



Walking Tour of
2143 Bonner Rd., Midvale

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FROM US... *To you*

A LETTER FROM THE SELLERS

"We feel like one of the biggest blessings God has given us is the opportunity to grow our family on such a great place in such a great community. Midvale is more than just a place. **It is the very essence of what it means to be a part of a community.** The people in Midvale and Cambridge pour everything into their community and that is why there is so much to offer in such a small area. Although Midvale is small it has all the necessities and more. It has a library, pool, store, post office, bar, mechanic shop, salon, hostel, school, and coming soon a gas station. We have many great events and put a lot of effort into supporting our kids.

Our school is top notch. The High school is brand new with a new gym, ag shop, and animal barn for FFA as well as a greenhouse. The teachers love the kids like they are their own because they have been instrumental in their growth from the time they were born.

Midvale is truly special. I can only hope the next place we end up in is half as great as Midvale. Our place has truly helped **mold our kids** into the young adults that they are today. If every kid could be raised in an atmosphere like this there would be a lot less problems in the world.

Thinking about how my kids were raised I am reminded of a story about when Logan (now 18) was 5. It was the day before Thanksgiving and I was in the kitchen preparing for the next day's meal when Logan yells from the door "mom did you already cook the turkey" I said "no I don't cook it until tomorrow". And he says with so much enthusiasm "well I have a surprise for you". So as I roll up on the mudroom door I am greeted with Logan and his hound dog both grinning with pride as Logan slings a real wild turkey from his back at my feet. Priceless!!!

This 100 acres has been a **sanctuary** for us. From fishing in the river every other day to catching crawdads and tadpoles in the creek. Hunting, roping, riding, 4 wheeling, dirt bike riding, bonfires and more.

There is **never a lack of wholesome things to do.** I could go on and on as to why this has been a wonderful home for us for the last 22 years. I honestly couldn't have asked for a better place to call home."

— The Whiteners





TURN-KEY MIDVALE RANCH

100.7 ACRES | 2,228 SQ FT HOME | RIVER FRONT

Turn-key ranching meets the Idaho lifestyle—an 100-acre working farm and ranch on the banks of the Weiser River, with additional creek frontage from Beaver Creek and a full suite of agricultural infrastructure.

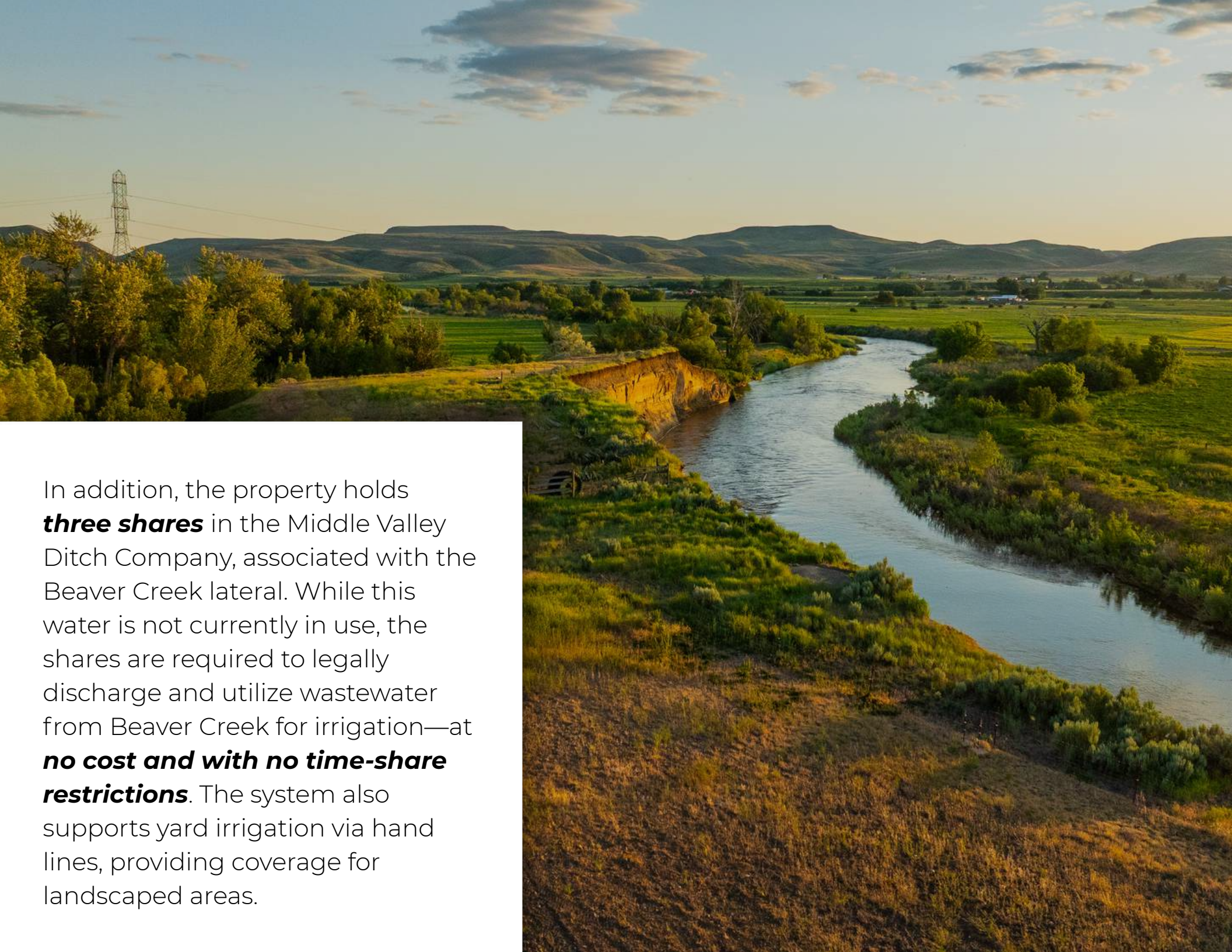




WATER RIGHTS & IRRIGATION

This property benefits from water rights sourced directly from Beaver Creek, with a pumping capacity of **1 CFS** under a filed water right. The primary system is powered by a **40 HP Berkeley pump** operating on **480V** service, supplying water to two **three-tower Zimmatic pivots** equipped with **GrowSmart control panels**. Additional irrigation includes one **quarter-mile wheel line** and two **500–600 ft. wheel lines**, offering comprehensive coverage across the acreage.





In addition, the property holds **three shares** in the Middle Valley Ditch Company, associated with the Beaver Creek lateral. While this water is not currently in use, the shares are required to legally discharge and utilize wastewater from Beaver Creek for irrigation—at **no cost and with no time-share restrictions**. The system also supports yard irrigation via hand lines, providing coverage for landscaped areas.



BONNER RD

A

C

D

E

B

G

F

LOT LINES ARE APPROXIMATE

AERIAL VIEW LEGEND

A - House, garage, shop, tack room, garden & riding arena

B- Beaver Creek and pump

C- 12 Acres in alfalfa

D- 24 Acres in barley

E- 17 Acres in alfalfa/grass

F- Approx. 20 Acres in alfalfa

G- Weiser River



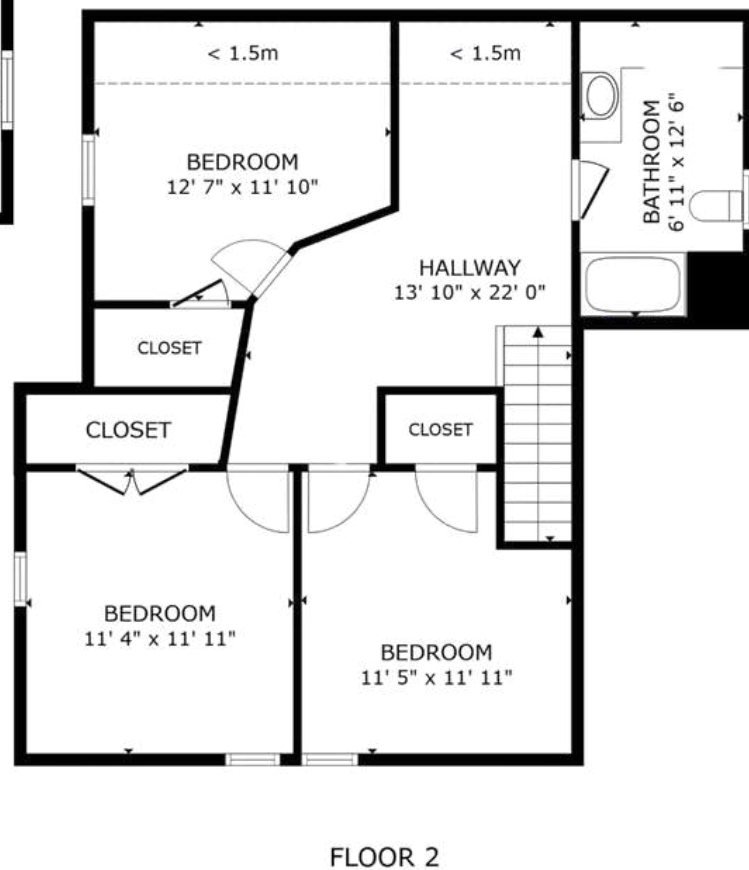
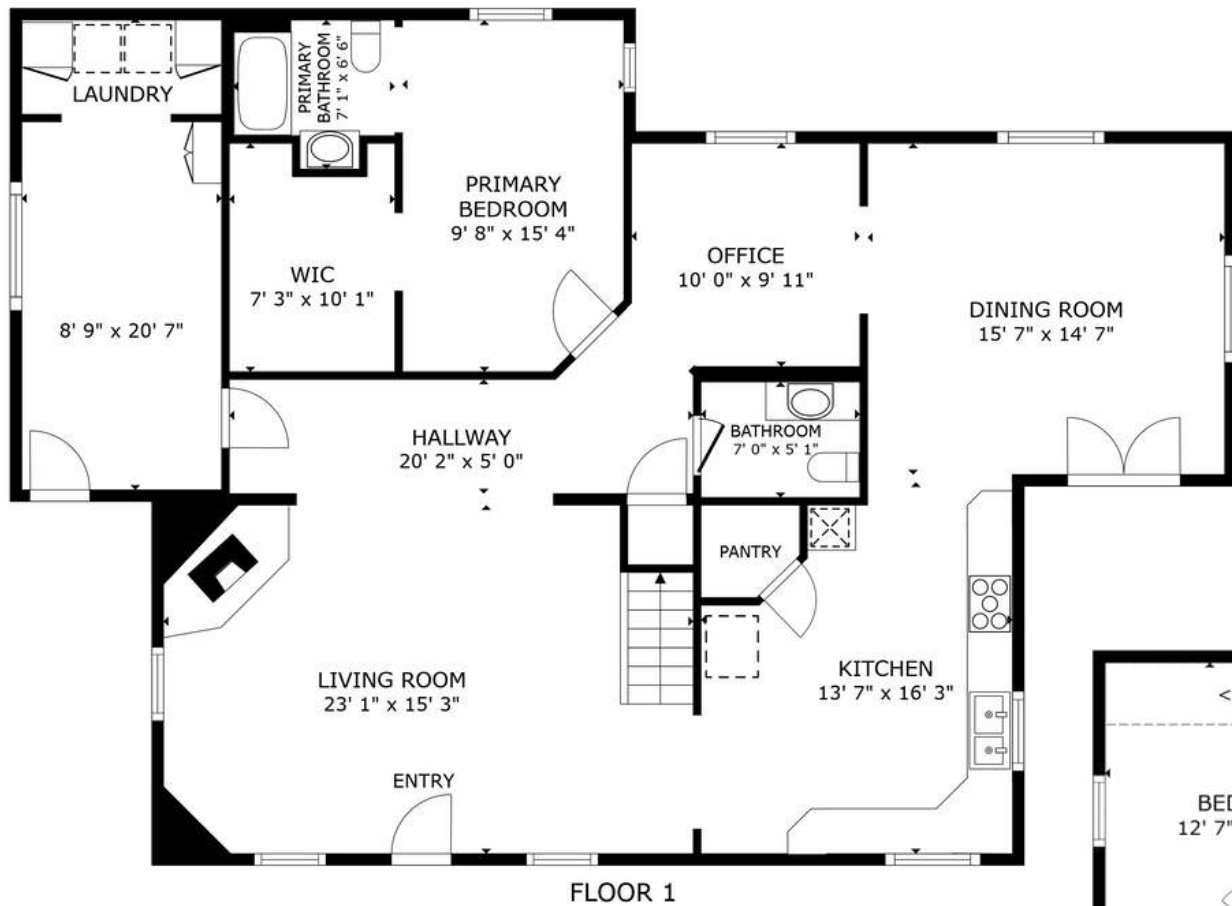




OVER 100 YEARS OF STORIES

Built in 1884 and lovingly restored, this timeless farmhouse sits beneath a canopy of mature trees that provide cool shade and a sense of peace you can't quite put into words. The wraparound front porch—complete with a bench swing—is made for slow mornings and long sunsets. The front yard is Big enough to host a 300-person wedding and still feel wide open. This is country living with a story.

MAIN HOUSE FLOOR PLAN



WELCOME HOME

Step inside and you're welcomed by a 23x15 living room that feels like the ***heartbeat of the home***. Dark hardwood floors add richness and warmth, while a wood-burning fireplace with a stone surround invites you to ***settle in and stay awhile***. Sunlight pours through the windows, filling the space with natural light and a sense of comfort that only ***a home with history*** can offer.







SPACIOUS AND SUNLIT

This 13x16 kitchen blends ***timeless warmth with everyday function***. Dark hardwood floors and custom cabinets create a rich, inviting feel, while the oversized window brings in ***garden views and sunshine***. The propane stove, tile backsplash, and wall-mounted ***double ovens*** make cooking a joy—and the spacious layout leaves plenty of room to move, gather, or even dance while dinner's on. A walk-in pantry adds the perfect finishing touch to this heart-of-the-home space.



GATHER AROUND THE TABLE

The 16x15 dining room is designed for **effortless entertaining** and everyday comfort. Framed by two large windows and French doors that open to the patio—it's the **perfect space for indoor-outdoor dining**. Whether it's a quiet meal or a lively gathering, this space is made to **bring people together**.

A QUIET CORNER TO CALL YOUR OWN

Just off the dining room, a 10x10 ***flex space*** offers ***endless possibilities***. Whether you're dreaming of a home office, a cozy reading nook, or a creative corner, this sunlit room is ready to adapt to your lifestyle. Its close connection to the main living spaces keeps it both functional and convenient.





A ROOM TO RECHARGE

Warm and welcoming, the 9x15 **main level master suite** is a cozy retreat that reflects the home's timeless beauty. Renovated with care, it combines rustic character with modern country elegance—an **ideal space to unwind**. There's room to eat a quiet reading nook with your favorite chair, making this suite feel both inviting and personal. Whether it's for a restful night or a peaceful moment alone, this space is designed to **soothe and restore**.

ORGANIZED & AT EASE

The master suite includes a spacious 7x10 walk-in closet with custom shelving, a wall-length mirror, and plenty of room for your favorite boots and shoes. Just beyond, the full bath offers a single-sink vanity and clean, classic style—***bringing ease and comfort to your daily routine*** in a space that feels both refined and down to earth.





COZY CORNERS ABOVE

Upstairs, you'll find 3 generously sized bedrooms, each with large closets offering **plenty of storage** for guests or family. A spacious loft area provides the perfect spot for a **cozy hangout**, reading nook, or a quiet desk space to get a little work done. A full bath serves the upper level making it a functional and welcoming retreat for all.







BOOTS OFF, LAUNDRY ON

Arguably the most-loved room in the house, this 9x20 mud and laundry room is as ***hardworking as it is beautiful***. Warm knotty wood custom cabinetry lines the walls, offering an abundance of storage for hats, gloves, tack, and gear. A deep utility sink makes cleanup easy after a day outside, while the built-in bench gives the ***perfect spot to kick off boots*** in comfort.

HANGOUT OR HAUL-IN

This 27x23 detached garage is full of possibilities—currently a cozy teen hangout and game room, but easily fits two vehicles. Finished with rustic wood, corrugated metal, and heavy-duty carpet, it's a ***versatile space ready for work, play, or storage***—whatever your ranch lifestyle calls for.





LAZY GARDENER'S DREAM

Brilliant in both form & function, the garden was thoughtfully designed with a **low maintenance concrete foundation** that lets every plant thrive in its own neat row or pocket—with **no weeding** in between. Whether you're a seasoned green thumb or a self-proclaimed “lazy gardener.” Just steps away, an inviting custom pergola complete with **swinging chairs and hammocks**—perfect for roasting marshmallows by the fire while sharing stories under the stars.



SHOP & TACK SHED FLOOR PLAN

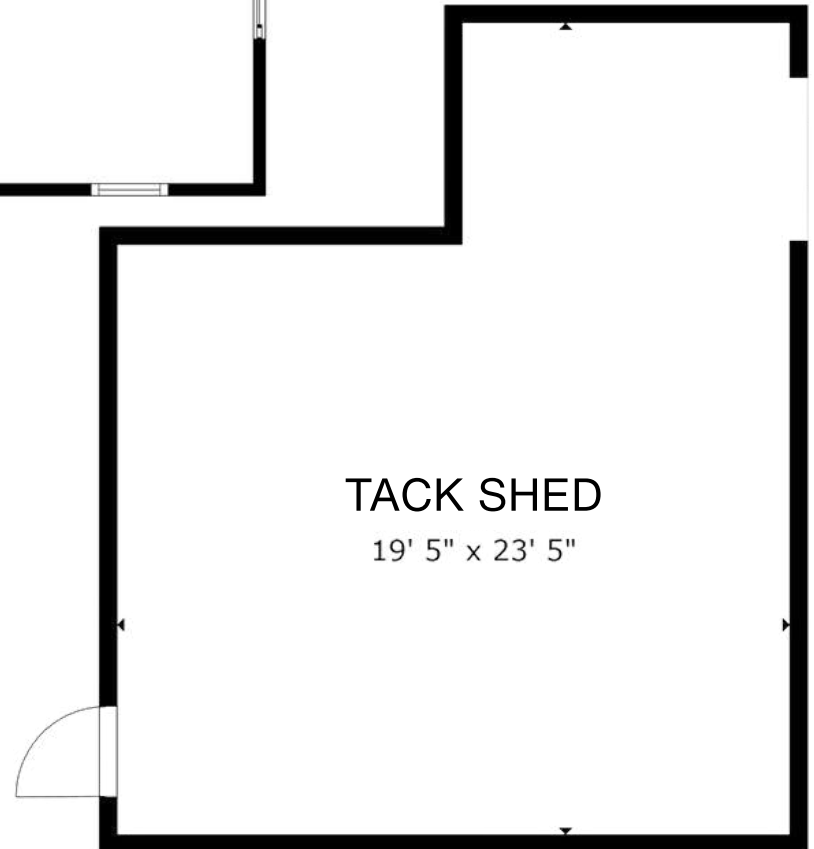


SHOP
48' 1" x 35' 5"

FLOOR PLAN

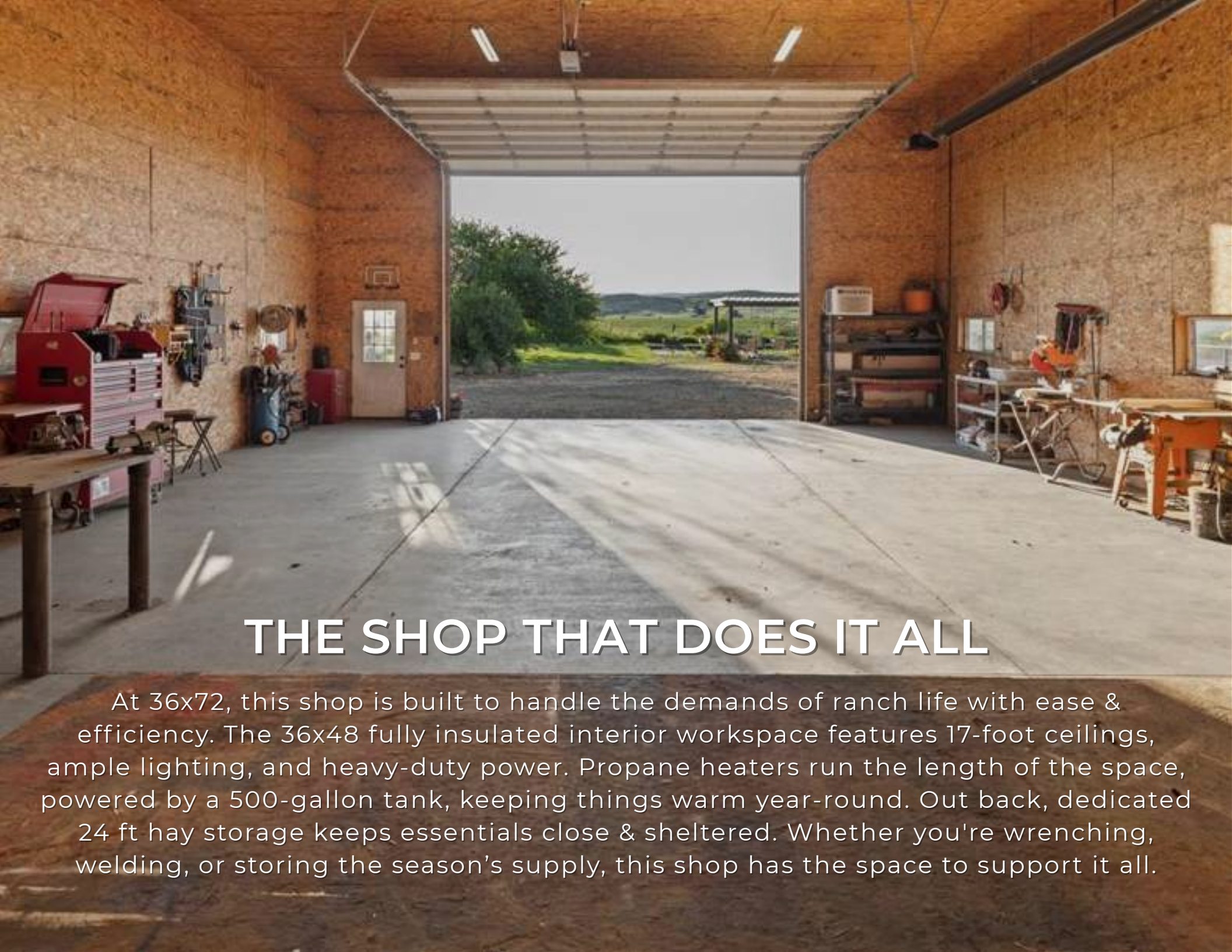
SHOP DOOR DIMENSIONS

14' X 20'



TACK SHED
19' 5" x 23' 5"



The image shows the interior of a large, well-lit workshop. The walls are made of light-colored wood paneling. On the left, there is a red tool chest and various tools hanging on the wall. In the center, a large bay door is open, revealing a view of a green field and hills in the distance. On the right, there are more tools, a workbench, and a small table. The floor is concrete and has some shadows cast across it.

THE SHOP THAT DOES IT ALL

At 36x72, this shop is built to handle the demands of ranch life with ease & efficiency. The 36x48 fully insulated interior workspace features 17-foot ceilings, ample lighting, and heavy-duty power. Propane heaters run the length of the space, powered by a 500-gallon tank, keeping things warm year-round. Out back, dedicated 24 ft hay storage keeps essentials close & sheltered. Whether you're wrenching, welding, or storing the season's supply, this shop has the space to support it all.





WHERE RIDES BEGIN

This 19x23 tack room holds designed with daily riders in mind, features **individual saddle storage**, tack hooks, storage bins, and a whole lot of rustic character. Whether it's gearing up for a morning roping session or an evening ride across the hills, this space keeps everything organized and close at hand. Just outside, **three fuel tanks**—two diesel and one gasoline—make refueling the ranch's equipment and toys quick and easy. Tucked off to the side, a built-in **chicken coop** (or bonus storage room) adds even more flexibility to this well-loved corner of the property.







TRAIN HARD, ROPE SMART

Built with both seasoned ropers and everyday ranchers in mind, this **150x250 roping arena delivers the ideal setup for training, practice, or working cattle.** Thoughtfully designed, it includes a solid return alley, a reliable stripping chute, well-placed holding pens, and a quality roping chute—each element built for **smooth flow and safety.** The footing is firm, well-maintained, and ready to ride, offering **consistent performance** through the seasons. With ample space and efficient layout, this arena is everything you need to **rope, ride, and work with confidence.**









PICTURESQUE RECREATION

Idaho's longest rail-trail, access to the **Weiser River Trail** from town offers 80+ miles of recreation for horseback riding, hiking, biking, or wildlife watching. Fish, raft or hunt the Weiser River which goes right through town.





Midvale, Idaho

Tranquil rural lifestyle with close-knit community and access to outdoor recreation





A little about Midvale

HOW FAR IS MIDVALE FROM BOISE?

93.6 miles - less than 2 hours to drive

WHATS THE WEATHER LIKE?

Summers are warm, with July highs averaging 91.2°F, while winters can be cold, with January lows around 16°F. Average annual snowfall is less than 40".

IS THERE AN AIRPORT NEARBY?

There is a Class G airstrip in Midvale.

WHERE IS THE NEAREST HOSPITAL?

22 miles - Weiser Memorial Hospital

95 miles - St Lukes Boise Medical Center

WHERE IS THE NEAREST CITY WITH DEPARTMENT STORE SHOPPING?

Ontario, Oregon (no sales tax!) which is 40.2 miles away, approximately a 40 minute drive

WASHINGTON COUNTY - HISTORY AND HERITAGE

Rural county with three cities a population of about 10,500 people, known for its scenic beauty, recreational attractions like the Weiser and Snake Rivers, and its agricultural economy based on crops such as wheat and barley.

Weiser –

Where Idaho's Charm Meets
Nature's Beauty

- Weiser Classic Candy
- Mann Creek Store & Cafe
- Farewell Bend State Park

Cambridge –

Eastern Gateway to Hell's
Canyon

- Annual Hells Canyon
Days Fair
- Mundo Hot Springs

Midvale –

2143 Bonner Rd

- Midvale Mercantile
- Community Pool
- Country Coffee Cabin



RECONNECT WITH NATURE

Life on the ranch comes with some ***pretty incredible neighbors***. Washington County is home to a vibrant range of wildlife—from majestic elk and mule deer to bobcats, coyotes, and the occasional mountain lion. Birdwatchers will love the variety, with hawks, golden eagles, and over 100 species spotted nearby. Beavers, squirrels, and jackrabbits are frequent visitors, and the gentle rustle of wings and wildlife is a ***daily reminder that nature thrives all around you***. Whether you're exploring your land or just watching from the porch, ***there's always something wild to see***.



MEET THE TEAM

Our philosophy is simple: **clients come first.** We pledge to be in constant communication with our clients, keeping them fully informed throughout the entire transaction. We believe that if you're not left with an amazing experience, we haven't done our job. We don't measure success through achievements or awards, but through the satisfaction of our clients.

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TRANSACTION
COORDINATOR

WEBSITE & ADDITIONAL FILES



SCAN THE QR CODE TO STEP DEEPER INTO THE PROPERTY—EXPLORE INTERACTIVE 360° TOURS, VIEW DETAILED FLOORPLANS, FLIP THROUGH THE DIGITAL BROCHURE, AND DISCOVER EVEN MORE THAT THIS STUNNING RANCH HAS TO OFFER. PLUS, CHECK OUT OUR SOCIAL MEDIA PAGES BELOW FOR BEHIND-THE-SCENES VIDEOS, LIFESTYLE CLIPS, AND EVEN MORE VIEWS OF THIS ONE-OF-A-KIND PROPERTY.



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