



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

F A R M | R A N C H

**EQUESTRIAN ESTATE LOT**  
**13.35± ACRES**  
**CANYON COUNTY, ID**  
**\$899,000**



OFFICE (208) 505-9998 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE CANYON 13.35

## PROPERTY PROFILE

### LOCATION:

- 20383 Maggard Lane  
Caldwell, ID 83607
- Canyon County
- 5± Minutes to the  
Sunny Slope Wine Trail
- 5± Minutes to  
Timberstone Golf Course
- 10± Minutes to Indian Creek  
Plaza/Downtown Caldwell
- 10± Minutes to I-84
- 15± Minutes to  
Downtown Nampa
- 40± Minutes to the  
Boise Airport

### COORDINATES:

- 43.639500, -116.801097

### TAX INFORMATION:

2023 - \$95.73

### PROPERTY USE:

- Equestrian Estate  
Building Lot
- Residential
- Recreational
- Horses/Cattle
- Small Livestock
- Grapes

### PROPERTY INFORMATION:

- 13.35± Acres
- Gated Community
- Equestrian Estates
- Community Arena  
& Riding Trails
- Irrigation Water
- Live Water
- Mountain Views
- Private & Secluded
- Convenient to Recreation  
and Town



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**OSCAR EVANS, ALC**

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

[oscar@smalltownproperties.com](mailto:oscar@smalltownproperties.com)

5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CANYON 13.35

**ACT FAST TO OWN THE LAST AVAILABLE LOT IN THE SMALL GATED COMMUNITY OF MAGGARD EQUINE ESTATES.** Build your new home on this 13.35± acre property, only minutes from downtown Caldwell and Indian Creek Plaza with an easy commute to Boise. The Canyon County equestrian estate building lot features pressure irrigated acreage and year-round live water with breathtaking views of the Owyhee Mountains, rolling fields and amazing Idaho sunrises and sunsets. You will benefit from a community riding arena and a full trail system so you and your horses don't have to leave to enjoy a good ride. The location is convenient with miles of public land trails, local horse shows and rodeos. Unsaddle and you're only a few minutes from the Snake River Wine Trail, shopping, dining, recreation and two premier 18-hole golf courses. Take advantage of the sloped terrain to grow grapes and raise cattle with the Noble perimeter and cross fencing.

**Call Oscar Evans today to schedule a private showing and explore the opportunity to make 20383 Maggard Lane your new address!**



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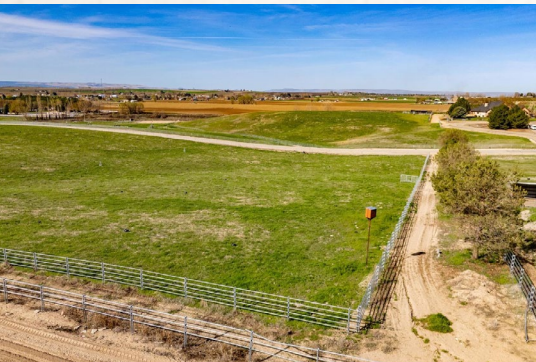
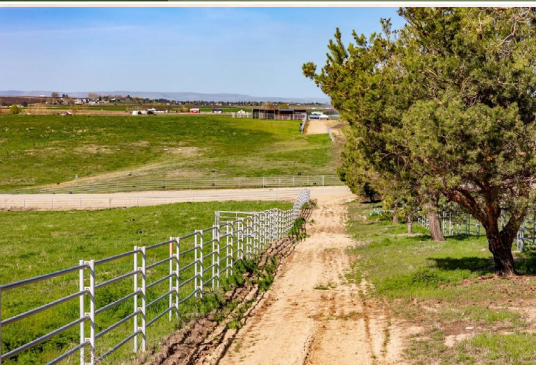
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**COMMUNITY ARENA**



**LIVE WATER**



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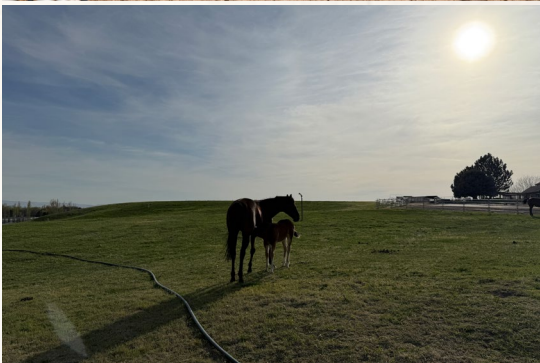
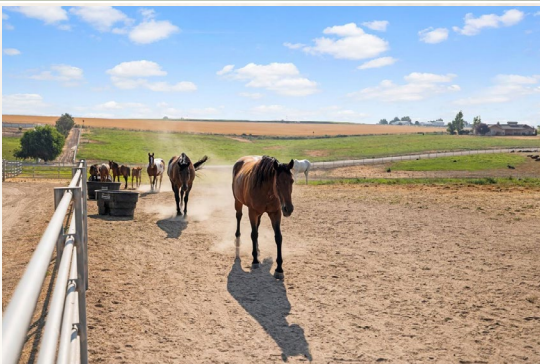
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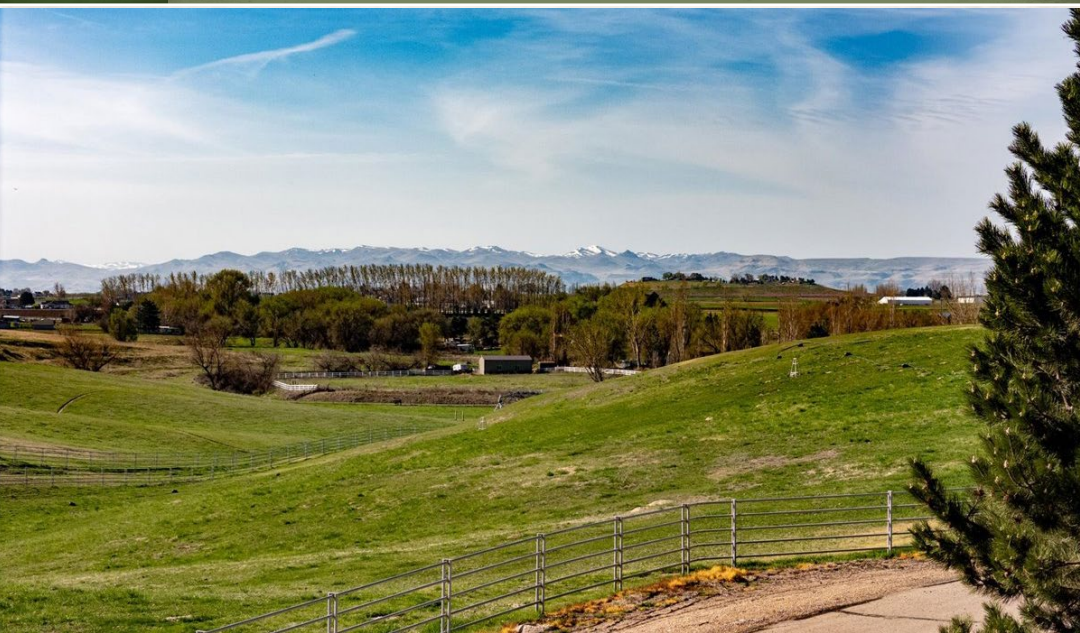
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**TURNOUTS**



**RIDING TRAILS**



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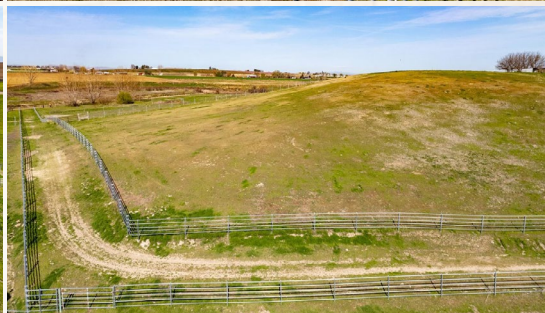
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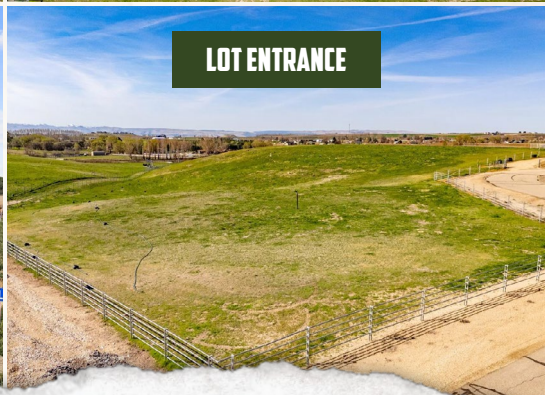
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**SUBDIVISION ENTRANCE**



**LOT ENTRANCE**



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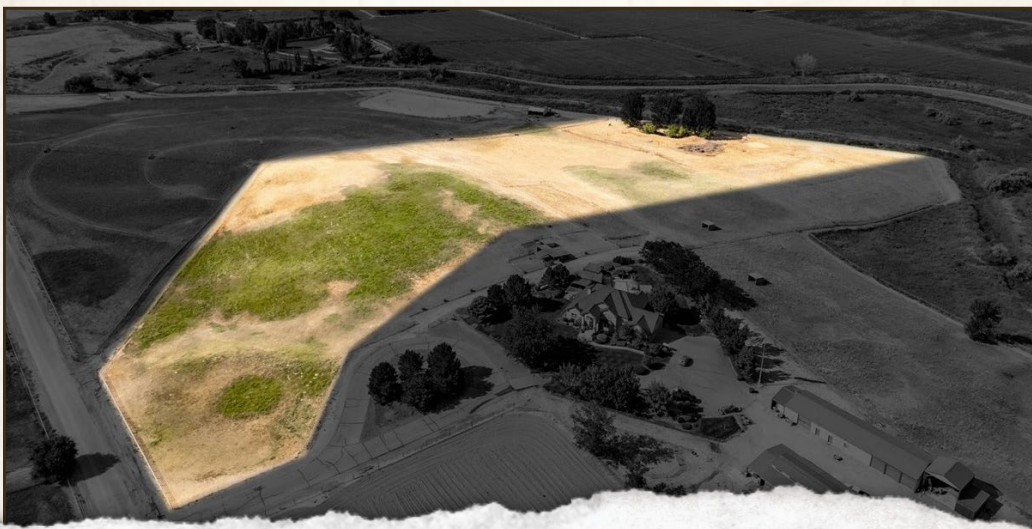
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## MAGGARD ESTATE LOTS



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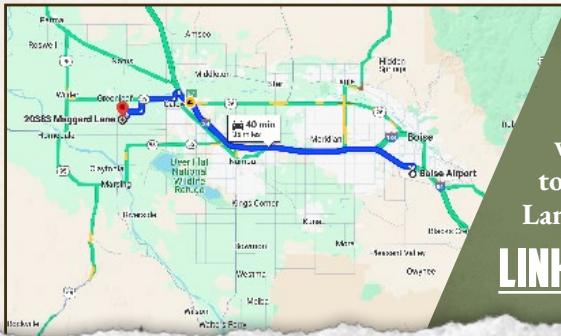
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land id. LINK



Directions From I-84, Exit 27:  
Travel south on Centennial, west on  
Simplot Blvd, south on Weitz Road,  
west on Upper Pleasant, south on Beet  
to Lantern which then becomes Maggard  
Lane at the gated entrance.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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