

An aerial photograph of a winding river, likely the Weiser River, flowing through a vast, green agricultural landscape. The river is a dark blue line that meanders through the fields, which are a vibrant green. In the distance, a range of blue mountains is visible under a clear sky. The overall scene is peaceful and scenic, typical of a rural landscape in Idaho.

Walking Tour of
80 Acres on the Weiser River
MIDVALE, IDAHO

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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 80 acres has been a **sanctuary** for us. From fishing in the river every other day to catching crawdads and tadpoles in the creek. Hunting, 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 property for us for the last 22 years. I honestly couldn't have asked for a better place to call home."

— *The Whiteners*





APPRX. LOT LINES



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

B

C

D

A

F

E

APPRX. LOT LINES

AERIAL VIEW LEGEND

A- Beaver Creek and pump

B- 12 Acres in alfalfa

C- 24 Acres in barley

D- 17 Acres in alfalfa/grass

E- Approx. 20 Acres in alfafa

G- Weiser River





BONNER RD

38.4 ACRE
PARCEL

46.6 ACRE
PARCEL

APPRX. LOT LINES



MIDVALE



WEISER RIVER

APPRX. LOT LINES



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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**KIELY
WOLLBRINCK**

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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