

15343 PLUM ROAD FARM - Caldwell, Idaho

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*Hay Farm in the heart of the Idaho Wine Country,
Vineyards and Orchards and Wineries in every direction.*



Location: Located southwest of Nampa and Caldwell, Idaho this property is in the center of wine country with vineyards, orchards, and wineries all next door or nearby. Whether you are a wine connoisseur or not, you can enjoy the beauty of the hillsides. Easy access from I-84. Travel South on Hwy 55 toward Marsing, then West on Pear Road and property is at the SW corner of Pear and Plum.

Acreage: The 40± acres lies at a slight slope to the south and is irrigated via a pivot. It is currently in hay. The irrigation water comes from Wilder Irrigation with a cost of \$1,900 for 2009. The power cost for irrigation is approximately \$1,000/year but can vary due to weather and crop raised.

House: The house was originally built in the 1915 but had a complete renovation done in 2007. The house was taken down to the studs and power, plumbing and much more was completely replaced. The home has 2,184± finished sq. ft. with 3 bedrooms, 2.5 baths, formal dining and living room, family room, front and back patios, and more.

The kitchen and family room have hardwood floors and the bathrooms have tile floors. The kitchen also has granite counter tops, breakfast bar and new appliances as of 2007. The dining room has a fireplace*.



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The master bedroom has a private deck above the garage, a nice sitting room with bookcase and master bathroom. The master is up 1/2 flight of stairs from the rest of the home. The two other bedrooms have large walk-in closets.

There is an unfinished basement of approximately 450 sq. ft. not included in the house square footage. This area could make a great root cellar or a great wine cellar. Accessibility is limited but could easily be improved to make this area very useable.

The 2-car garage is attached and is oversized making room for storage or a shop area.

Buildings/Improvements: There is an old barn where they milked a few cows and a shop with two

bay doors. The shop is 25X50 and has power to it, as does the storage building. The other building is just used for storage. There are also some panels for a moveable corral system. (The green panels are included in the sale and the white ones are excluded).

Recreation: The Snake River is only minutes away and 1,000's of acres of BLM ground isn't much further in the Owyhee Mountains.

Price: \$574,900 PRICE REDUCED: \$549,500

Seller will look at an owner carry on the whole property in first position on land only - please inquire for details. Land and home are on separate parcels.

The home and 9+/- are also available for **\$269,500**

Taxes: \$1,230 For 2008



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GLASCOCK HORSE RANCH - Weiser, Idaho



Comments: This property provides a quiet and peaceful country setting. From the upper deck or the back deck you can watch the Owyhee Mountains change color throughout the day. Your irrigated ground lays to the south and west of the home and is easily watched from the decks as well. With easy access to town and to recreational opportunities this property is in an ideal location for those looking for a little of everything. You can raise hay, row crop, cattle, horses or maybe even put in a vineyard. Many possibilities for the 40+/- acres. *Fireplace is currently not in working order.



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