

Wilder Hops Farm – 89+ Acres

89.41 Acres

Canyon County, ID

\$1,609,380



Wilder Hops Farm – 89+ Acres

TOTAL ACRES:

89.41

PRICE:

\$1,609,380

COUNTY:

Canyon County

CLOSEST TOWN:

Wilder, ID

Activities & Amenities:

Farm/Crops/Ag
Irrigation
Water Rights

Land Details:

Address: TBD Fern Ln, Parma, Idaho 83660, USA
Closest Town: Wilder
Total Acres: 89.41
Deeded Acres: 89.41
Zoning: Agricultural
Elevation: 2,231'
Topography: Level
Vegetation: Hops
Tillable/Crop/Orchard Acres: 89.41
Irrigated Acres: 76.17
Water Rights: Yes, Wilder Irrigation District
Estimated Taxes: \$990.44 - 2022
Source of lot size: Assessor/Tax Data

Property Summary

89.41 acres of irrigated farmland, dedicated to hops cultivation. The Golden Gate Canal flows through the property, ensuring consistent irrigation. Fertile, well drained soil, and the temperate climate create favorable conditions for extremely productive farm ground. Adding to its allure are the views of the Owyhee Mountains, making it a truly picturesque agricultural property. The property is listed for sale with multiple options for purchase.

Land

One building permit is available for the south parcel.

Idaho is known for its thriving hops industry, and the cultivation of hops, a key ingredient in beer production, has become increasingly significant in the state's agricultural landscape. The Treasure Valley happens to be one of the primary regions for hops cultivation in Idaho.

Hops farming requires specific conditions, including a temperate climate, ample sunlight, and well-drained soil, all of which the Treasure Valley provides. The varieties cultivated in Idaho are highly sought after by brewers for their quality and diverse flavor profiles, contributing to the craft beer industry's growth and innovation.

Recreation

Along the banks of the Snake River, Wilder, Idaho, offers endless recreational amenities. From stunning natural landscapes to a rich agricultural heritage, this area provides a diverse range of activities.

- **Fishing and Boating:** The Snake River is the lifeblood of Wilder's recreational scene. Anglers will find excellent fishing opportunities year-round, with catches like bass, trout, and catfish. Whether you prefer casting your line from the riverbanks or launching a boat, the Snake River's tranquil waters make for a perfect fishing experience. Canoeing, kayaking, and paddleboarding are also popular, allowing you to explore the river's scenic beauty up close.
- **Hiking and Biking:** The rolling hills surrounding Wilder are a paradise for hikers and mountain bikers. There are numerous trails that wind through the lush farmland and offer breathtaking views of the Snake River Valley.
- **Wine Tasting:** Wilder is situated in the heart of Idaho's burgeoning wine country. Visitors can tour local vineyards and wineries, sampling the finest wines produced from the region's fertile soil. Wine tasting events and tours are often available, making it a fantastic way to spend a leisurely afternoon with friends or family.
- **Local Festivals:** Wilder's community celebrates its agricultural heritage with various festivals throughout the year.
- **Nearby Adventures:** While Wilder offers plenty of recreational options, it's also conveniently located just a short drive from the Owyhee Mountains and Owyhee Reservoir, offering endless outdoor recreation.





Water/Mineral Rights & Natural Resources

- Wilder Irrigation District via Golden Gate Canal
 - » Parcel # R3675600000 31.77 Irrigated Acres
 - » Parcel # R3675001200 9.17 Irrigated Acres
 - » Parcel # R3675001100 35.23 Irrigated Acres

Region & Climate

Wilder, Idaho, experiences a semi-arid climate characterized by distinct seasons and relatively low precipitation. Summers are typically hot and dry, while winters are relatively mild compared to other parts of Idaho. Snowfall is infrequent but not unheard of.

Location

Wilder's most prominent feature is its stunning location along the banks of the Snake River. The landscapes of rolling hills and farmland provide a backdrop for the community. Agriculture also plays a significant role in Wilder's identity. The area is known for its fertile soil, which is ideal for growing a variety of crops, including onions, hops, and grapes. The vineyards in and around Wilder have gained recognition for producing excellent wines.

Wilder is conveniently located just a short drive from the city of Boise, providing residents with access to urban amenities while still enjoying the tranquility of rural living.

ADDITIONAL PURCHASING OPTIONS

Wilder Hops Farm – 48.54 Acres

\$873,720 | Acres: 48.54

Property Summary

48.54 acres of irrigated farmland, dedicated to hops cultivation.

Water/Mineral Rights & Natural Resources

- Wilder Irrigation District via Golden Gate Canal
 - » Parcel # R3675001200 9.17 Irrigated Acres
 - » Parcel # R3675001100 35.23 Irrigated Acres



Wilder Hops Farm – 40.87 Acres

\$735,660 | Acres: 40.87

Property Summary

40.87 acres of irrigated farmland, dedicated to hops cultivation.

Water/Mineral Rights & Natural Resources

- Wilder Irrigation District via Golden Gate Canal
 - » Parcel # R3675600000 31.77 Irrigated Acres

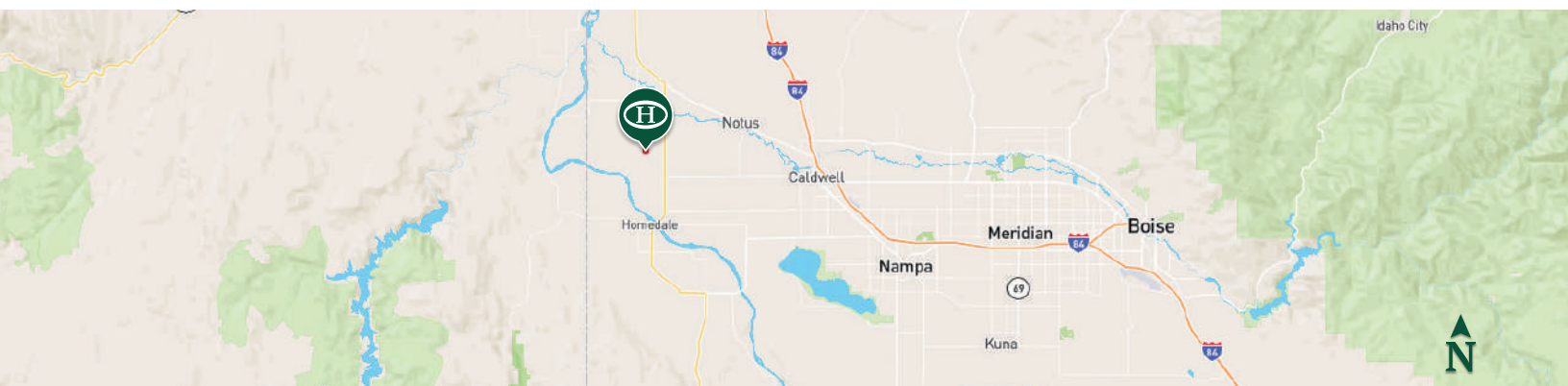


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 Boundary

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



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