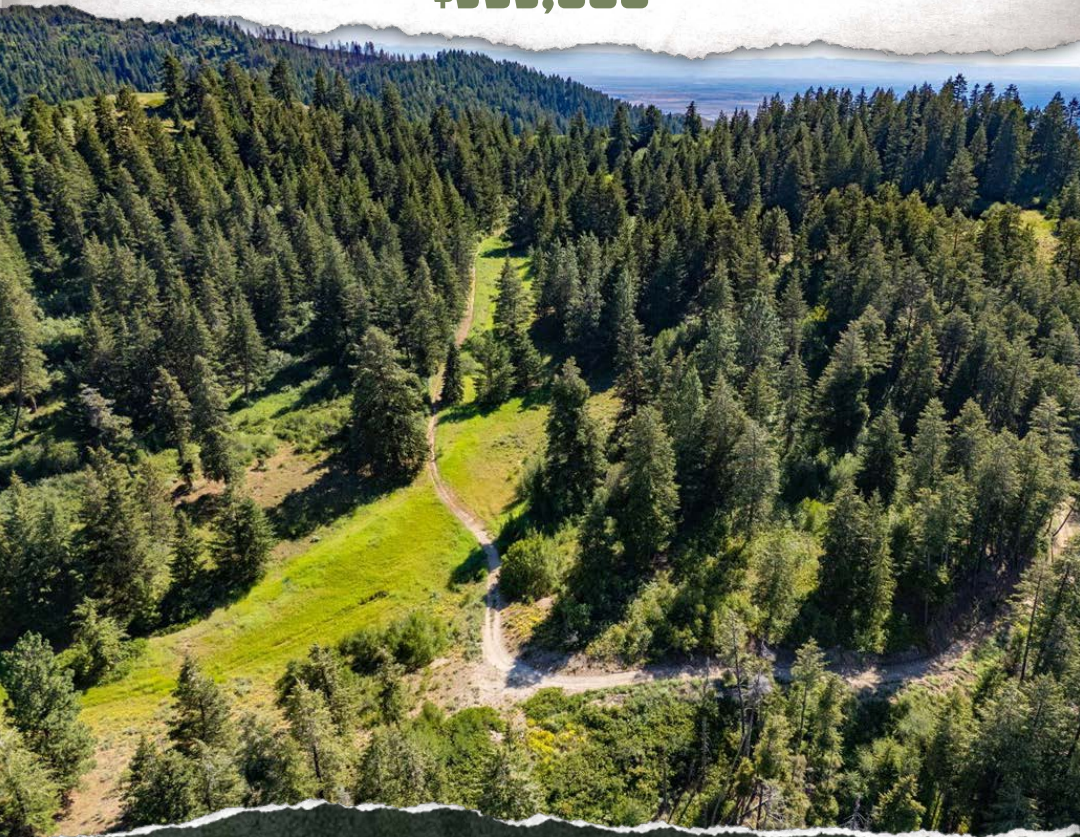




**SMALLTOWN**  
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**41± ACRES**  
**ADA COUNTY, ID**  
**\$395,000**



OFFICE (208) 505-9998 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# THE ADA 41

## PROPERTY PROFILE

### LOCATION:

- Shaw Mountain Road  
Boise, Idaho 83671
- Ada County
- 8± Miles NE of the  
Idaho State Capitol
- 12± Miles NE of Boise Airport

### COORDINATES:

- 43.63081, -116.05266

### TAX INFORMATION:

- \$44.62 in 2024

### PROPERTY USE:

- Recreation
- Camping
- Hunting

### PROPERTY INFORMATION:

- 41± Acres
- Beautiful Views
- Serene Gulch
- Hunting and Hunting Access



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**OSCAR EVANS, ALC**

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

[oscar@smalltownproperties.com](mailto:oscar@smalltownproperties.com)

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

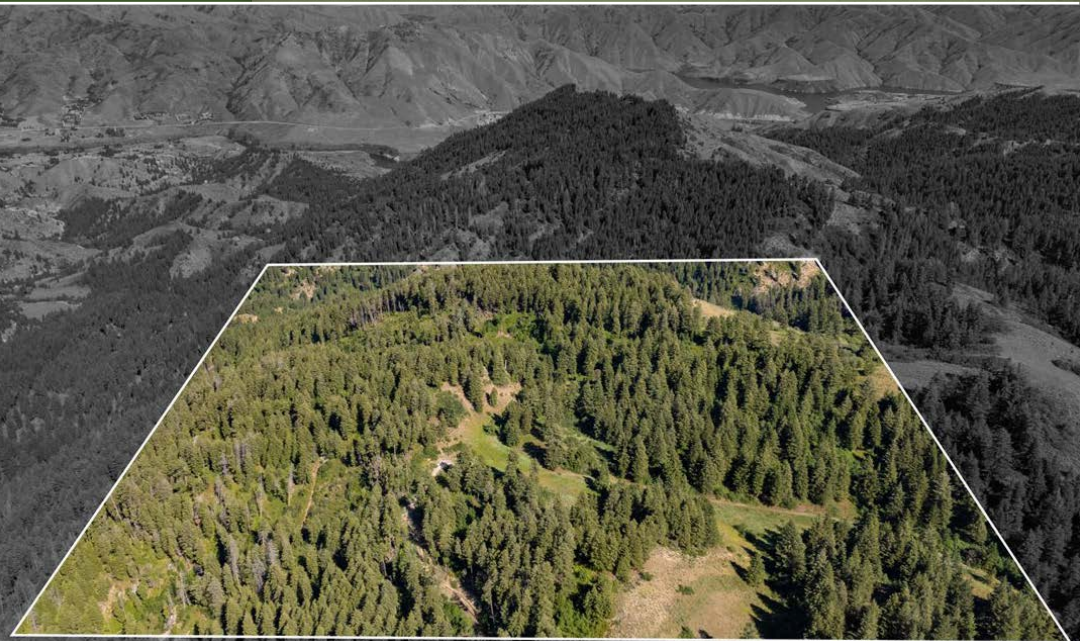
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE ADA 41

**WELCOME TO YOUR 41± ACRE PRIVATE ESCAPE, SITUATED JUST MINUTES FROM DOWNTOWN BOISE, IDAHO.** Rumored to be part of the historic Boise Robber's Roost, this Ada County property offers a combination of beautiful views from its high points and a serene gulch with a host of possible campsites. Located only a few minutes from the paved roads and subdivisions of town, this is the perfect getaway for camping, recreation, or base camp for a Unit 39 hunt on the surrounding public lands on two sides.

**To schedule a personal tour, contact Oscar Evans today.**



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# ABOUT BOISE & ADA COUNTY

**BOISE IS THE COUNTY SEAT OF ADA COUNTY AND THE STATE CAPITAL OF IDAHO.** It is the largest city in Idaho and home to several large companies such as Hewlett-Packard, Micron, and JR Simplot. Boise has a vibrant downtown with a very active business community and multiple conferences and seminars throughout the year. The business days flow seamlessly into great social, dining, music, and other cultural events in the evenings and on weekends. Boise State football draws fans from all over to watch their team play on the famous Blue Turf. Boise is a gateway to the many recreational and outdoor opportunities around the Gem State. Bogus Basin Ski Resort is a short trip from downtown Boise, offering world-class skiing as well as hiking and biking when the snow melts. Only a couple of hours away, Sun Valley and McCall offer even greater skiing, hiking, and outdoor options year-round. Miles of rivers, streams, and trails offer almost unlimited options for fishing, hiking, biking, camping, and enjoyment. Lucky Peak Reservoir is only a few minutes from town and is a popular getaway for boating, fishing, and water sports of all kinds.



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# ABOUT THE CLIMATE

**BOISE AND TREASURE VALLEY SUMMERS ARE HOT AND DRY, WITH LONG, SUNNY DAYS.** Temperatures can reach highs in the 90s Fahrenheit (around 32-35 Celsius). Winters are cold and snowy, with moderately cold temperatures and cloudy days more likely. Snowfall is common, and temperatures can drop below freezing. Spring and fall offer pleasant, moderate weather with sun likely and temperatures ranging from 30s to 70s Fahrenheit (0-25 Celsius).



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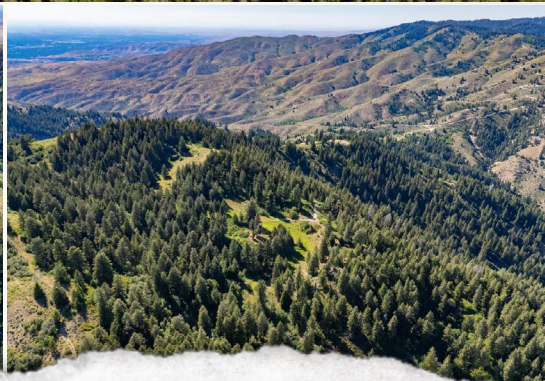
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**41± ACRES**

**ADA COUNTY, IDAHO**



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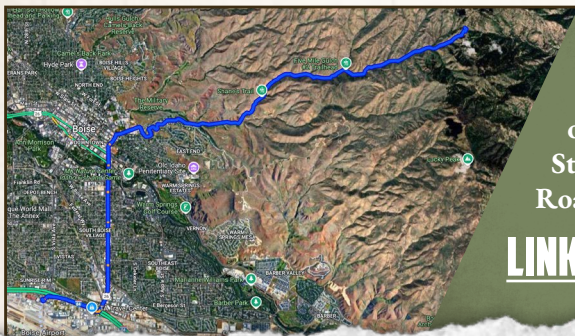
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41± ACRES

ADA COUNTY, IDAHO

land **id.** LINK



Directions From Boise Airport:  
Travel east on I-84 then go north  
on Broadway. Travel east on Reserve  
Street then east on Shaw Mountain  
Road to the easement.

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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