



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

A HOME ON 2.275± ACRES
12454 NIGHTHAWK LANE
MELBA | OWYHEE COUNTY, ID
\$599,000



OFFICE (208) 505-9998 | WWW.SMALLTOWNPROPERTIES.COM

12454 Nighthawk Lane

PROPERTY PROFILE

LOCATION:

- 12454 Nighthawk Lane
Melba, Idaho 83641
- Owyhee County
- 9.9± Miles W of Melba
- 20.7± Miles S of Nampa
- 40.1± Miles SW of the Boise Airport

COORDINATES:

- 43.34943, -116.65222

TAX INFORMATION:

- 2023 - \$1794.54

PROPERTY USE:

- Residential
- Shop
- Barn
- Potential for Livestock

PROPERTY INFORMATION:

- 2.275± Acres
- 1,622± SqFt Home
- 3 Bedrooms/2 Baths
- Two-Car Garage
- Irrigation Shares Available



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OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

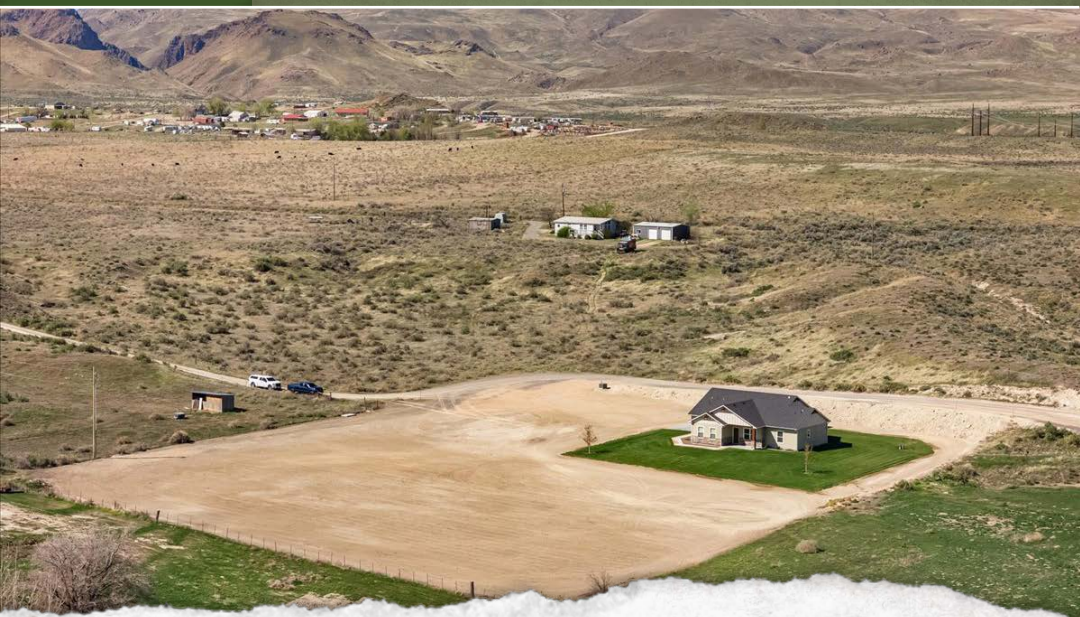
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Information is believed to be accurate but not guaranteed.

WELCOME TO 12454 NIGHTHAWK LANE

WELCOME TO YOUR PRIVATE SLICE OF OWYHEE COUNTY, IDAHO. This 1,622± square foot meticulous three bedroom, two bath home is nestled on 2.275± acres among farms and ranches with views of the Owyhee Mountains. The open floor plan lives larger than its size, and the split floor plan offers privacy. Stainless appliances, wood floors, a dedicated laundry room with a sink, and a two-car garage are some of the highlights. There is enough space for a shop or barn for the ultimate rural living experience. Irrigation shares are available but not fully developed for the property. Forget traffic and crowding—this nearly new home is the perfect retreat from the hustle and bustle. Enjoy the seclusion with the convenience of simple access to the charming town of Melba and only a short trip to Nampa.

**Contact Oscar Evans today and make
12454 Nighthawk Lane your new address!**



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MORE ABOUT THE AREA

CLIMATE: Owyhee County enjoys a semi-arid, mild climate with significant seasonal variation in precipitation. The county receives an average of 4 to 18 inches of rain annually. Summers are warm and dry, while winters are cool with potential for snowfall. The area is characterized by a cool season with maximum precipitation and a warm, dry season. Approximately 80,000 acres of productive farmland is possible only with irrigation.

RECREATION: Owyhee County is home to millions of acres of public land and miles of trails and waterways. The beautiful Owyhee River winds through remote areas of the county and is ideal for rafting, fishing, camping, or hiking its majestic canyons. The Snake River forms the north and east boundary of the county and provides unlimited outdoor options as well. Ride horses or off-road vehicles and hike on miles of trails and back roads. Enjoy recreation from Bruneau Dunes State Park to the Succor Creek State Park and Jump Creek recreation area. Hunt big game and birds, from elk and mule deer to chukar, upland birds, and waterfowl. Don't say you've been to Owyhee County unless you visit the famous mining town of Silver City.



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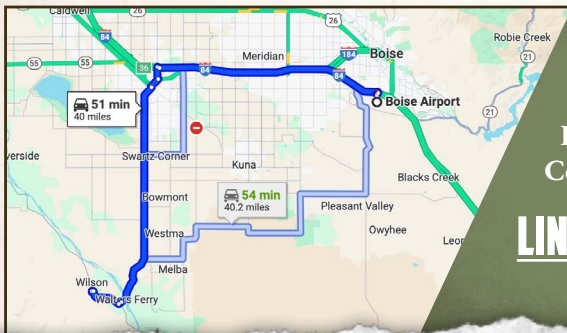
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MELBA

OWYHEE COUNTY, IDAHO



land id. LINK



Directions From Nampa, ID: Travel South on Hwy 45 across the Snake River, West on Hwy 78, West on Wilson Cemetery Road to Nighthawk Lane.

LINK TO GOOGLE MAP DIRECTIONS



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