

# Homedale Half Pivot - 77 AC

77.01 Acres | Owyhee County, ID | \$1,232,160



HAYDEN  OUTDOORS.



# Homedale Half Pivot - 77 AC

TOTAL ACRES:

77.01

PRICE:

\$1,232,160

COUNTY:

Owyhee County

CLOSEST TOWN:

Homedale, ID

## Activities & Amenities:

Farm/Crops/Ag

Water Rights

Irrigation

State Hunting Unit 40

## Land Details:

Address: TBD Hwy 19, Homedale,

Idaho 83628, USA

Closest Town: Homedale

Total Acres: 77.01

Deeded Acres: 77.01

Leased Acres: 0.00

Zoning: Ag

Topography: Level

Irrigated Acres: 77.01

Water Rights: Yes

Estimated Taxes: \$476.3 - 2023

Source of lot size: Assessor/Tax Data

## Property Summary

The Homedale Half Pivot property located in Owyhee County, renowned for its agriculture industry, offers an opportunity to invest in irrigated farmland. Whether you're looking to expand your farming operations or embark on a new venture in agriculture, this property offers the perfect location, infrastructure, and crop cultivation.

## Land

77.01 acres of irrigated farmland in the heart of Southwest Idaho. This versatile property offers opportunities for crop cultivation or grazing. Currently utilized as pasture under pivot irrigation, the property features three pivot systems efficiently irrigating approximately 77 acres.

- Half Pivot = 67 +/- Acres
- Corrugates = 10 +/- Acres

## Agriculture

Owyhee County boasts a diverse range of crops, reflecting its fertile soils and favorable climate. Among the primary crops grown in the area are potatoes, onions, sugar beets, corn, alfalfa, wheat, barley, and specialty crops such as hops. The county's agricultural output contributes significantly to Idaho's status as a leading producer of potatoes and other crops. In addition to crop production, Owyhee County is home to a thriving livestock industry. Cattle ranching is particularly prominent, with both beef and dairy cattle raised in the area, contributing to its overall economic vitality.

## 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 where you will find many of Idaho's orchards and vineyards. Homedale is a growing community 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.





## Recreation

The property is west of the Snake River in Owyhee County and close to several recreational areas which offer opportunities for fishing and boating. The Owyhee Mountains and the nearby Owyhee Reservoir are prominent natural features in the Owyhee County area of southwestern Idaho.

Nearby attractions include:

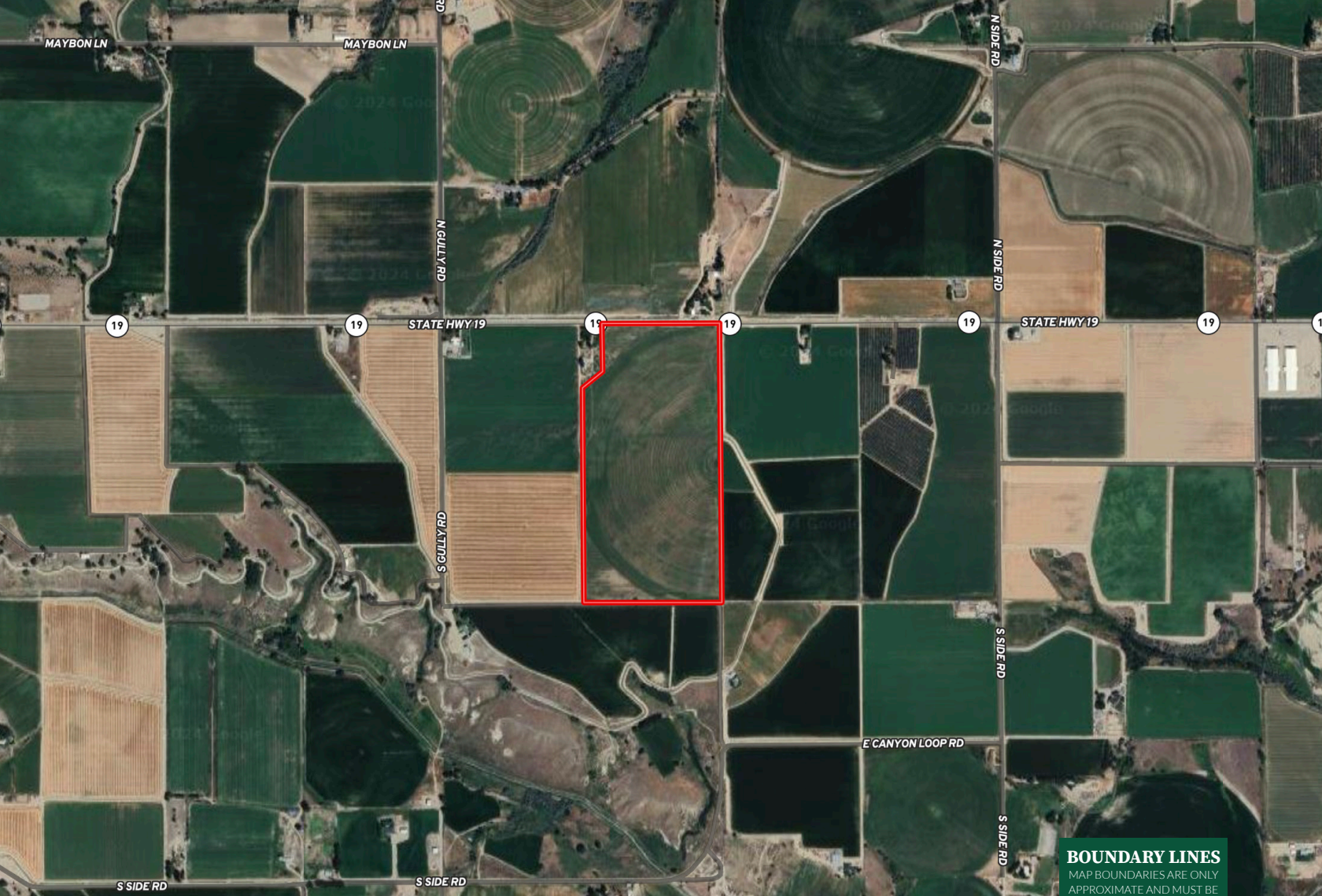
- Snake River
- Owyhee River/Reservoir
- Owyhee Mountains
- River Bend Golf Course
- Claytonia Pond Wildlife Habitat Area
- Jump Creek Falls
- St Chapelle's Winery
- Lake Lowell
- Givens Hot Springs
- Deer Flat National Wildlife Refuge

Located in Game Management Unit (GMU) 40, there are plenty of hunting opportunities, including big game like mule deer, elk, and pronghorn antelope, as well as upland birds such as chukar and quail. Waterfowl and predator hunting is permitted as well.


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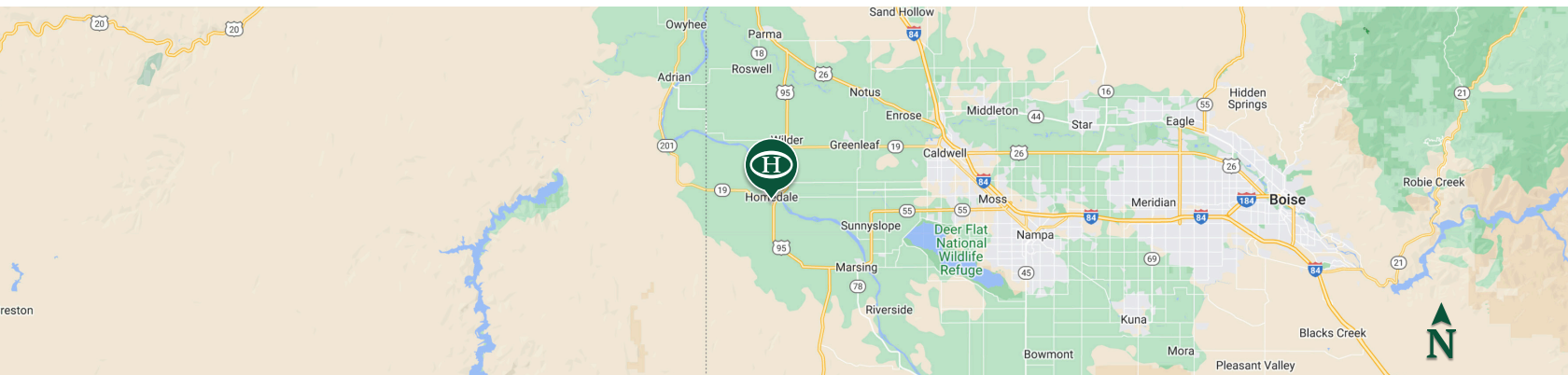






**BOUNDARY LINES**  
 MAP BOUNDARIES ARE ONLY  
 APPROXIMATE AND MUST BE  
 VERIFIED FOR ACCURACY.

 Boundary



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