



Succor Creek Ranch

72.43 Acres | Owyhee County, ID | \$1,500,000



HAYDEN  OUTDOORS.

Succor Creek Ranch

TOTAL ACRES:

72.43

PRICE:

\$1,500,000

COUNTY:

Owyhee County

CLOSEST TOWN:

Homedale, ID

Presented by



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Property Summary

Gorgeous 73 acre paradise with Succor Creek flowing over 1/2 mile through the property. This rare legacy property offers a variety of recreational opportunities, water rights, wildlife, and breathtaking unspoiled natural beauty. Owner Financing Available!



Activities & Amenities

Cattle/Ranch
Hunting - Big Game
Hunting - Turkey
Hunting - Waterfowl
Stream/River
Water Rights
Waterfront
Fishing
Hunting - Small Game
Hunting - Upland Birds
Irrigation
Water Access
Water View

Land Details

Address: TBD Egurrola Ln,
Homedale, Idaho 83628, USA

Closest Town: Homedale

Total Acres: 72.43

Deeded Acres: 72.43

Leased Acres: 0.00

Zoning: Agricultural

Elevation: 2,265ft

Topography: Level

Irrigated Acres: 38.7

Water Rights: Yes

Gem Irrigation District

Estimated Taxes: \$309.68 - 2023

Source of lot size: Assessor/Tax Data



Land

The main highlights of the property is its abundance of water. The property boasts approximately half a mile of creek frontage, as well as 37.8 acres of water rights.

Even though it is close to town, this haven feels very secluded. The town of Homedale is just over a mile away. Several well-laid-out hay fields comprise the property, ranging between 3-5 acres, perfect for animal rotation or hay production. Along the eastern portion of the property, there is elevated dry ground ideal for improvements such as a home, barns, or corrals.

The property includes a building permit through Owyhee County. A 30-foot easement is in place to access the property off Egurrola Lane.



Recreation

The retreat is a prime location for hunters, attracting a variety of wildlife. For waterfowl hunters, there are mallards, wood ducks, and geese; for upland bird hunters, quail, pheasant, and turkey; and for big game hunters, there are even mule deer. The property is located in game unit 40.

The Owyhee Mountains and the nearby Owyhee Reservoir are prominent natural features in the Owyhee County area of southwestern Idaho, offering a variety of outdoor recreational opportunities.


Nearby attractions include:

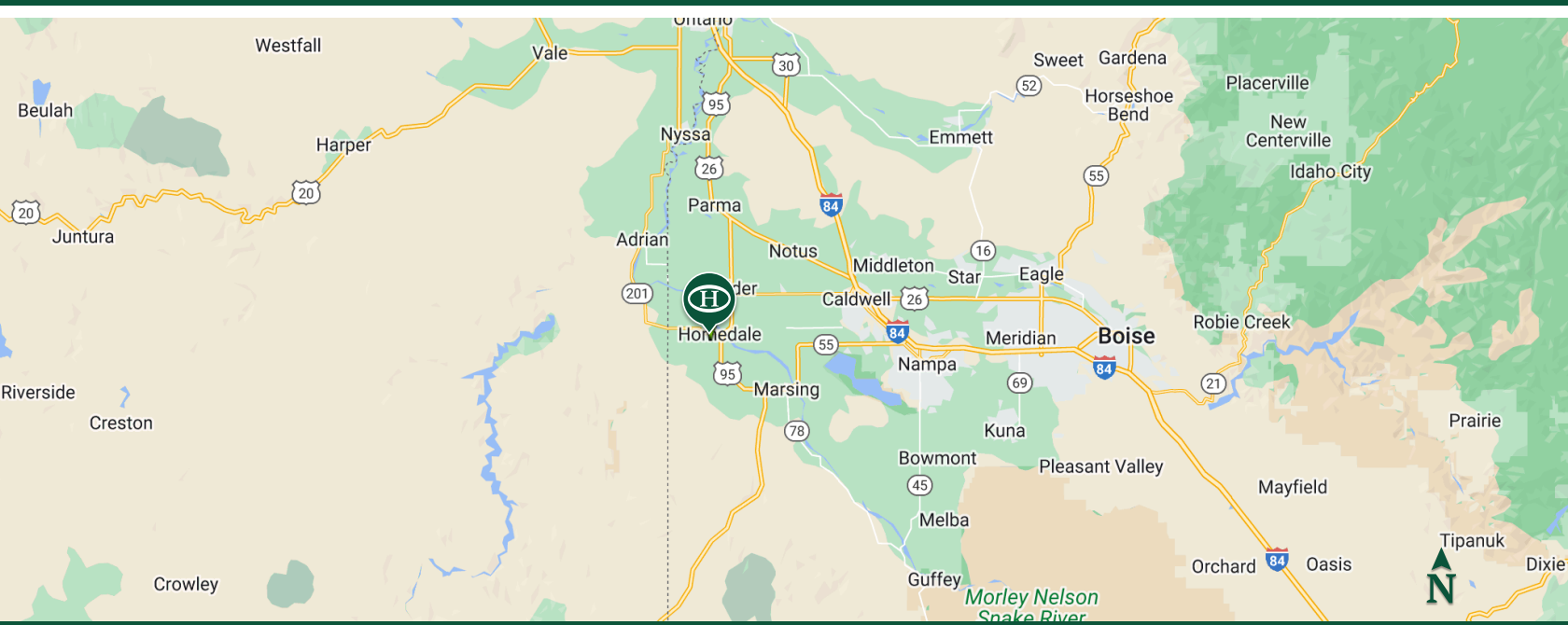
- Owyhee River/Reservoir
- Owyhee Mountains
- Snake River
- Succor Creek State Natural Area
- Owyhee Canyonlands
- Local Winerys & Vineyards
- Succor Creek State Natural Area
- Jump Creek Falls



ACCESS EASEMENT

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

 Boundary





Agriculture

Agriculture plays a significant role in the identity and economy of Homedale. The region is known for its production of crops such as potatoes, onions, sugar beets, and corn. The fertile soil, abundant water resources, and favorable climate are a cornerstone of the county's economy and heritage.

Region & Climate

Homedale, Idaho experiences a semi-arid climate with hot, dry summers and cold winters. Summers are typically warm with temperatures often exceeding 90°F, especially in July and August, which are the hottest months. Winters are cold with temperatures dropping below freezing, and snowfall is not uncommon. Precipitation is relatively low throughout the year, with most of it occurring in the form of rain during the spring and early summer months.

Location

Homedale, Idaho, sits in the scenic Snake River Valley, surrounded by rolling hills and the Owyhee Mountains. About 45 miles southwest of Boise, it offers both rural charm and easy access to urban amenities. Outdoor enthusiasts can enjoy activities like fishing and hiking nearby, while families can explore local landmarks like the Homedale City Park.





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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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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