

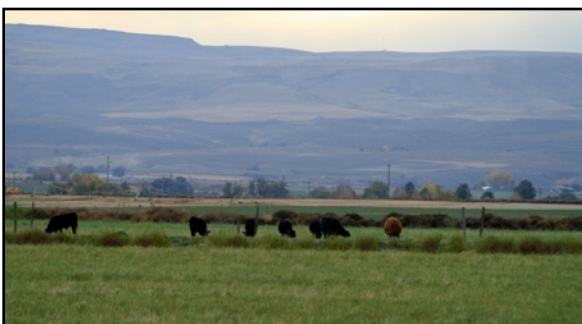
# FERN ROAD RANCH - 28249 Fern Road, Parma, Idaho

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## *Home and Irrigated pasture and hay ground*



**Location:** Located south of Parma and Roswell and North of Wilder, Idaho in the Arena Valley area. Easy access to town and about 1 hour to Boise, Idaho. Directions from Parma - From Hwy 20-26 go south on Wamstad Road until it T's. Go west on Fern Road about 1/4 mile to address. From Wilder, go north on Hwy 95 and then west on Fern Road to address. Property is located in the Parma School District but has a Wilder Address.



**Acreage:** 40+/- acres with about 7 acres in pasture and 30 acres in hay. Irrigation comes from the Wilder Irrigation district and was \$2,059 for 2009. The water comes underground to the property and there are two weirs on the property. It is flood irrigated and is separated into several fields so you can rotate

livestock. Seller currently has the property set up for a cattle operation. The ranch also has many shade trees, fruit trees, and nut trees around the home.

**House:** The house was built in 1959 by the owner. The home is 2,020 sq. ft., according to the county assessor. There is 1,058 finished sq. ft. on the main level and 970 unfinished sq. ft. in the basement. The home has 3 bedrooms and 1 bath. There is hardwood floor throughout the home except in the



kitchen and bathroom. The home is very comfortable and a new oil furnace was recently installed. In the basement there is plenty of opportunity to expand and potential for an additional bathroom. There is also a root cellar in the basement (We believe that this is not counted in the sq.



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footage). Windows in basement are not up to code.

**Recreation:** Enjoy your acreage or take a short drive to the Boise or Snake River to enjoy fishing, boating or floating the river. The Owyhee Mountains are in close vicinity and double as a great view from the property.

**Price: \$350,000** Seller would also sell 37.5+/- acres without home for **\$200,000** and give buyer an option to buy the home at a later date.

**Taxes:** \$1,721 For 2008

**Comments:** This farm would be a great candidate for organic farming, as it has gone 8+ years with out commercial fertilizer. On and off the property there is a lot of opportunity. Great community to live in and have your farm or ranch.

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