

37.44± ACRES
OWYHEE COUNTY, ID
\$1,350,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (208) 505-9998 | WWW.SMALLTOWNPROPERTIES.COM

THE OWYHEE 37.44

PROPERTY PROFILE

LOCATION:

- 1212 River Road
Homedale, Idaho 83628
- Owyhee County
- 7± Miles to Downtown Homedale
- 23± Miles to Indian Creek Plaza
- 28± Miles to Downtown Nampa
- 50± Miles to the Boise Airport

PROPERTY USE:

- Building Lot
- Hunting & Fishing
- Agriculture
- Livestock
- Recreation

COORDINATES:

- 43.6735, -117.01805

PROPERTY INFORMATION:

- 37.44± Acres
- 17± Acres with Irrigation Rights
- 600 Feet of River Frontage
- Open Pastureground
- Views
- Live Water

TAX INFORMATION:

- \$139.54 in 2023



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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

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE OWYHEE 37.44

INTRODUCING A NEW OFFERING WITH SNAKE RIVER FRONTAGE! Located off River Road, just a few minutes from the great little town of Homedale, Idaho, sits 37.44± acres. The Owyhee County property offers hunting and fishing opportunities, privacy, incredible views, and open pasture ground. With more than 600 feet of frontage on the Snake River, this place is ideal for your riverfront estate. Walk down to the river to hunt waterfowl, fish, or just enjoy a cool dip in the river. Approximately 17 acres of irrigation rights means you can grow feed for your livestock and horses.

The location provides convenient access to the Snake River Wine Trail, Indian Creek Plaza, and a host of recreational opportunities in the surrounding mountains and waterways. Owyhee County is home to thousands of acres of public lands, streams, reservoirs, and a diverse habitat for big game and bird hunting. This is a chance to own a private hunting and fishing hole in the middle of an outdoor mecca.

Call Oscar Evans today to learn more about this wonderful retreat.



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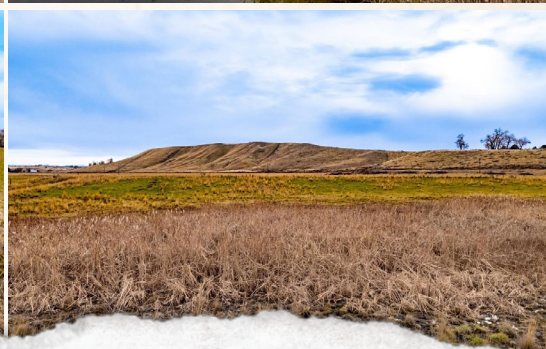
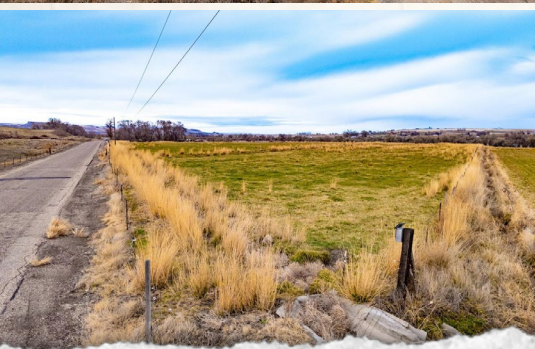
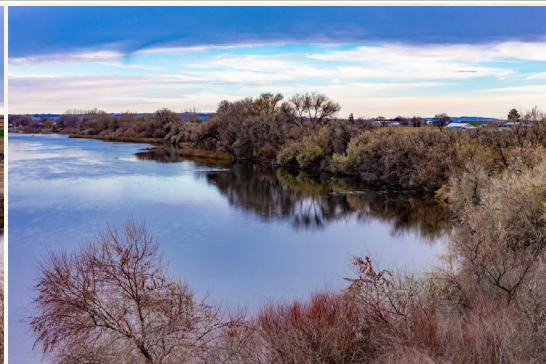
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Directions From Homedale, ID:
Travel west on ID19. Go north on
Northside and then west on River
Road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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