



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

MINI RANCH WITH TWO HOMES
13.75± ACRES | OWYHEE COUNTY, ID
\$1,389,000



OFFICE (208) 505-9998 | WWW.SMALLTOWNPROPERTIES.COM

THE OWYHEE MINI RANCH

PROPERTY PROFILE

LOCATION:

- 2123 Succor Creek Road, Homedale, Idaho 83628
- 5± Miles to Homedale High School
- 19± Miles to Indian Creek Plaza
- 24± Miles to Downtown Nampa
- 41± Miles to the Boise Airport

COORDINATES:

- 43.59695, -116.98273

PROPERTY USE:

- Farm/Ranch
- Residential
- Livestock
- Garden
- Chickens
- Short or Long Term Rental
- Multi-Generation Housing
- Horse Boarding
- Agri-Tourism

PROPERTY INFORMATION:

- 13.75± Irrigated, Fenced Acres
- 2,700± SF Main Home: 4 Bed/3 Bath
- 1,100± SF Furnished Bunkhouse: 2 Bed/1 Bath
- 1,100± SF Shop with 220v
- 24×36 20' High Hay Barn/RV Shelter
- 24×24 Pole Barn
- Turnout Shelters
- Cross-Fenced
- Small Arena
- Working Corral
- Owner/Agent

TAX INFORMATION:

2023 - \$4334.50



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OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE OWYHEE MINI RANCH

WELCOME TO YOUR OWYHEE COUNTY MINI-RANCH IN HOMEDALE, IDAHO. Should we start with the main home, the furnished bunkhouse, the privacy, livestock, views or the acreage? The great news is you can have it all just a few short steps off the Snake River Wine Trail!

Situated on Succor Creek Road roughly five miles from Homedale High School is a 13.75± acre beautiful homestead. The 2,700± square foot main home features plenty of natural light with ample windows, four bedrooms, three full baths, a bonus room and a three-car garage. The split floor plan offers a primary suite tucked neatly off the kitchen and sitting area on the first floor. Stroll through the open great room to the remaining bedrooms and bath. Just outside this house is a 2,200± square foot building which consists of a shop with a roll-up door and a furnished bunkhouse. Currently functioning as a short-term rental and visitors quarters, the 1,100± square foot, two bedroom, one bath bunkhouse comfortably sleeps up to six. This area can serve many purposes for the new owner.

**CLICK HERE OR
SCAN THE CODE
TO WATCH A VIDEO
ABOUT THIS PROPERTY**



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MORE ABOUT THE OWYHEE MINI RANCH

Rounding out the exterior is a beautiful yard surrounded by a riding arena, two fenced pastures, a 24x36 hay barn with 20 foot high clearance, a 24x24 pole barn and turnout shelters. The combination of RV hookup on the shop and water and electricity in convenient locations for stock water and chores make this a multi-generation homeplace, guest ranch or just the ultimate modern homestead. The current owners have been hosts to many birthday parties, family gatherings and even a wedding. Being located in the highly sought after Homedale area, this mini-ranch is worth considering as the options are endless.

**Farm equipment can be negotiated with an acceptable offer. Additionally, the existing AirBnB business can convey with sale.*

Contact Oscar Evans today to schedule a private showing.

OWNER/AGENT



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THE MAIN HOUSE



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THE MAIN HOUSE



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THE AREA

OWYHEE MINI RANCH

Owyhee County is home to a plethora of recreational and outdoor opportunities and 2132 Succor Creek Road is the ideal basecamp for all of the activities. Enjoy miles of trails hiking or on your horse, mountain bike or ATV. Fish the Owyhee River or many of the creeks and streams. Track trophy elk, mule deer, antelope, bobcats and mountain lions or hunt waterfowl on the Snake River and open fields. With a short drive to the Snake River Wine Trail, you'll be the envy of your big city friends. But you can host them in your own bunkhouse as you watch the sunset over the Owyhee Mountains.

THE BUNKHOUSE/SHOP



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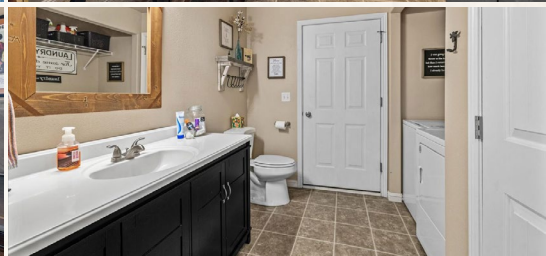
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THE CLIMATE

LOWYHEE MINI RANCH

TAKE ADVANTAGE OF ALL FOUR SEASONS IN SCENIC SOUTHERN IDAHO. Enjoy the vast recreation and hunting provided by the normally mild but sometimes snowy winters. Relish the cool, dry springtime air as the snow melts, the creeks rise and the cattle start grazing. The long warm summer days make it difficult to slow down and find rest in the cool nights. The cool fall months welcome a little moisture and reward for the long summer as cattle are shipped, crops are harvested and firewood is stacked for winter.



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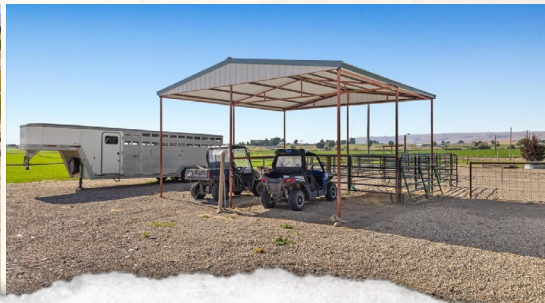
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THE COMMUNITY

OWYHEE MINI RANCH

The highly desirable town of Homedale offers good food, shopping, supplies and everything you need to keep the homestead running. School sports bring out parents, neighbors and community members old and new to cheer on the young men and women competing for the 3A bragging rights. And the Owyhee County Fair brings in people from miles around as FFA and 4H take center stage for the culmination of a year of hard work and challenges building the next generation. You'll bump into the same friends and neighbors in Caldwell and Nampa and sometimes even in Boise when you clean up and 'head into town.'



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IMPORTANT LINKS

HOMEDALE SCHOOLS: homedaleschools.org

OWYHEE COUNTY: Owyheecounty.net

OWYHEE COUNTY RODEO: owyheecountyrodeo.com

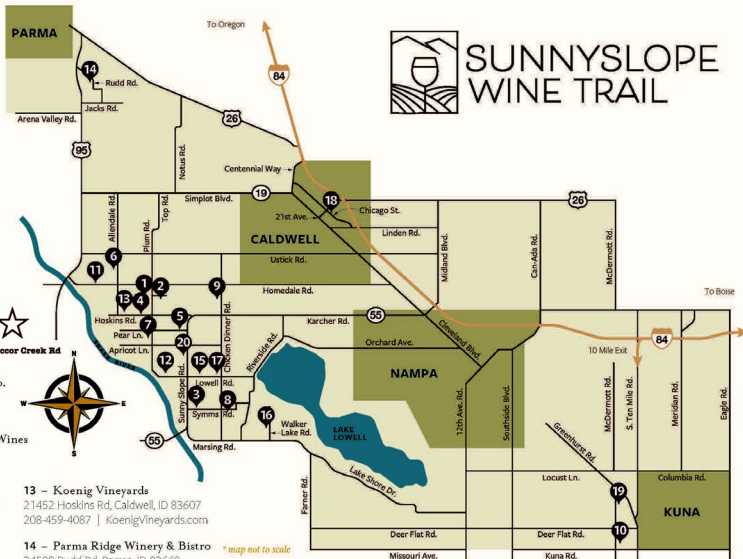
SUNNY SLOPE WINE TRAIL: sunnyslopowinetrail.com

INDIAN CREEK PLAZA: destinationcaldwell.com/downtown/indian-creek-plaza

SUNNY SLOPE WINE TRAIL MAP

SUNNYSLOPE WINE TRAIL

- 1 – Bitner Vineyards**
 16645 Plum Ln, Caldwell, ID 83605
 208-455-1870 | BitnerVineyards.com
- 2 – Cuesta Sol Vineyards**
 16385 Cuesta Sol Ln, Caldwell, ID 83607
 208-340-8654 | CuestaSolVineyards.com
- 3 – Dunning Estates**
 19937, Caldwell, ID 83607
 208-606-0936 | TheSlopeFarm.com
- 4 – Famicl Wine Company**
 21026 Hoskins Rd, Caldwell, ID 83607
 208-283-7910 | FamiclWine.com
- 5 – Free Dog Wines**
 15593 Sunnyslope Rd, Caldwell, ID 83607
 208-649-5389 | FreeDogWines.com
- 6 – Fujishin Estate Winery**
 17543 Altendale Rd, Wilder, ID 83676
 208-779-2466 | FFCVine.com
- 7 – Hat Ranch Winery | Vale Wine Co.**
 15343 Plum Rd, Caldwell, ID 83607
 208-994-6416 | HatRanchWinery.com
- 8 – Hells Canyon Winery | ZooHoo Winery**
 18835 Symms Rd, Caldwell, ID 83607
 208-477-4757 | HellsCanyonWine.com
- 9 – Huston Vineyards**
 16473 Chicken Dinner Rd, Caldwell, ID 83607
 208-455-7975 | HustonVineyards.com
- 10 – Indian Creek Winery**
 1000 N McDermott Rd, Kuna, ID 83634
 208-891-7151 | IndianCreekWinery.com
- 11 – Kerry Hill Winery**
 17264 Kerry Hill Ln, Wilder, ID 83676
 208-901-5815 | KerryHillWinery.com
- 12 – Kindred Vineyards**
 14253 Frost Rd, Sunnyslope, ID 83607
 208-504-2127 | KindredVineyards.com



* map not to scale

- 13 – Koening Vineyards**
 21452 Hoskins Rd, Caldwell, ID 83607
 208-459-4087 | koeningVineyards.com

14 – Parma Ridge Winery & Bistro
 24509 Rudd Rd, Parma, ID 83660
 208-946-5187 | ParmaRidgeWine

15 – Sawtooth Estate Winery
 19348 Lowell Rd, Caldwell, ID 83607
 208-467-1200 | SawtoothWinery.com

16 – SCORIA Vineyards
 12639 Walker Lake Rd, Caldwell, ID 83607
 208-550-2472 | scoriaVineyards.com

17 – Veer Wine Project
 1904 E Chicago St, Suite D, Caldwell, ID 83605
 208-254-0554 | VeerWineProject.com

18 – Ste. Chapelle Winery
 19348 Lowell Rd, Caldwell, ID 83607
 208-445-7940 | SteChapelle.com

19 – Vizcaya Winery
 8987 S Greenhurst Rd, Kuna, ID 83634
 208-870-8354 | VizcayaWinery.com

20 – Williamson Orchards & Vineyards
 14807 Sunnyslope Rd, Caldwell, ID 83607
 208-459-7333 | WilliamsonWine



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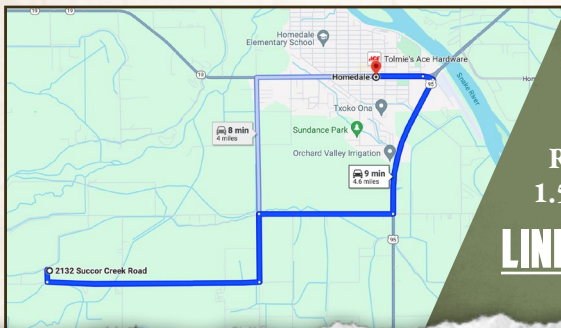
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OWYHEE COUNTY, IDAHO

land id. LINK



Directions From Homedale, Idaho:
Travel south on Hwy 95. West on Pioneer Road. South on Johnstone Road. West on Succor Creek Road for 1.5 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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