

Snake River Island Farm

208.95 Acres | Payette County, ID | \$3,375,000



HAYDEN  OUTDOORS.

Snake River Island Farm

TOTAL ACRES:

208.95

PRICE:

\$3,375,000

COUNTY:

Payette County

CLOSEST TOWN:

Payette, ID

Presented by



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Property Summary

Don't miss this incredible opportunity to own your own island! Ultimate 209-acre recreational paradise along the Snake River on the outskirts of Payette, Idaho. This rare legacy property offers a variety of recreational opportunities, water rights, wildlife, and breathtaking unspoiled natural beauty.



Activities & Amenities

Boating/Sailing/Rafting
Farm/Crops/Ag
Fishing
House
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Irrigation
Outbuilding/Barn/Shed/Shop
River
Water Access
Water Rights
Water View
Waterfront
State Hunting Unit: 32

Land Details

Address: 10651 N River Rd,
Payette, Idaho 83661, USA
Closest Town: Payette
Total Acres: 208.95
Deeded Acres: 208.95
Leased Acres: 0.00
Zoning: Ag
Elevation: 2130 FT
Topography: Level
Water Rights: Yes
Estimated Taxes: \$3,248.8 - 2023
Source of lot size: Unknown

Building Details

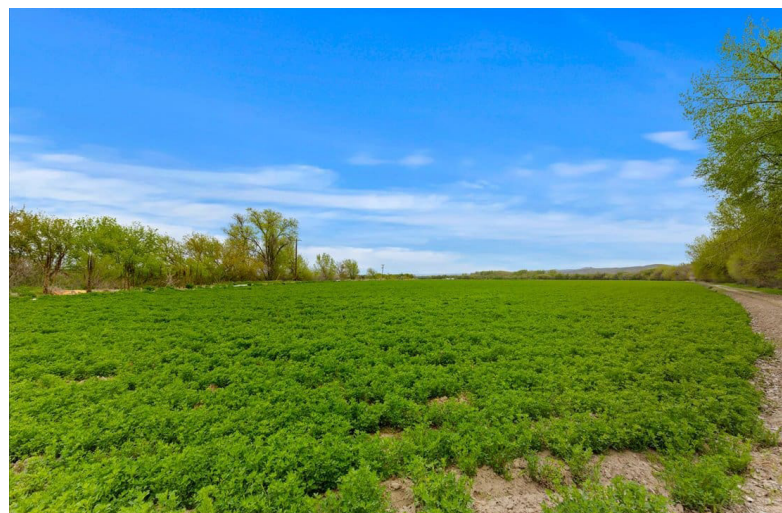
Homes: 1
Finished Sq. Ft.: 2870
Bedrooms: 4
Full Bathrooms: 2
Basement: Full finished
Parking Types: Driveway
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air



Land

Located in Payette, Idaho, this impressive island property covers 209 acres, with 138 acres dedicated to irrigated farming. The land, primarily silt loam and fine sandy loam, is ideal for agriculture. This property boasts exceptional water rights, dating back to 1949, and utilizes flood irrigation for the farmland. The ditches are strategically positioned across the property to maximize agricultural efficiency. Surrounded by dense vegetation, the property offers privacy and natural beauty. With over 3 miles of Snake River frontage, the property also provides direct access to water activities and stunning views of the nearby foothills.

The property is currently pending winter recreational water rights.







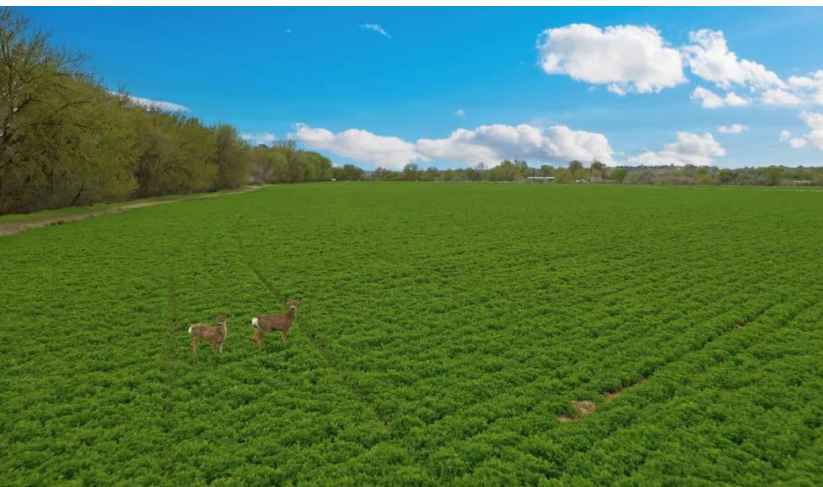
Improvements

This property boasts a 2,870 square foot home built in 1960, which includes four bedrooms, two bathrooms, and a full basement, offering ample living space. Additionally, the estate features two large outbuildings, each 80'x40', and several grain silos. The bridge on the property has been reinforced to support up to 70 tons, ensuring easy and unrestricted access for transporting heavy equipment.

Recreation

This property on the Snake River offers a variety of recreational activities. It provides direct access to fishing and water sports right from the backyard. The surrounding island acts as a sanctuary for wildlife, including deer, turkeys, foxes, and various bird species such as ducks, geese, and upland birds, making it ideal for hunting. The river is known for excellent fishing opportunities with species like bass, catfish, crappie, and sturgeon.

Payette residents enjoy hiking or biking the 1.6 miles of the Payette River Greenbelt which follows the banks of the Payette River. There are also eight total public parks in Payette. Kiwanis Park is a favorite which features a pool, skateboard park, and amphitheater. For those that love watersports, Centennial Park is a hotspot with its boat ramp and docks.





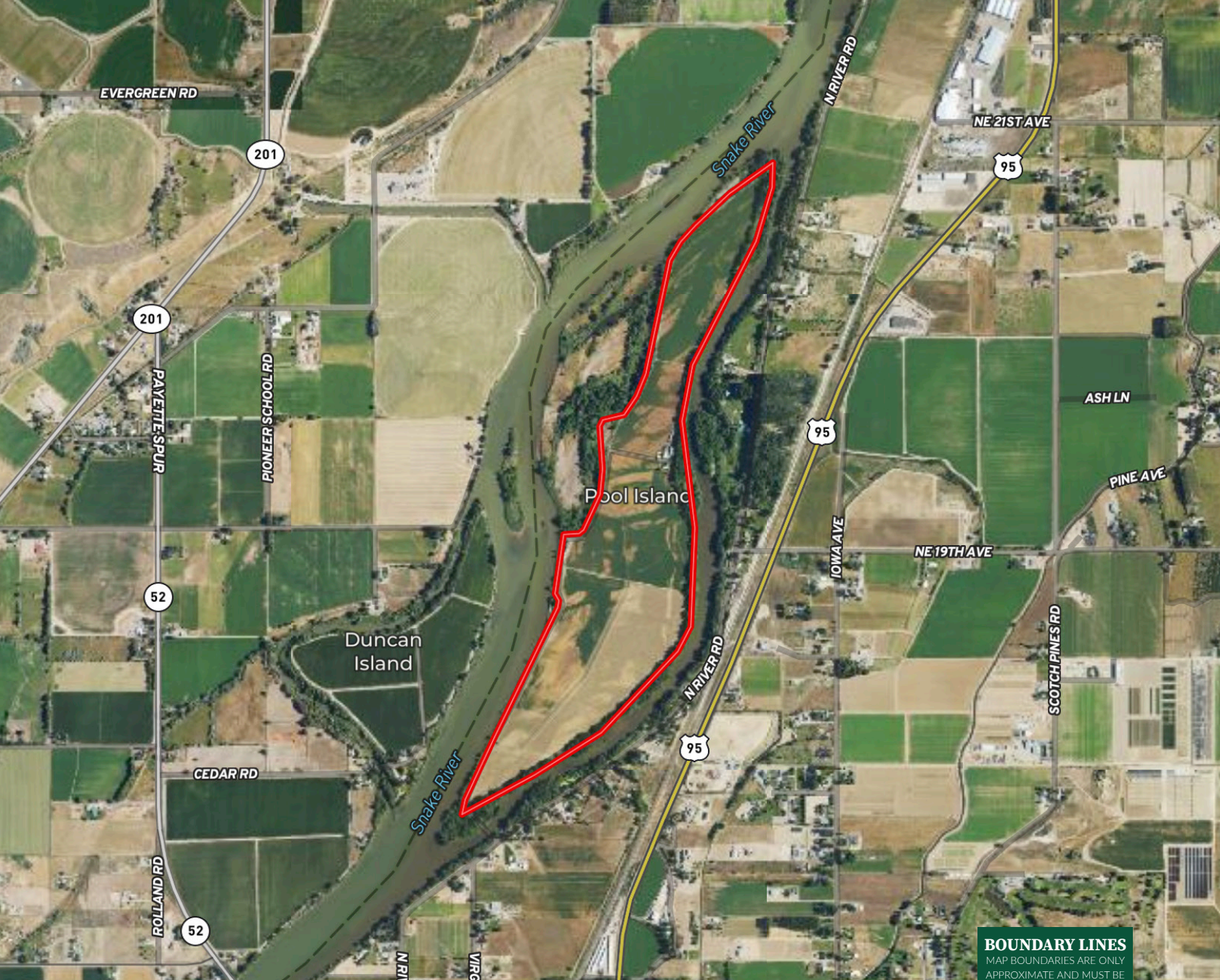
Agriculture

The farm is currently cultivating alfalfa. In the past, it has also produced crops such as corn and onions. The property has produced over 700 tons of hay, achieving yields of 7-8 tons per acre across 4 cuttings.

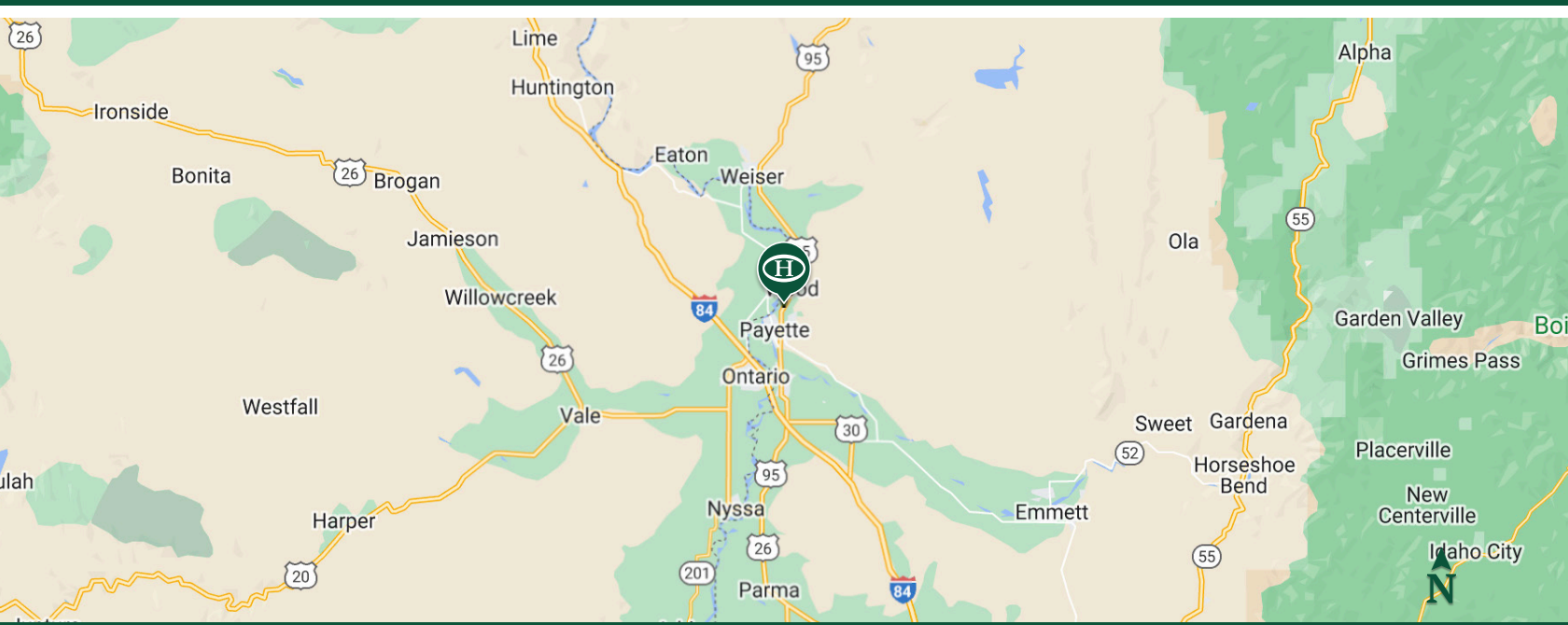
Region & Climate

Payette, Idaho lies on the eastern side of the Idaho-Oregon state border near where the Snake River and the Payette River converge. Agriculture is one of the main industries in the community. Crops typically grown in Payette County include onions, barley, corn, wheat, alfalfa, potatoes, and sugar beets. It is also known for its abundant fruit orchards. Residents and visitors enjoy celebrating annual events like the Payette County Fair, the Payette Apple Blossom Festival, or Fruitland Family Fun Days. This town is the home of the Payette County Museum which displays several local historical collections.





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



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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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating 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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