

# Caldwell Equestrian Ranch

83.64 Acres

Gem County, ID

\$3,875,000



HAYDEN  OUTDOORS.



# Caldwell Equestrian Ranch

TOTAL ACRES:

83.64

PRICE:

\$3,875,000

COUNTY:

Gem County

CLOSEST TOWN:

Caldwell, ID

*Presented by*



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### **Property Summary**

This remarkable 83-acre equestrian property boasts two well-appointed homes, fully operational horse facilities, irrigated pastures, and productive farmland. Adding to its allure, the property borders public lands. It is a true gem in the equestrian market, offering extensive acreage, two turnkey homes, and beautiful horse facilities.





## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Equestrian/Horse Property  
Farm/Crops/Ag  
Irrigation  
Outbuilding/Barn/Shed/Shop  
Water Rights  
State Hunting Unit: 38

## Land Details

Address: 6445 & 6451 Little Freezeout Rd, Caldwell, Idaho 83607, USA  
Closest Town: Caldwell  
Total Acres: 83.64  
Deeded Acres: 83.64  
Zoning: Agricultural  
Topography: Rolling  
Vegetation: Pasture and Wheat  
Tillable/Crop/Orchard Acres: 20  
Pasture Acres: 30  
Irrigated Acres: 70  
Water Rights: Yes, State of Idaho 63-82698, 63-33628, 63-34175  
Estimated Taxes: \$6,068.7 - 2022  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 2  
Homes: Primary Home 2020, Secondary Home 1996  
Style of Home(s): Ranch  
Finished Sq. Ft.: 6,331  
Bedrooms: 7  
Full Bathrooms: 6  
Half Bathrooms: 2  
Three-Quarter Bathrooms: 1  
Basement: None  
Parking Types: Attached Garage, Driveway  
Outbuildings: 4  
Types of Outbuildings: 50 X 60 Shop w/ attached apartment, 40 X 120 Horse Barn & 30 X 100 Hay Shed  
Other Improvements: Riding Arena  
Fence Type: Pipe Fencing, barbed wire  
Cooling Systems: Forced Air Cooling  
Heating Systems: Fireplace & Forced Air  
Exterior Features: Custom Landscaping with Mature Trees, Water Feature, & Fruit Trees





## Land

Presently serving as a horse training facility, this property offers great potential as an equine breeding facility or a combination of both pursuits. It boasts expansive pastures, thoughtfully fenced and cross-fenced with durable pipe fencing. The property benefits from 80 acres of valuable irrigation rights, sourced from its privately owned well. A comprehensive irrigation system includes two pivots, ten big gun sprinklers, and some convenient hand lines. Moreover, the pump has ample capacity to accommodate additional irrigation equipment, providing the means to irrigate currently untouched grounds, further enhancing the property's versatility and productivity.







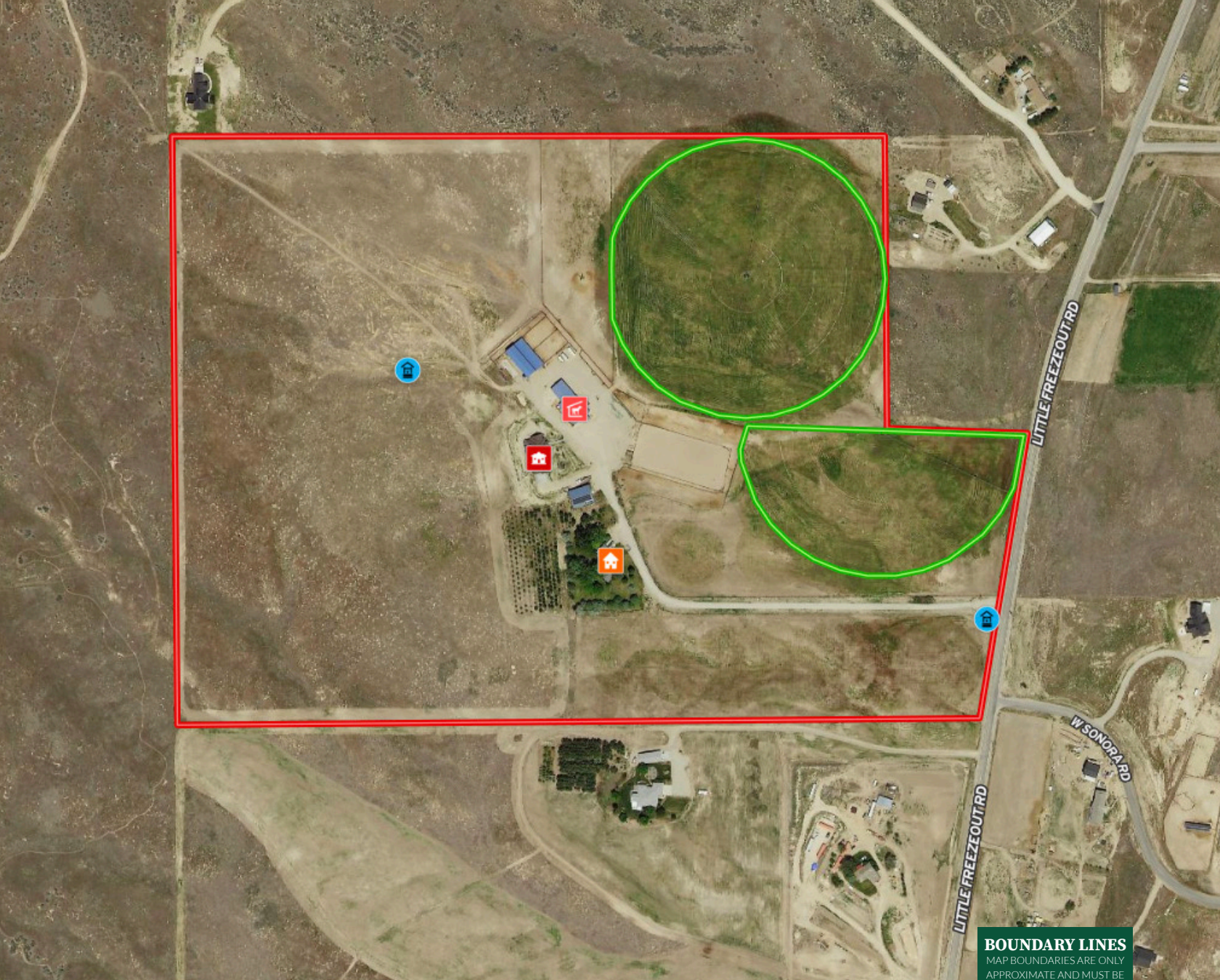
## Improvements

**PRIMARY HOME:** Hibbard Construction completed the primary residence in 2020, showcasing an array of impressive upgrades. This spacious home boasts 3 bedrooms and 4 bathrooms, along with a dedicated office, den, theater room, formal dining room, laundry room, and pantry. The entrance greets guests with a striking wrought iron front door, leading to oak wood floors that gracefully stretch throughout the entire house. A built-in vacuum system ensures easy maintenance, while the solid wood 8-foot doors and custom cabinetry exude elegance in every room. The master bathroom showcases travertine floors and shower and is adorned with quartzite countertops, creating a luxurious retreat. Each guest bedroom enjoys its own private bathroom, featuring beautiful granite countertops. The theater room comes complete with reclining theater seats that remain with the home, offering an exceptional entertainment experience. The kitchen boasts exquisite quartzite countertops, complemented by a copper sink and stainless steel appliances. The living room captures a cozy ambiance with a Texas stone-style fireplace, while remote control shutters in the living room, breakfast room, and master bath provide convenience and privacy. Even the laundry room is well-appointed with a granite composite sink. Thoughtful touches like variable lighting in the entryway and theater room enhance the overall atmosphere. The property's custom landscaping further enhances the appeal of this exceptional home.

**SECONDARY HOME:** The second home, constructed in 1996, spans an area of 2129 square feet and boasts three bedrooms and three bathrooms. The kitchen features elegant granite countertops and has been recently upgraded with new stainless appliances, adding a modern touch. As a sustainable feature, the property is equipped with a solar electric system, promoting energy efficiency and reducing environmental impact. The surrounding landscaping enhances the outdoor experience, featuring mature trees, a tranquil water feature, and fruit trees that add to the natural beauty and charm of the property.

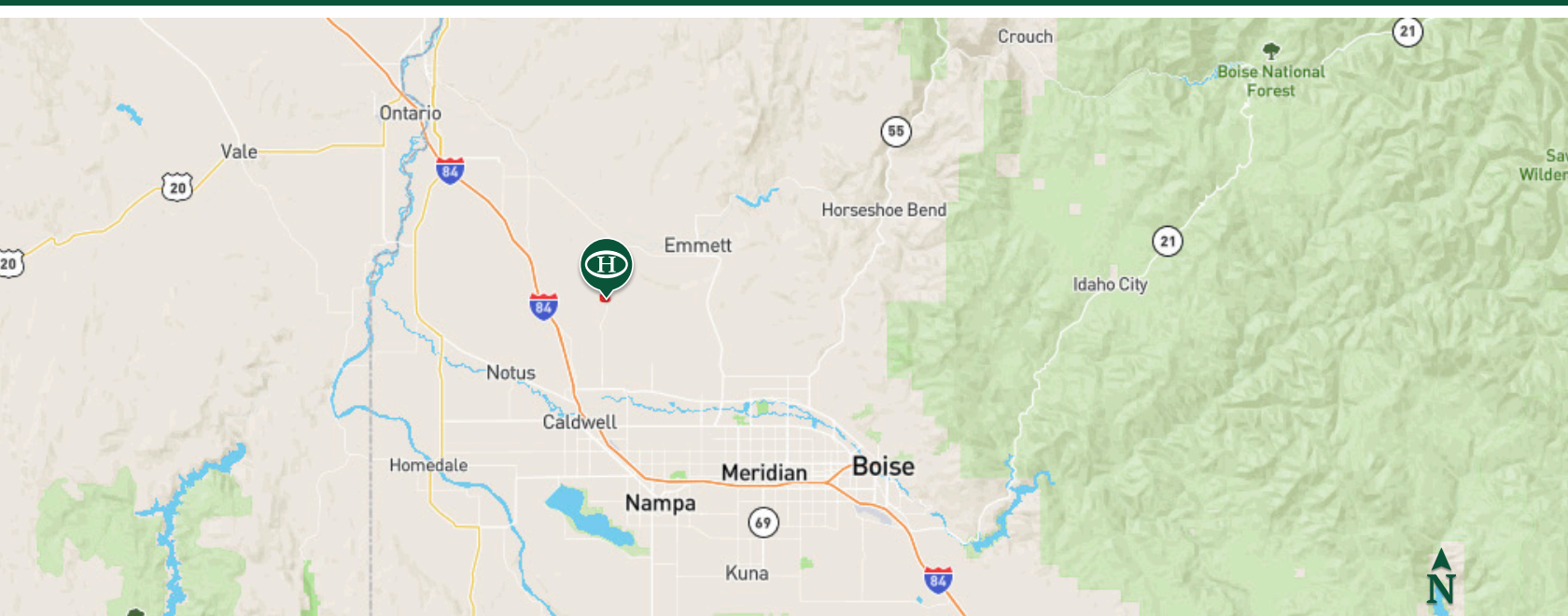






**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

- Boundary
- Pivots
- Main House
- Secondary House
- Horse Barn
- Water Well







## Improvements

**SHOP WITH ATTACHED APARTMENT:** This property offers a spacious 50 x 60 ft shop with a convenient 900 square foot apartment attached. Both the shop and apartment are equipped with a solar electric system and boast the luxury of heated floors. The shop itself is metal construction, well-insulated, and features one bay door, a car pit, and solar-heated floors for comfort during work hours. The apartment underwent a stylish remodeling in 2020, including a new kitchen adorned with stainless steel appliances, to include washer and dryer. With one bedroom, a well-appointed bathroom, a comfortable kitchen/living room area, and a separate hallway area designated for the washer and dryer, the apartment provides a cozy and functional living space. Its 900 square feet are maximized by the solar electric system and heated floors, offering a modern and eco-friendly living experience.

**HORSE BARN:** 40 X 120 barn with 16 Noble panel stalls. 10 – 12 X 12 stalls, 6 – 12 X 24 stalls. Exercise/riding area, or add more stalls.

**HAY SHED:** 30 X 100 covered hay shed with a 30' lean-to to cover adjoining pens.

**RIDING ARENA & ROUND PEN:** 125 X 270 riding arena set-up for roping with a 10' return alley, a lead-up alley, roping boxes and a roping chute. The arena has excellent footing. 85 foot round pen with sand footing.

## Recreation

The property is near the heart of Idaho's wine country within a few miles of the Snake River. Outdoor recreation abounds in the Caldwell area. The Boise River meanders through the north portion of the city while to the south is the beautiful Lake Lowell. Both of these natural water features provide plenty of activities such as boating, fishing, swimming, and hiking.

Nearby recreational amenities include:

- Bitner Vineyards
- Snake River
- St.Chappelle Winery
- Timberstone Golf Course
- Marsing Island Park
- Lake Lowell
- Downtown Caldwell
- Deer Flat National Wildlife Refuge
- Jump Creek Falls
- Givens Hot Springs
- Wilson Spring Ponds





### **Water/Mineral Rights & Natural Resources**

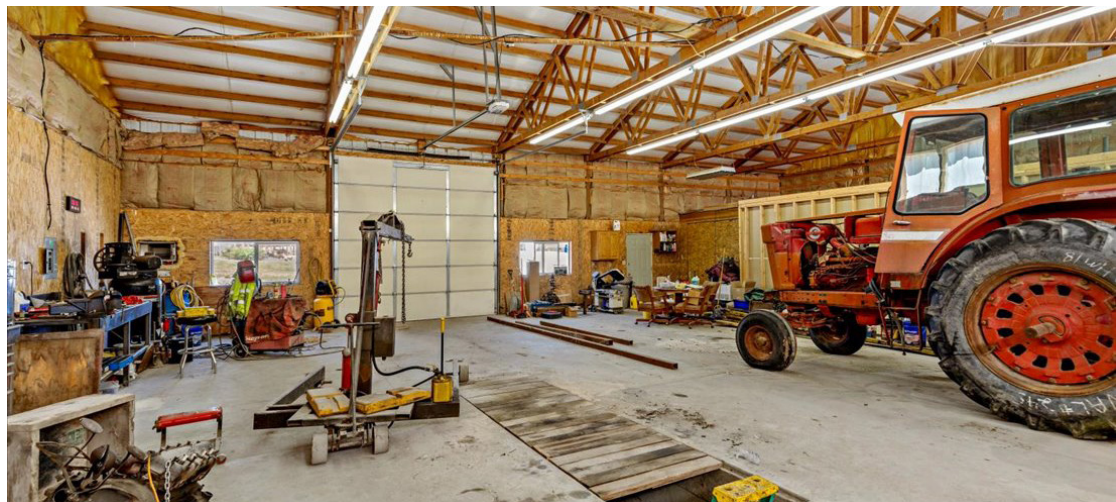
80 acres of State of Idaho issued water rights from property owned well.  
Water shares: 63-82698, 63-33628, 63-34175

### **Region & Climate**

Caldwell, Idaho experiences a semi-arid climate characterized by hot, dry summers and relatively mild winters. The region is part of the Intermountain West, which influences its weather patterns and climate conditions.

### **Location**

Caldwell, Idaho, is located in the picturesque Treasure Valley of southwestern Idaho. Known for its rich agricultural heritage and community spirit, Caldwell offers a unique blend of small-town charm and modern amenities. The city boasts a diverse range of outdoor recreational opportunities, with its proximity to the Owyhee Mountains and the Snake River providing ample options for hiking, fishing, and boating enthusiasts. Caldwell's historic downtown exudes a quaint ambiance with its well-preserved architecture, offering delightful shops, restaurants, and cultural events that bring residents and visitors together. The city's semi-arid climate, with hot summers and mild winters, creates an ideal environment for the cultivation of crops like peaches and wine grapes, contributing to the region's thriving agricultural industry.





# Hayden Outdoors

## Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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testimonials







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**THE BRAND THAT SELLS THE *Land*®**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors, LLC**

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