and Vineyard or Craft Brewery
- Horse/Equine Farm

Tax Information: \$2,501 in 2023 (Based on 82 Acres before the Admin Split)

* Some potential usages would require Canyon County Approval



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

2132 Succor Creek Rd. - Homedale, ID 83628

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



The Epicenter of the Snake River Wine Trail on the Scenic By Way! This charming century home sits in the middle of 3 separate lots on 12+/- acres with unlimited possibilities for living and operating an Idaho Wine Trail business or development. Minutes from a distillery and some of Idaho's most famous wineries, this home with 2 additional building lots offer the savvy investor multiple options. Short term rental, vineyard, wine tasting, additional residences, micro-brewery, event venue are all possible at this amazing unique location. The views alone are priceless and add to the charm and value of this family estate. Take full advantage of the popular and fast-growing Snake River Wine Trail. The property is currently zoned Ag with Scenic By Way overlay in the Canyon County 2030 Future Use Plan.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

2132 Succor Creek Rd. - Homedale, ID 83628

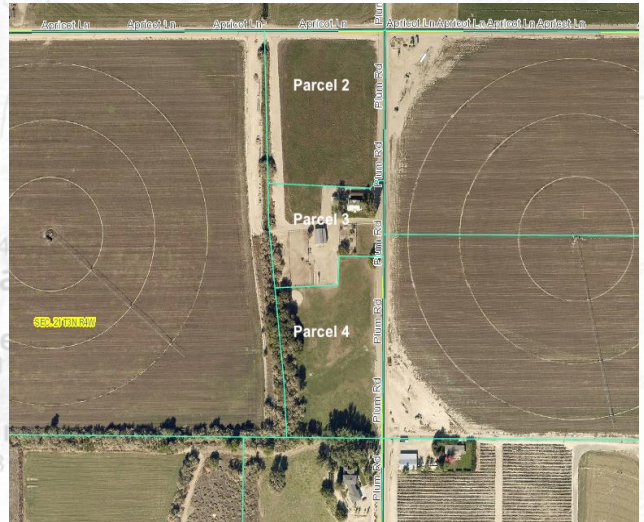
smalltownproperties.com

Information is believed to be accurate but not guaranteed.



MONTANA

Minutes from the Snake River,
With Amazing Views of Lizard Butte,
The Owyhee Mountains
And the Sunny Slope Region



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

OSCAR EVANS, ALC
DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

2132 Succor Creek Rd. - Homedale, ID 83628

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SUNNYSLOPE WINE TRAIL

[Sunny Slope Wine Trail Link](#)

The Sunny Slope Wine Trail was chosen as a Reader's Choice Best Wine Region in the USA Today 10 Best Awards. Surrounded by large rolling farm fields, vineyards and orchards, the region has gained immense popularity in recent years with locals and tourists alike. Canyon County has assigned special designation to portions of the Wine Trail to accommodate the growing interest while protecting the agricultural and rural community heart of the region.



SMALLTOWN

HUNTING PROPERTIES & REAL ESTATESM

F A R M | R A N C H

OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

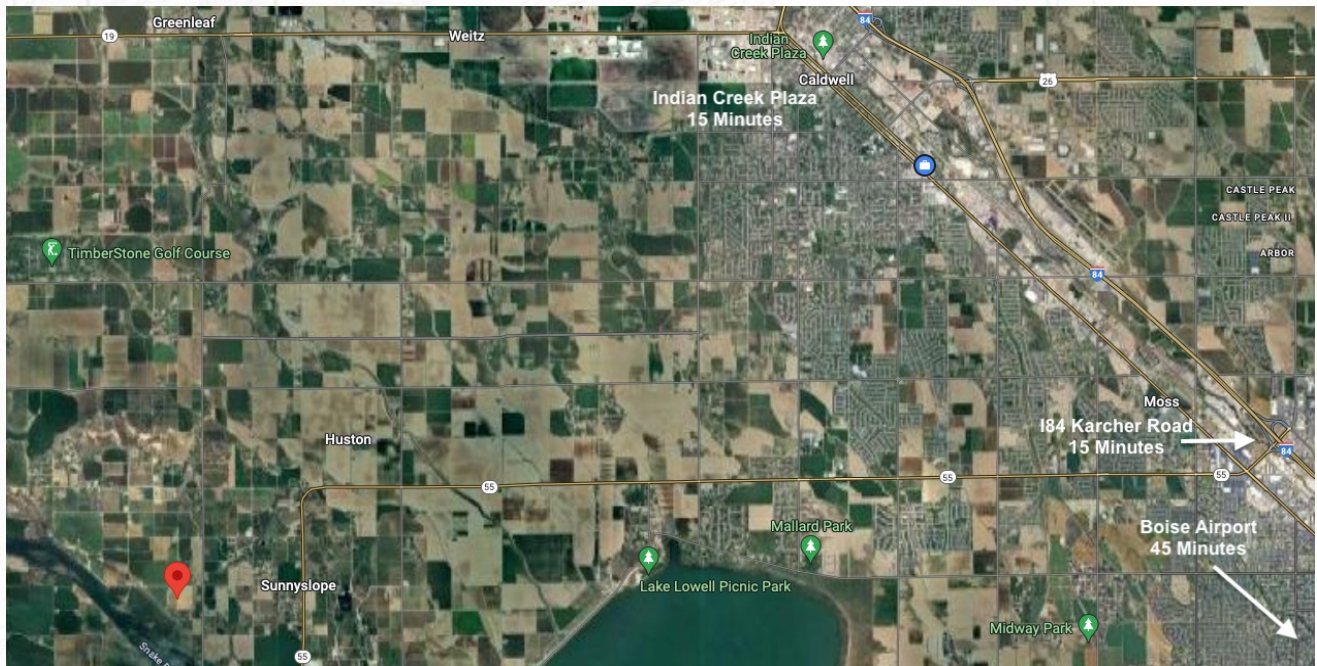
O: 208-505-9998

oscar@smalltownproperties.com

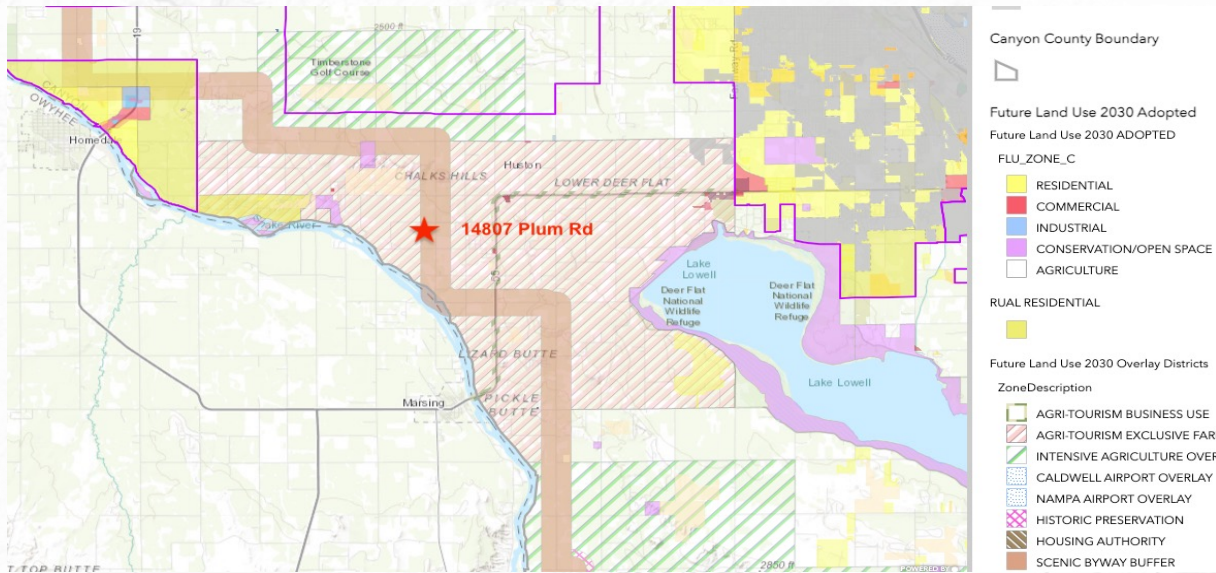
2132 Succor Creek Rd. - Homedale, ID 83628

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



[Google Map Link](#)



[Canyon County Land Use Map Link](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

2132 Succor Creek Rd. - Homedale, ID 83628

smalltownproperties.com

Information is believed to be accurate but not guaranteed.