

Vista Farms Property Overview

16842 S Vista Ave Kuna, ID 83634

4 bedroom, 2 bath & bonus room

Parcel: S2003325400

Sqft: 2,147

Zone Code: Rural Preservation (see Ada County Code for all conditional uses)

Total Acres: 40.020

Property includes the Vista Farms lavender agritourism business, products, customer accounts, and assets. Ability to build a second home on the property. Potential to change zoning, subdivide or apply for another conditional use subject to Ada County Planning and Zoning approval.

Home Upgrades & Features:

Interior:

- Custom stone fireplace surround and woodstove installed in 2022
- Custom Idaho barnwood ceiling, mantel and beams installed in 2022
- Custom cabinetry added in primary bedroom in 2024
- Gas stove installed in 2022
- New exterior paint in 2024
- New flooring installed in 2022
- Anthem Broadband and starlink connectivity
- Garage with insulated door and a large bonus room with a window, closet and mini split unit (currently used as a workshop but would make a great office or den)

Outside You'll Find:

- 500 gallon propane tank and a Briggs & Stratton fortress whole home standby generator
- Domestic well: 25 gpm, drilled 2016, approximately 550 ft deep, with whole home sediment filter
- 3000 gal water storage tank with 1.5 hp 35 gpm 50 psi irrigation booster pump installed 2024
- Front and back lawns installed in 2024 with irrigation controlled by phone app. Controller is 12 zone only 2 currently in use
- 2" PVC irrigation pipe buried with zone control wires ready to run to pastures for irrigation.
- Two pen corral, squeeze chute for cattle, pig pen and two chicken coops 10x12 coop 36 ft run and three fully fenced paddocks
- Four livestock shelters and one portable 12x20 livestock shelter on steel skids
- 24x60 equipment storage building built in 2023
- Gravel parking lot holds a minimum of 50 vehicles for events with additional field parking space available
- 35ft flag pole with 8x12 flag installed in 2024
- Private 300 yard bermed shooting range with beautiful views of the Boise foothills
- One acre of lavender, 7 varieties, approximately 2,400 plants on drip irrigation
- Ada County Board of Commissioners Permitted for social hall/event center, currently operating seasonal agritourism lavender farm and festival (wedding venue potential)
- Idaho Department of Water Resources permit for groundwater rights applied to all 40 acres and 2nd well
- Eight 3x12 raised beds, a large fenced garden space and eight water hydrants for livestock/garden
- Automatic, solar powered gates and full ADT security system

