

CASSIA RANCH - New Plymouth, Idaho

Cattle ranch with Irrigated pasture, year-round stream, home, shop, barn and corrals

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Location: About 1 hour northwest of Boise, Idaho, 15 minutes east of Ontario, Oregon, and a few miles east of New Plymouth the property lies on the west side of Cassia Road in a great country setting with a home, outbuildings, irrigated pasture and a year-round stream with large established trees.

Acreage: 60 ± acres with 58 ± acres under irrigation. Irrigation comes from the Farmer's Co-op Irrigation district and the Noble Ditch. The pastures are all flood irrigated mostly with gated pipe and a few siphon tubes. Seller is currently raising cattle and the land is all in pasture.

Home: The home is an older but comfortable 3 bedroom, 2 bath home with kitchen, dining room, family and living rooms, and mud room. All rooms are on the main level except one bedroom is upstairs.

There is also an unfinished basement, which would make a great place for storage or for a multipurpose room. (The ceiling is low and windows are not to code in basement.)

The home was built over 50 years ago and has hardwood floors throughout (under the carpet) and has the original trim work from the era. With some remodeling, you could expose the hardwood floors and the original moldings around the doors and make a beautiful home that reflects the charm of that era. The home has 1,860 ± sq. ft. finished and 760± sq. ft. unfinished (measurements taken by agent and seller). The home has a wood stove in the living room, which is a great source of heat. There is also an oil furnace for heat as well.



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Improvements: There is a two car garage with a shop, a barn, hay storage, small storage shed and corrals/feedlot system. The buildings are in good condition.

Price: \$825,000

Comments: This Property is set up for cattle and could easily be converted to be used for horses as well. With the live water year-round, game birds and other wildlife visit the property. With the trees, water, irrigated pastures and the country setting, you couldn't ask for a more quaint location.

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