

Treasure Valley Equestrian Center

10.10 Acres | Ada County, Idaho | \$2,690,000



HAYDEN  OUTDOORS.

Treasure Valley Equestrian Center

TOTAL ACRES:

10.10

PRICE:

\$2,690,000

COUNTY:

Ada County

CLOSEST TOWN:

Star, ID

Presented by



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Property Summary

Views for miles at this exceptional equestrian property in Idaho's Treasure Valley. The property boasts two homes and a full equestrian set-up, complete with indoor and outdoor arenas, barns, stalls, round pens, outbuildings, trailer storage space and fenced horse pastures. This is a perfect haven for horse and rider.

Land

This is a fully functional 10-acre equestrian facility, a haven for horse enthusiasts and their equine companions. With multiple arenas, round pens, barns, and four spacious horse pastures, this property presents an ideal and well-equipped setup for all equestrian pursuits.





Activities & Amenities

Equestrian/Horse Property
Irrigation
Hosue/Cabin
Outbuilding/Barn/Shed/Shop\
State Hunting Unit: 39

Land Details

Total Acres: 10.10
Deeded Acres: 10.10
Zoning: Agricultural
Elevation: 2,471'
Topography: Sloping
Irrigated Acres: 3
Water Rights: Yes
State of Idaho
Estimated Taxes: \$4,124 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Homes: Primary Residence,Secondary Home
Style of Home(s): Ranch with Walk-Out
Basement
Finished Sq. Ft.: 4418
Bedrooms: 4
Full Bathrooms: 3
Basement: Full finished
Parking Types: Attached Garage, Carport,
Driveway
Types of Outbuildings: Barn/Horse Facility,
Horse Stalls. 3- Car Carport, Ranch Office,
Outbuildings
Other Improvements: Covered RV Parking
with Hook-ups
Fence Type: Pier Posts with No-Climb wire
Fencing



Improvements

This property features two homes, and a complete equestrian facility.

Main Home: The thoughtfully designed ranch-style home with a walkout, daylight basement features 4-bedrooms & 3-bathrooms, offering a generous 4,418 square feet of living space. Step into the heart of the home, where the kitchen shines with its stunning granite countertops and upgraded, new appliances. The elegance of hardwood floors flows throughout, enhancing the ambiance of every room. Relax and entertain in the inviting rec room, or enjoy the outdoor views on the covered deck or covered patio. The large master suite offers a luxurious walk-in shower and jetted tub. The convenience of a 3-car garage completes this well maintained home.

Secondary Home: The second home has recently been remodeled and is perfect as a mother-in-law set up or as a possible rental income. The granite counters, new appliances and a jetted tub are some of the highlights in this 2 bedroom, 2 bath, 2 car garage home.





Equestrian Features: This 10-acre, well equipped equestrian property, is a horse lover's dream come true! Located in Idaho's Treasure Valley, this property offers a myriad of top-notch amenities to cater to all your equine needs.

As you explore this equestrian property, you'll find 26 covered 12x24 horse stalls thoughtfully equipped with waterers and corner feed bins. Additionally, there's an 18x24 stud pen enclosed with durable Brazen stallion panels, providing a secure space for breeding operations as well as a separate isolation stall. Step inside the barn, and you'll be impressed by the four deluxe covered "horse-suites." These spacious suites offer padded indoor mats, heated waterers, feed staging area, and new LED lighting throughout.

The equestrian delights continue with a sprawling 60x110 indoor arena, equipped with a tack room for easy access to riding essentials. A flag system, cones, and jumps are provided, allowing you to create thrilling courses for training or hosting events right in the comfort of your own property. For those who enjoy riding under the stars, one of the two outdoor arenas features state-of-the-art LED lighting, providing the perfect ambiance

for night riding.

This property also boasts a hot water horse bath, equipped with a 40-gallon propane tank, guaranteeing a steady and reliable supply of warm water for bathing and grooming your horses. You will also find two round pens, each enclosed with solid panels and featuring decomposed granite footing, ensuring a safe and well-maintained space for training and groundwork exercises. With four horse pastures, two of them thoughtfully equipped with horse weather shelters, your equine companions will have ample space to graze and roam freely. The property is fenced with pier posts and no-climb wire and features additional space for trailer storage or rental, there are ten convenient spaces available, making it hassle-free to accommodate guests or fellow equestrians. Additionally, there are two tack sheds to keep all your riding gear and equipment organized and easily accessible.

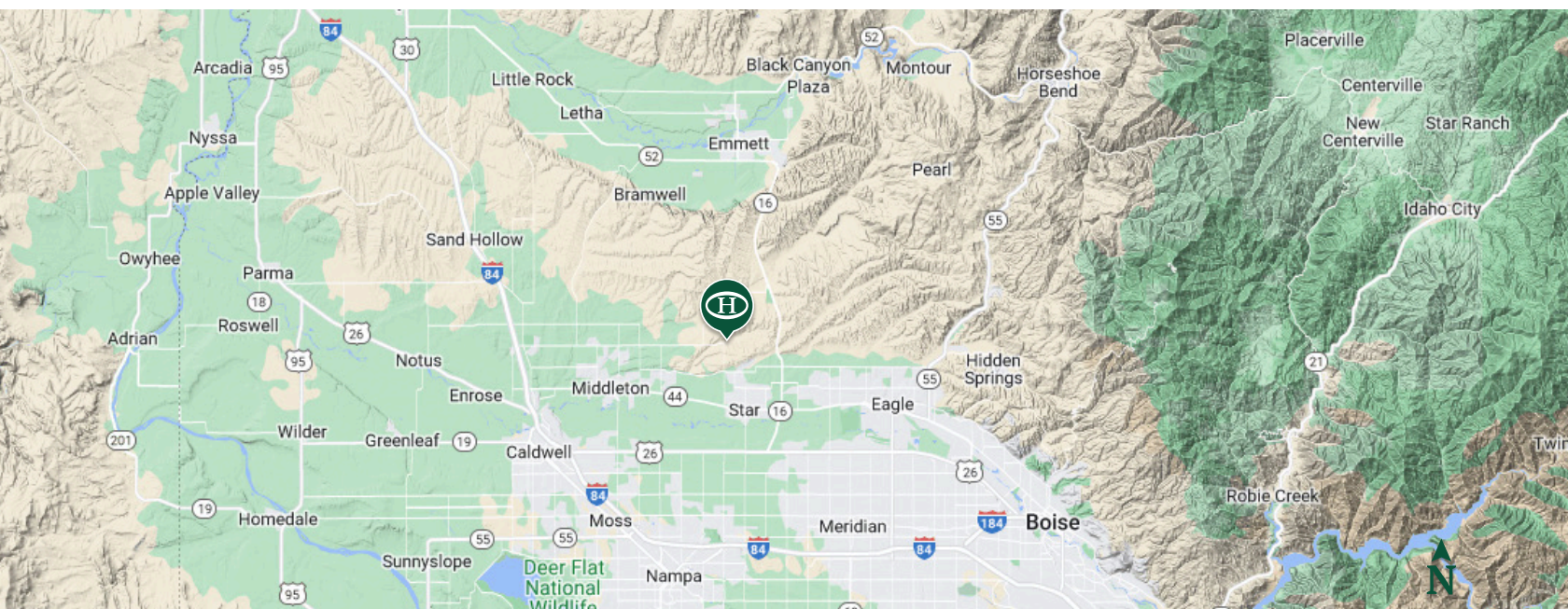
Whether you're a professional rider, a passionate horse lover, or an investor seeking an equestrian business opportunity, this 10-acre property has it all. Embrace the equestrian lifestyle at its finest in this exceptional property.





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

Boundary Barn Horse Stable House Main House





Recreation

Star, Idaho, and its surrounding areas offer a plethora of recreational amenities for residents and visitors to enjoy. Here are some of the popular recreational activities and destinations near Star:

- **Eagle Island State Park:** Located just a short drive from Star, this 545-acre state park provides a diverse range of outdoor activities. Visitors can enjoy picnicking, hiking, horseback riding, and fishing in the park's lake. During the summer, the park features a water park with a lazy river and water slides, perfect for family fun.
- **Boise River:** The nearby Boise River offers opportunities for fishing, kayaking, and floating. The Boise River Greenbelt, a 25-mile long pathway that follows the river's course, is a favorite spot for walking, jogging, and cycling.
- **Bogus Basin Mountain Recreation Area:** Situated approximately 30 miles northeast of Star, Bogus Basin offers year-round recreational activities. In the winter, it's a popular ski resort with skiing, snowboarding, and tubing. During the warmer months, visitors can enjoy hiking, mountain biking, and scenic chairlift rides.
- **Star Riverwalk Park:** Located right in Star, this charming park offers a pleasant walking path along the Boise River. It's a great spot for picnics, birdwatching, and enjoying the tranquil riverside setting.
- **Golf Courses:** Golf enthusiasts can tee off at nearby golf courses like River Birch Golf Course and TimberStone Golf Course, offering beautiful landscapes and challenging holes.
- **Wineries and Vineyards:** The area around Star has a few wineries and vineyards where visitors can enjoy wine tasting, tours, and stunning views of the surrounding countryside.





- **Farmers' Markets:** Throughout the summer and fall, various farmers' markets take place in the area, offering fresh produce, artisanal goods, and a chance to support local vendors.
- **Boise National Forest:** Stretching to the northeast, the Boise National Forest provides an abundance of outdoor activities, including camping, hiking, and wildlife viewing.
- **Recreational Clubs and Sports Leagues:** The Star community is known for its active lifestyle, with opportunities to join local sports leagues, biking clubs, and recreational groups.

Region & Climate

Star, Idaho experiences a semi-arid climate with distinct seasonal variations 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

Star, Idaho, a serene and picturesque town located in the southwestern part of the Gem State, offers a perfect blend of small-town charm and natural beauty. Situated just a short distance from Boise, Star provides residents with a peaceful retreat from the urban bustle while still offering easy access to modern amenities. With its rolling hills, scenic vistas, and a close-knit community, Star is an inviting destination for nature enthusiasts and families seeking a welcoming and idyllic place to call home.





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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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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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