

Boehner Road Farm

39.50 Acres

Canyon County, ID

\$825,000



HAYDEN  OUTDOORS®

Boehner Road Farm

TOTAL ACRES:

39.50

PRICE:

\$825,000

COUNTY:

Canyon County

CLOSEST TOWN:

Wilder, ID

Activities & Amenities:

Farm/Crops/Ag
Irrigation
Water Rights
State Hunting Unit: 38

Land Details:

Address: TBD Boehner Rd,
Wilder, Idaho 83676, USA
Closest Town: Wilder, Idaho
Total Acres: 39.50
Deeded Acres: 39.50
Elevation: 2,500 FT
Topography: Level
Tillable/Crop/Orchard Acres: 37.68
Irrigated Acres: 34.92
Water Rights: Yes
Estimated Taxes: \$570.90 - 2021
Source of lot size: Assessor/Tax Data

Irrigated productive farmland near the Deer Flat Low Line Canal in Wilder, Idaho with water rights and building potential.

Land

The level landscape features 37.68 acres of cropland and includes 34.92 acres of water rights through the Wilder Irrigation District. The irrigation system is included in the sale and consists of wheel lines and a pump. The property is currently planted in beans and is leased to a tenant farmer on a year-to-year lease. The tenant farmer pays for the pumping costs.

- 39.50 Deeded Acres
- 37.68 Acres of Cropland
- 34.92 Acres of Water Rights
- Bean Crop
- Building Potential
- Irrigation System Included (Wheel Lines and Pump)
- Level Topography
- Near the Deer Flat Low Line Canal

There is a potential for a building permit but the owner must sell 0.5 acres to the neighbor to qualify. Buyer to verify with the county.

Recreation

For those that love to fish or recreate in the water, you are only a few miles from the Snake River.

The farm is in hunting unit 38 where there are opportunities to hunt white-tail deer, mule deer, and wild turkey. The acreage is right along the canal which attracts waterfowl and makes it a suitable duck hunting property.

- 1.8 miles from Timberstone Golf Course
- 3.5 miles from Kerry Hill Winery
- 4 miles from the Snake River
- 11 miles from Lake Lowell
- 14.5 miles from Jump Creek Falls
- 15 miles from Deer Flat National Wildlife Refuge





Water/Mineral Rights & Natural Resources

The farm has 34.92 water acre rights through the Wilder Irrigation District. The total 2022 water rights assessment fees through Wilder Irrigation District including the account fees were a total of \$2,209.96.

Location

This beautiful property is located less than 5 miles from downtown Wilder. Wilder is a small farming community on the western side of Canyon County known for its agricultural lands and family-orientated environment.

Ideal for the sports enthusiast, Wilder is home to the sprawling River Bend Golf Course nestled along the Snake River and is close to fishing, hunting, camping, snow and water skiing, and other outdoor recreation.

The community hosts a variety of events throughout the year, including an annual fall Harvest Festival. In addition, the community houses great K-12 public schools, a library, a medical clinic, and a local fire district.

Located just 10-20 miles from the nearby metro areas of Nampa and Caldwell, the Wilder community is ideal for someone desiring rural living while still being close to the amenities of the larger surrounding communities.


- 4.6 miles from Homedale, Idaho
- 4.9 miles from Wilder, Idaho
- 11.1 miles from Caldwell, Idaho

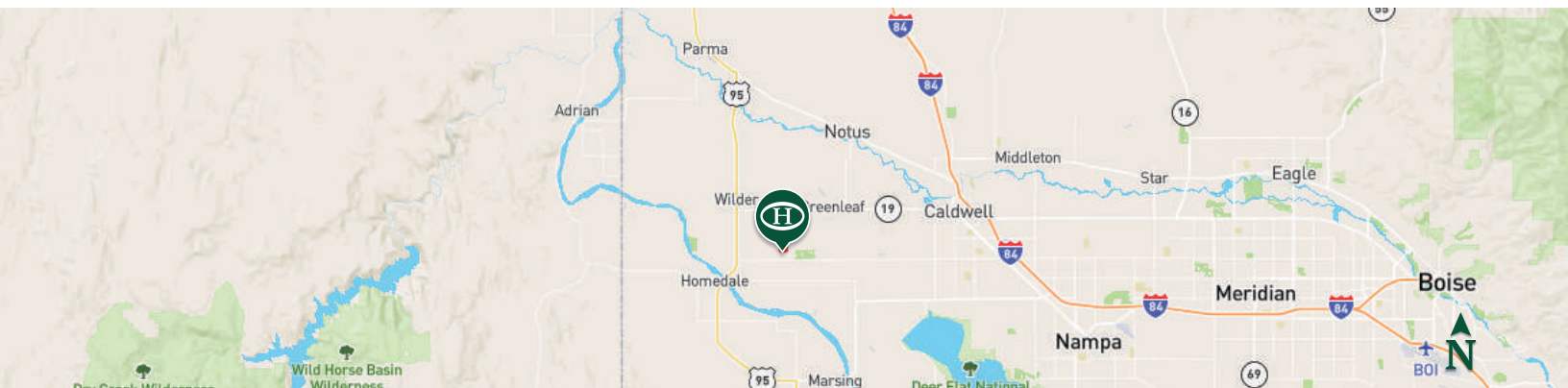
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



Austin Callison

- 📍 Principal Broker, Licensed in ID, OR & WY
- ✉ Austin@HaydenOutdoors.com
- 📞 208.870.1757


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