

For Sale

25595 Don Ln, Parma ID

\$1,590,000



(208) 949-6660

www.garlandgroupe.com



2,028 SF
4 Bedroom
3 Bath
58.7 Acres
Built 1998

**Versatile agricultural property — 58.7±
acres on 3 parcels!**

Home on 5 acres, 38.65 & 15.15 acre parcels

Comfortable 4 bed/3 bath home sits atop of the gradual slopped property, secluded by mature trees. Enjoy the quiet, country setting where you'll watch the sunsets from the primary balcony or watch the grazing herd from the back patio. The main floor offers an inviting entryway & living room, eat-in kitchen and laundry room. The cozy family room extends from the main floor just 4 steps down where you'll enjoy the warmth of the wood stove or walk out to relax on the patio. A large bedroom and full bath complete this floor and you'll find the primary with en-suite bath and 2 more spacious bedrooms and additional full bath on the upper level. Improvements include 48'x28' equipment shed ideal for machinery, hay storage or covered workspace, working corrals with autofill trough, heated automatic waterer, lights & 4 feeding/sorting pens. The 45'x36' Barn has 2 stalls w/runouts, heated automatic waterers & tack room. Irrigated via gated-pipe plus the adjacent Sand Hollow Creek provides year-round fresh water supporting up to 40 cow/calf pairs. The productive sandy loam soils have previously been farmed with crops including corn, beans and alfalfa seed. Cross-fenced for rotational grazing and independent parcel management—ideal to keep as one ranch, lease, or sell parcels individually. No HOA or CCRs. Convenient location: 2.8 miles W of Notus, 6 miles to Parma, 8.8 miles to I-84, 11.2 miles to Caldwell.

Don't miss out—come see the possibilities for yourself!



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