

# FARM, PLAY, AND LIVE ON 360 ACRES ALONG THE WEISER RIVER



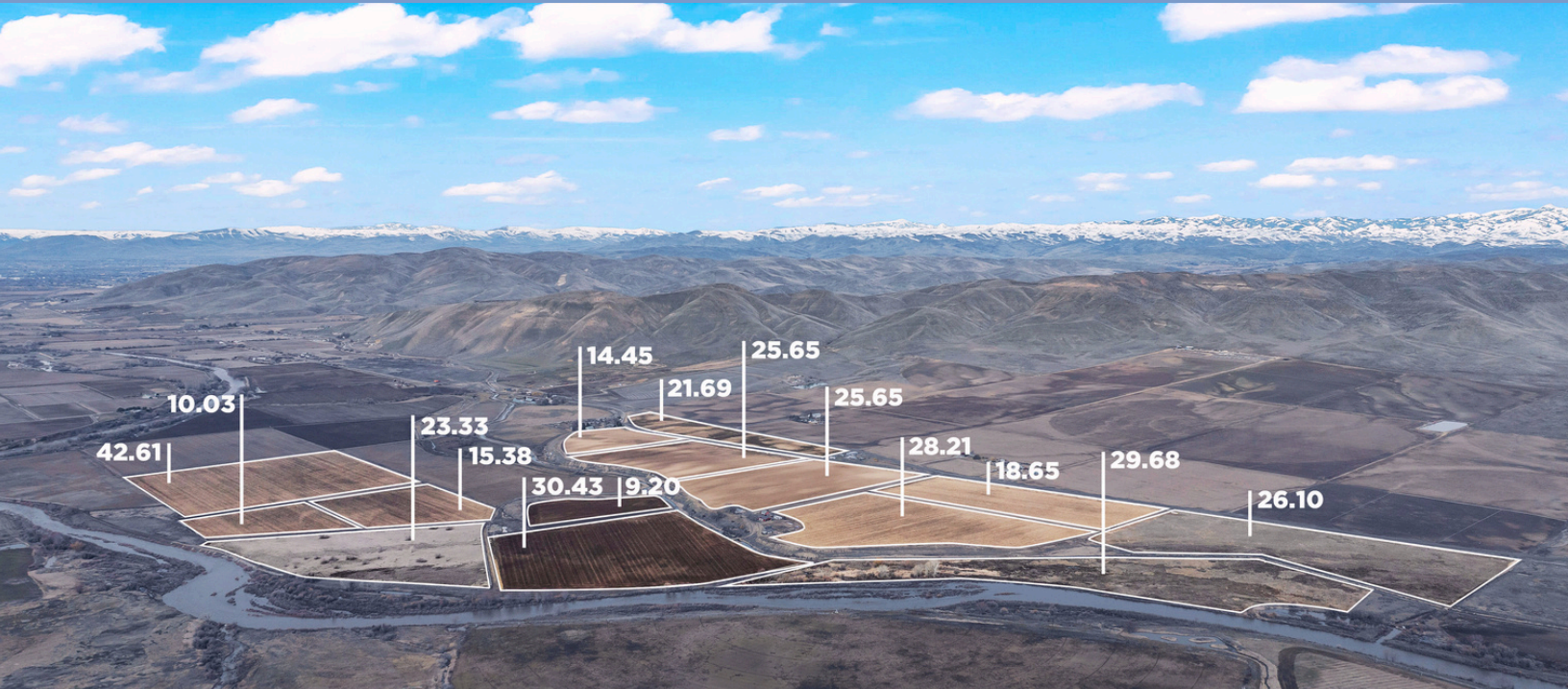
## ABOUT THE PROPERTY

Discover the perfect blend of farming, recreation, and country living on this expansive 360-acre property. With 323 farmable acres, the land has been planted with wheat, corn, and onions, but offers versatility for various crops. Most fields are leveled and irrigated using gated pipe and siphon tubes, while two fields utilize wheel and hand lines. All irrigation equipment is included.

## PROPERTY FEATURES

- ✓ 3-bedroom home with a detached 2-car garage
- ✓ 42' x 45' barn
- ✓ 40' x 52' equipment shed
- ✓ 20' x 40' shop
- ✓ 14' x 52' two-bedroom, one-bath 1978 mobile home (in very good condition)

# Beyond farming, the property is a haven for *outdoor enthusiasts*



Strategically preserved habitats create excellent opportunities for bird hunting, while the land also attracts deer, elk, ducks, quail, geese, and pheasants. And with direct Weiser River frontage, fishing is just steps away!



## AREA ATTRACTIONS

- ✓ Weiser River Trail – A scenic 84-mile trail perfect for hiking, biking, and horseback riding
- ✓ National Oldtime Fiddlers' Contest & Festival – Experience Weiser's famous music tradition
- ✓ Snake River – Renowned for world-class fishing, boating, and water recreation
- ✓ Mann Creek Reservoir – A great spot for camping, fishing, and outdoor adventures
- ✓ Local Rodeos & Events – Enjoy Idaho's western culture and community gatherings
- ✓ Hell's Canyon – North America's deepest river gorge, offering breathtaking scenery, jet boating, whitewater rafting, and incredible wildlife viewing

This unique property offers a rare opportunity to farm, hunt, fish, and embrace the *rural Idaho lifestyle* —all in one place!



**Trayce N Ghislain**

208.407.1094

Traycesellsidaho@gmail.com

**Maury Smith**

208.284.5117

Maury@BoiseRiver.Homes

