



**MARK BOTTLES**  
REAL ESTATE SERVICES

# Listing Summary

Farm and Ranch Listings

(208) 377-5700

839 S. Bridgeway Place ♦ Eagle, Idaho 83616

January 2018

[www.markbottles.com](http://www.markbottles.com)

Property Address	Vicinity	Size	Zoned	Remarks	Asking Price	Agent	Image
<b>FOR SALE</b>							
TBD E Canyon Loop Rd Adrian, OR	West of Homedale on Hwy 19 to Oregon border, South on Canyon Loop Rd	+/- 42.44 Acres		Recreational Land with Trophy Bass Pond on Private Duck Hunting Preserve. Private Access. 20 Minutes from Caldwell.	\$1,200,000	Mark Bottles	
TBD Napton River Rd Adrian, OR	West of Homedale on Hwy 19 to Oregon border, Continue on OR Hwy 201, North on Napton Rd to Napton River Rd	+/- 223.19 Acres	Irrigated AG	Irrigated Farm Land along the Snake River. Water Rights available. Snake River frontage. Across from Island.	\$1,800,000	Mark Bottles	
Idaho Power Rd & Power Plant Rd <b>River Ranch</b> Bliss	I-84, South on Idaho Power Rd, West on Power Plant Rd	+/- 503 Acres		350 Irrigated Acres with Snake River frontage. Sub-divided into 26, +/- 20 Acre Parcels. Power On-Site. Perfect for Ranch or Future Development.	Contact Listing Agent	Russ Fulcher Ben Fulcher	
TBD Orchard Access Rd Boise	I-84 Exit 71, South on Orchard Access Rd	+/- 245.36 Acres - 25 Parcels	RP	Agricultural Land with individual lots available in the historic town of Orchard - ranging in size from .33 acres to 8 acres. Dry-land grazing potential.	\$199,000	Norm Brown	
TBD Orchard Access Rd Boise	I-84 Exit 71, South on Orchard Access Rd	+/- 59 Acres - Parcel 1; +/- 40 Acres - Parcel 2	RP	Agricultural Land on two Parcels can be sold together or individually. Conveniently located south of I-84, midway between Boise and Mountain Home.	40 Acres - \$48,000 59 Acres - \$70,800	Norm Brown	



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TBD Orchard Ranch Rd Boise	I-84 Exit 71, South on Orchard Access Rd to Orchard Ranch Rd	+/- 100 Acres	RP	Conveniently located south of I-84, midway between Boise and Mountain Home. Access to parcel via Orchard Ranch Road. Dry-land grazing potential.	\$60,000	Norm Brown	
13520 & TBD Sand Hollow Rd Caldwell	I-84 Exit 25, East on Hwy 44, North on Emmett Rd, West on Sand Hollow Rd	+/- 80 Acres	Irrigated AG	Great access from I-84 Exit 25 & immediate west of Emmett Road. Fully Irrigated in Black Canyon Irrigation District. Ditches and Gated Pipe.	\$520,000	Norm Brown	
TBD Hwy 55 <b>Cascade Ranch</b> Cascade	Thirteen miles south of Cascade - Mile Marker 103	+/- 105.5 Acres	AG	Highway 55 frontage with development potential. Ranch land with amazing views of Long Valley. Property is divisible. Close to Tamarack Ski Resort and Cascade Lake.	<b>PRICE REDUCED to</b> \$158,250 (\$1,500 per acre)	Norm Brown	
TBD Hwy 55 Cascade	Ten miles south of Cascade - Mile Marker 105	+/- 575.45 Acres		Highway 55 and Payette River frontage. Subdividing available for multiple home sites. Beautiful recreation land with excellent hunting and fishing.	Contact Listing Agent	John Bottles	
TBD Warm Springs Rd Garden Valley	West of Terrace Lakes Golf Course on Warm Springs Rd	+/- 228.75 Acres		Beautiful mountain property just minutes from Golf Course. Two hot water wells and two cold water wells. Abundant wildlife, hiking, biking, hunt, etc. One hour drive to Eagle/Boise.	\$915,000 \$4,000/Acre	John Bottles	



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TBD Summit Ridge Rd & Hwy 55 <b>Summit Ridge Estate / Ranch</b> Horseshoe Bend	Hwy 55 to Summit Ridge Rd	+/- 480 Acres - 6 Parcels		Personal Estate / Ranch or Upscale Residential Development Opportunity. Property offers privacy and seclusion with breathtaking views. 6 Parcels from 40 Acres to 160 Acres.	<b>PRICE REDUCED to</b> \$912,000	Norm Brown	
SWC W Hubbard Rd & N Linder Rd Kuna	South of I-84 on Meridian Rd, West on Hubbard Rd to Linder Rd	+/- 15.94 Acres	AG	Excellent corner frontage property already annexed into City of Kuna. Comprehensive plan for Commercial development. Sewer, water, pressurized irrigation available. See Flyer for potential uses.	Contact Listing Agent	John Bottles	
291 Ashton Ln <b>Jug Mountain Ranch</b> McCall	Hwy 55, East on Lake Fork Rd, South on Farmer to Market Rd, East on Ashton Ln	+/- 39 Acres		Horse property with Barn and Corral including Fishing Creek running through property. 2,500 SF Custom Built Home with 3 Bedrooms and 2 Baths. RV Parking and approved for airstrip.	\$1,014,000	Russ Fulcher Ben Fulcher	
TBD W Mountain Rd <b>Bezates Ranch</b> McCall	Hwy 55, West on Deinhard Ln to West Valley Rd to West Mountain Rd	+/- 728 Acres	Multiple Use	Comprised of 5 Parcels, 485 Acres of Water Rights just west of McCall bordering Whitetail Golf Club. Family owned and operated since 1939. Situated in Idaho's premier recreational location.	\$20,000,000 <b>ALL OFFERS CONSIDERED!!</b>	Norm Brown	
TBD Cemetery Rd Middleton	North of Galloway Rd on Cemetery Rd	+/- 53.9 Acres	AG	Irrigated with Black Canyon Irrigation District. Property recently surveyed for sale. Located east of I-84 and North of Hwy 44 on Cemetery Road.	<b>SOLD</b>	Norm Brown	



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TBD Valley Creek Rd Stanley	West of Stanley on Hwy 21 approx. 9 miles, North on Valley Creek Rd, 1 Mile to Rd #304	+/- 54.45 Acres	AG	Unique and private deeded acreage surrounding by National Forest on all 4 sides. Possible multiple building sites possibilities with stunning Sawtooth views. Power on- site.	\$790,000	Norm Brown	
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