

PAYETTE HOMESITE WITH BARN - Payette, Idaho

Close-in homesite with water, power and septic ready and a newer barn, arena, round pens and irrigated pasture.

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Location: Located just east of Payette, Idaho, and 1 hour west of Boise, Idaho, this property is located down Mickelson Road just south of Highway 52. Payette is a rural community with city services, schools, grocery store and gas stations.

Acreage/Homesite: You will appreciate the beauty of this property as you turn into the driveway. Truly a one of a kind 7.33± acre property at the end of a country lane. It was designed & laid out to accommodate the true horse enthusiast's lifestyle. Bring your own house plans to build on this beautiful building site (building permit included). The best feature of this property is the custom-built six-stall barn complete with office, lab, bathroom, tack room & examining chute area. The acreage comes with well, septic & electricity already installed.

Eight water shares from Lower Payette Ditch Co. Irrigate about 5 acres of pasture. There is also temporary pasture where the homesite is located.

Barn: The two-year old custom-built six stall barn has amenities galore! Each stall is fully matted & has Noble Panel stall fronts with feed doors. The three east stalls have 20 foot long piped runs with a gate at the end. Two of the west stalls have a removable wall between them to make a 12'x24' stall ideal for mares. The barn has 14' wide cement aisle way with a drainage system and access to a hot & cold water faucet. The office is a 12'x12' space with tiled floors, painted walls, wood trimmed windows, two doors, wall heater and a ceiling fan. The lab is a 12'x12' room with tiled floors, painted walls, wood trim, a deep



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sink with hot & cold water, custom cabinets with plenty of countertop space, a small private bathroom with swinging saloon doors & a wall heater. The 12'x12' tack room is fully insulated & has ample storage for all your saddles & riding gear. There is also an open 12'x12' space with a sturdy examining chute bolted to the concrete. There is storage space above the office, lab & tack room all accessible from the aisle way. Both ends of the barn have a 12'x38' overhang and a big roll-up door.

The riding arena is 100'x180' pipe-fenced with sand & great footing. The 5 acres to the south of the barn have irrigated, lush beautiful pasture &

pipe-fencing. Behind the barn is a large, sanded round-pen with Noble Panels. Outside there are 4 spigots for watering. Three temporary turnout pens are assembled on the building site. Trailer hookups on SE side of barn provide for a trailer turnaround & an area to park trailers.

Price: \$495,000 **PRICE REDUCED:** \$395,000

Taxes: \$719.73 For 2008

Comments: Must see to appreciate this unique property and the well thought out horse facility. Build your home here and enjoy your horses and the view of the country!!



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If you are also looking for great Idaho outdoor recreation, you are at the center of it all! You can ride your horses in the arena or go a short distance for great trail riding or camping. Only 50 miles to Boise for great shopping. Black Canyon Dam or Mann Creek Reservoir is only a 30 minute drive for water activities.

This property has been well-maintained & it shows!

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