

Midvale Farm

7.26 Acres

Washington County, ID

\$550,000



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Activities & Amenities

Farm/Crops/Ag
Outbuilding/Barn/Shed/Shop
House/Cabin
Water Shares (different from water rights)
State Hunting Unit: 32

Land Details

Address: 2547 N School Rd, Midvale, Idaho
83645, USA
Closest Town: Midvale
Total Acres: 7.26
Deeded Acres: 7.26
Leased Acres: 0.00
Zoning: Ag
Elevation: 2,562ft
Topography: Level
Pasture Acres: 5.5
Irrigated Acres: 6
Water Rights: Yes
Middle Valley Ditch Corporation
Estimated Taxes: TBD
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1,636
Bedrooms: 3
Full Bathrooms: 1
Three-Quarter Bathrooms: 1
Parking Types: Detached Garage, Attached
Garage, Driveway
Types of Outbuildings: Haybarn,
Loafing Shed, Chicken Coop, Insulated Shop,
Storage Shed, R.V Barn w/ Lean -To
Heating Systems: Electric Heaters, Radiant,
Wood Stove
Exterior Features: Patio



This farm on 7.26 acres in Midvale, Idaho, epitomizes the quintessential rural lifestyle, offering a blend of comfortable living and agricultural opportunity.

Land

The allure of this property extends far beyond the confines of the home, encompassing 7+ acres of fertile farmland ready to fulfill your homestead dreams. The land is currently in pasture and fully irrigated. The patio, yard, garden space with raspberries, rhubarb, concord grapes, and fruit trees are meticulously cared for with automatic sprinklers and are ready for this summer's growing season.



Improvements

The heart of this property is a 3-bedroom, 2-bathroom home with 1,636 square feet of comfortable living space. The updated kitchen serves as a focal point with ample cabinet space and quartz countertops. The insulated sunroom further extends the living space and is the perfect place to enjoy the mountain views. Built in 1983, the home was updated in 2004 with a new roof, new siding, and new windows.

Complementing the homestead are multiple outbuildings catering to various needs and pursuits. An RV barn provides ample storage for recreational vehicles. A hay barn stands ready to house feed and agricultural supplies, while a barn with a tack shed and stalls offers accommodation for livestock pursuits. A chicken coop provides a haven for feathered friends, while a loafing shed caters to the needs of cows. Additionally, a shop equipped with a workbench presents the perfect space for tinkering and DIY projects.

Home

- 1,632 SqFt
- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage

Hay Barn

- 2 Lean-To's
- Concrete Feed Bunk

Barn

- Tack Shed
- Stalls

Shop

- Insulated
- 220V Electrical Service
- 20X30 Garage Door Access
- Loft

Loafing Shed

- 2+ Concrete Feed Bunks

Chicken Coop

RV Shed

- RV Storage
- Carport or Boat Storage





Recreation

Midvale, Idaho, in the heart of Washington County, Idaho offers an abundance of recreational opportunities to explore:

Exploring the Great Outdoors: Midvale serves as a gateway to the rugged landscapes of western Idaho and the Payette National Forest and Weiser River Trail. Discover waterfalls, lakes and reservoirs, and experience Hell's Canyon, North America's deepest river gorge.

Fishing and Water Sports: Cast your line into the clear, flowing waters of the Weiser River, or bring along your kayak or paddleboard and enjoy a day on the river.

Hunting Adventures: Washington County is renowned for its abundant wildlife and excellent hunting opportunities. From upland game birds to big game species such as deer and elk. Located in State Hunting Unit 32 in the Weiser River Zone, with over 9,000 acres of BLM to access, many hunting and fishing opportunities including big game, wolf hunting and trapping, upland game, small game, and trapping are available.

Water/Mineral Rights & Natural Resources

0.5 Water Shares of Middle Valley Ditch Corporation and a waste water irrigation ditch provide water for the land via included wheel lines, big gun, and mobile pod sprinklers.





Region & Climate

Midvale, Idaho, experiences a semi-arid climate with distinct seasons. Summers in Midvale are warm and dry, with temperatures ranging from the mid-80s to low 90s. Winters, on the other hand, are cold and snowy, with temperatures dropping below freezing. Snowfall averages around 20 to 30 inches.

Location

Situated in the western region of Idaho, Midvale rests in a scenic valley bordered by rolling hills and the tranquil waters of the Weiser River. Found in Washington County, it's conveniently positioned between Boise, Idaho's capital, and the Oregon border. This central location makes Midvale easily accessible and approximately 85 miles to urban amenities. The economy is rooted in agriculture, with farming and ranching serving as key industries in the area.

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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.

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"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

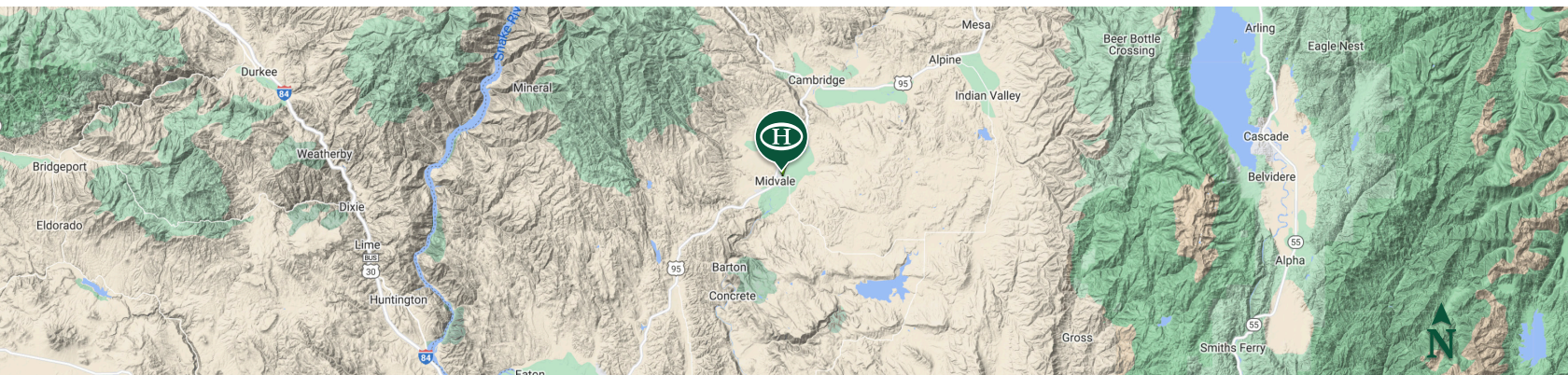
Scan to see more
testimonials





 Boundary  Barn  House  Shed / Shack

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



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