

Turn Key Business Opportunity

This property is zoned residential/agricultural, not commercial. There are 3 separate income streams. Bunkhouse short term Rental, Horse Motel and Horse Boarding.

The bunkhouse is permitted as a second residence, not a commercial building. It can be lived in or rented out. We currently use it as a Vacation Rental through www.VRBO.com/1479009. We keep our groups limited to 22 overnight guests and 50 total guests. Guests can apply for a temporary use permit from the county for larger events. We have had kids and adult sports groups, family reunions, business gatherings/ retreats, church retreats, rodeo queens, wedding parties / rehearsal dinners, birthday parties, and funeral dinners with out of town guests, and horse groups.

There are 3 RV spots outside the bunkhouse. We do not advertise the RV spots and do not allow the public to rent them long term because we are not set up as an "RV Park". People who use the Horse Motel use the RV spots on occasion. Sometimes, one member of the visiting group wants a little extra privacy, so they bring their own RV. We enjoy our own visitors who bring their RVs to Idaho and come to visit us.

We board horses in the pastures on a monthly basis. They have access to the arena, round pen, wash station, tack room, bathroom and trail course. We do basic services (feed, water and keep an eye on the general wellbeing of the horses). Our boarders take care of their own farrier, vet, supplements, exercise, etc. We usually have 10-14 horses at one time and charge \$175 / month in the pastures.

We run a "horse motel" in the 20 x 20 stalls. Our guests rent the stall overnight while they are traveling for \$20 per horse, not including feed or any care of the horse. Many guests are traveling in a Live in horse trailer, so we allow them to hook up to the RV hookups, and stay overnight for another \$35.00. Some chose not to hookup, and stay overnight for \$15.00. Guests enjoy the picnic tables, fire pit, play ground and peaceful evenings after a long day of traveling, while their horses can stretch their legs, roll in the dirt and rest after being in the trailer. They usually come in after 6 pm and leave early in the morning. There are a few who stay for a month at \$300.00.

We work with the Idaho Ford Horse Park and Idaho Equine Hospital as an overflow boarding facility. During the summer when events are happening at the Horse park, we get several people traveling through.

We have a separate RV clean out next to the tack house to dump our Live-In horse trailers.

Some of our "horse motel" human guests need a place to stay too. On the off season, we allow them to stay in the bunkhouse for \$100 / night for 1-2 people, or in the Casita for \$100.00/ night.

Casita can be used as an overnight housing remodeled RV or a Ranch Manager housing.

Dunn Rite Ranch sponsors Miss Rodeo Idaho, Inc., Horsemen Indoor Football team and Idaho Ford Horse Center. We are also well know in the community and have 5 Star ratings on all platforms!

Main House Amenities

Defiant Wood burning stove by Vermont. <https://www.vermontcastings.com/products/defiant-wood-burning-stove>

Split bedroom plan - two bedrooms separated as potential mother in law quarters.

Private Office with built in shelves

Huge Master bedroom with door to the back patio

Huge Master bathroom with walk in shower and whirlpool tub.

Large pantry

Laundry room has folding counter, shelves and wash sink.

Water storage system

Fenced front and back yard. Locked front gate.

Dog Run

Vera Smart Hub integrates with security locks on doors, controls lights, and security cameras.

Ring Cameras at the front door and garage door.

Bunkhouse Amenities

30,000 BTU Gas fireplace in the main room.

Electric Mini-Split HVAC units in the main room.

Central Air and Gas Heat in the bedrooms, each bedroom controlled separately

Media System - Big screen projector TV 10' x 6 and 70" Big screen TV with controller for Apple TV, Direct TV, HDMI, DVD, Karaoke DVD and microphone input. Can be programed for your own inputs. Speakers in the ceiling and outside on the patio.

Specialty lights - Lanterns surround the main room, and rope lights on a beam over the bar

Cherry wood bar with inlaid coins

All chipped granite counter tops

All cabinets and wood trim is Knotty Alder

It's own well and 1000 gal septic tank.

Handicap accessible bathroom.

Freezer-less Refrigerator and Full size Freezer

Extra electrical plugs in the kitchen

Two Tank-less water heaters and one small water heater under the kitchen sink.

Stainless steel trough bathroom sinks

Solar Panels run the entire ranch.

1000 Sq ft patio is prepped for an outdoor kitchen with electric gas and water.

Ring Camera on porch

Ranch Amenities

Chicken Coop - Three separate rooms, one for storage, one for laying and one for roosting. Laying and Roosting area are temperature controlled. Laying room has a section set up for quarantining sick birds, or babies.

Main area is completely enclosed with heavy mesh. There is a freeze proof spigot and electricity. The building could be enclosed and turned into a shop / storage.

Three storage sheds are on the property. One is currently used for lawn equipment, one is currently a workshop, and one is supplies for the bunkhouse.

Well kept gravel roads loop around the horse area, bunkhouse, and main house.

Large playground with 10 ft swing set and rubber mulch

Horse shoe pit

Fire pit

Street lights on a timer. Each light post has an electric plug at the bottom.

Three RV spots with 30 amp electric, water and sewer.

One dump station next to the tack house for cleaning out Live-In trailers / RVs.

One RV spot next to main home.

All automatic sprinklers on lawns and planters. Drip system on all trees. Drip system on hanging plants and planters on the bunkhouse.

Built up pad for future shop / building behind the bunkhouse. Metal patio cover is expandable.

Horse Amenities

Tack House - Main tack area has 6 saddle racks, several tack hangers, a sink and counter for coffee. There is a bathroom, and a smaller tack room for boarders that has 8 saddle racks and several tack hangers. It sports a nice porch for hanging out.

40 ft Round pen with clean sand.

Oil Pipe Fencing in all the pastures and stalls.

2 dry 1 grass pastures with 2 sided wind break loafing sheds and automatic heated waterer's.

8 Covered 20 x 30 stalls with automatic heated waterers.

Two freeze proof spigots in the stall area.

5 Freeze proof spigots around the ranch

2 alleys that can be used for holding animals.

80 x 160 sprinkled, lighted, sand arena

Large area for obstacle course or parking

Patience pole

Grass berm next to the arena

Hay barn holds 25 tons of hay

Items Negotiable

Trail Course Items

Tires

Furniture in Bunkhouse

Bunk beds

Hay

Living Room Couches / chair / futon Porch

Some furniture in the Bunkhouse

Linens in Bunkhouse

Kitchenware in Bunkhouse

Wall hangings in Bunkhouse

White Tables and chairs / picnic tables

Gas BBQ

BBQ charcoal pit

All outdoor hoses

All poop shovels, pitch forks and wheelbarrows

Horse feeders

Metal benches at Arena

Metal benches at Trail Course

Metal shelving in garage / sheds

Rolling large garbage cans

Chickens and chicken feeders

Small refrigerators in chicken coop and tack house

Saddles

Pictures in Bunkhouse

Harrow/Grate

Horse and Buggy

Personal Items

Rocking Bridge

Animal Heads in bunkhouse

Saw metal hanging above bathrooms Rope lamp

Books on bookshelf

Tall metal lamp

bull horns and cow head in bunkhouse Dunn photo wall hanging in

bunkhouse Corn hole boards

Auto waterer in dog run and stall alley

All W/E obstacles

Rocking Horses

Patio Furniture Log Style at Bunkhouse

Patio Table

Yard Art

Gas Tanks

Arena Groomer

4 Wheeler