

Hop Road Country Home

9.53 Acres

Canyon County, ID

\$849,000



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Activities & Amenities

Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Irrigation
Outbuilding/Barn/Shed/Shop

Land Details

Address: 28140 Hop Rd, Caldwell , Idaho
83607, USA
Closest Town: Caldwell
Total Acres: 9.53
Deeded Acres: 9.53
Zoning: Ag
Elevation: 2,390'
Topography: Level to Sloped
Pasture Acres: 7
Irrigated Acres: 7
Water Rights: Yes
Black Canyon Irrigation District
Estimated Taxes: \$2,514.5 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch with Basement
Finished Sq. Ft.: 3,568
Bedrooms: 4
Full Bathrooms: 2
Three-Quarter Bathrooms: 1
Basement: Full finished
Parking Types: Attached Garage
Outbuildings: 1
Types of Outbuildings: Shop/Barn
Fence Type: Perimeter
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Radiant



Property Summary

Beautiful country home situated on over 9 acres, fully fenced with over 7 acres of irrigated pasture, ideal for horses or livestock. The property features a beautiful home with two separate living quarters and a large insulated shop, perfect for storage, and offers stunning views of the surrounding countryside.





Land

This acreage is perfect for those interested in horses or other livestock. Fully fenced and cross-fenced, the property showcases over 7 acres of irrigated pasture, watered by both wheel lines and hand lines. With full eligibility for 9.5 acres of Black Canyon water rights, it offers ample water rights. Additionally, several holding pens have been established for animals, and the irrigated pasture could even be utilized for hay production.

Improvements

Explore this expansive home offering 3,568 square feet of living space. The main floor presents an open kitchen with updated cabinets, along with the primary bedroom and bathroom, and an additional bedroom and bathroom, while the basement hosts a second kitchen, two more bedrooms, a bathroom, and a spacious living area.

The large insulated shop features cemented floors in half of the building and is powered. It has been expanded to provide additional storage and organization space. The roll-up doors measure 9' and 12' and sliding doors have been installed for convenient access. Additionally, there is a tack room included.



Recreation

The property is near the heart of Idaho's wine country within a few miles of the Snake River. Outdoor recreation abounds in the Caldwell area. The Boise River meanders through the north portion of the city while to the south is the beautiful Lake Lowell. Both of these natural water features provide plenty of activities such as boating, fishing, swimming, and hiking.

Nearby recreational amenities include:

- Bitner Vineyards
- Snake River
- St. Chappelle Winery
- Timberstone Golf Course
- Marsing Island Park
- Lake Lowell
- Downtown Caldwell
- Deer Flat National Wildlife Refuge
- Jump Creek Falls
- Givens Hot Springs
- Wilson Spring Ponds





Region & Climate

Caldwell, Idaho experiences a semi-arid climate 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.

History

Caldwell, Idaho, located in Canyon County, has a rich history tied to agriculture and railroads. It's home to the College of Idaho and boasts a diverse economy with a focus on agriculture, manufacturing, and healthcare. The city offers cultural events, including the Caldwell Night Rodeo, and recreational activities in the surrounding Treasure Valley. With a growing population, Caldwell maintains its historic charm while embracing new developments and community initiatives, making it an appealing place to live and visit in southwestern Idaho.

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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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- RICK STEINER, SELLER/BUYER


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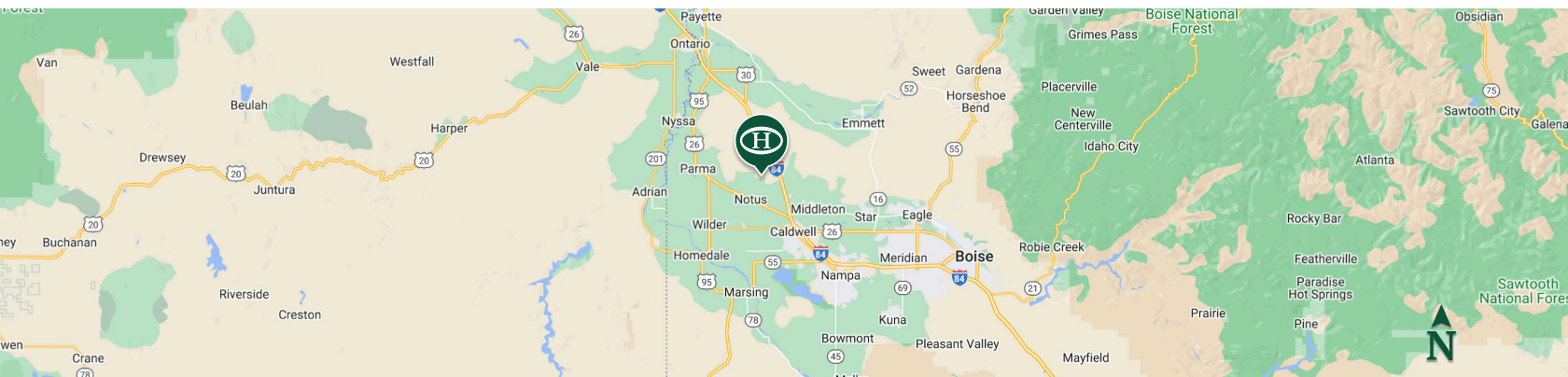




BOUNDARY LINES

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

 Boundary



Austin Callison

- 📍 Broker, Licensed in ID, OR, & WY
- ✉ Austin@HaydenOutdoors.com
- 📞 208.870.1757


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