

127500 3br (11072 USD)




Location **Idaho**
<https://www.genclassifieds.com/x-563729-z>

The property has a great head-start on a mini homestead; a huge 3,000~ sq ft garden area that could easily be expanded or divided, a small orchard with room for more trees, and a fully fenced 1,600+/- sq ft 'critter pen'. There's also a 20x60~ area on the SE corner of the lot, perfect for another pen, garden, shop, or RV/boat storage. Keep goats, sheep, turkeys, rabbits, a cow or two, chickens, and more with ease. Not quite into the farm life? There's plenty of room to build a huge shop too! Or, enclose the standing carport for big roomy shop, fill it with hay for a small herd- do what you please!

OUTSIDE:

- 1.018 acres in the heart of orchard country
- Out of city limits, not covenants or HOAs
- Taxes less than \$400/year
- Easement has already been used by county, no further encroachment possible
- Large wood deck out back.
- Propane grill included.
- Paved walkways around home.
- Private well with fantastic water and great pressure
- 1 acre irrigation rights (\$65~/year)
- Irrigation ditch, sump, pump, and sprinkler system waters almost half the property
- Entire property is fully fenced with 4' welded wire fencing.
- Gated driveway

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- 3 sheds with electricity, plus small hay-storage cubby.
 - 20x40~ ft carport/RV shelter with electrical, propane lights, propane stove, and propane heater.
 - 5x10~ concrete shed and septic, deck, and white walkways
 - 10x10~ outdoor propane shed, propane lights, etc.
 - Fenced private yard with mature trees, very peaceful.
 - 80x100~ ft fenced garden area with black berries established, could easily be expanded.
 - Small orchard, fully fenced, with open irrigation ditch and gated vehicle access.
 - Fenced 40x40~ ft area for animals with open irrigation ditch, shade trees, stumps, etc.
 - Mature plantlife throughout property, maple and oak trees, 2 walnut varieties, 2 apple varieties, 1 cherry, 2 peach varieties, 1 plum, 2 apricot, several quince, currants, rose bushes, perennial mints and herbs, plus grape vines of 3 grape varieties (green, black, and concord), and many other mature trees

and shrubs including weeping willow, catalpa, pine, and others.

- No rear neighbors, private set-up.
- Very friendly neighbors all around!
- Home is in good shape, no issues
- 20-40 minutes from Boise, Horseshoe Bend, Eagle, Nampa, Caldwell, Meridian, Middleton, etc.
- 5 minutes from both the Payette river and downtown Emmett
- 3 minutes from nearest storage unit facility (useful for moving!)
- I'm about the only house in the area not sitting on a bed of river rocks. Dig to your hearts content!
- Home-made 100~ sq ft simple walk-in chicken coop is staying. Coop can roost up to 40+/- birds as-is. Use it for birds, other livestock, tools, or tear it down.
- Chainlink runs negotiable (12x14 & 5x3 chainlink kennels)
- At buyer's request I can throw in a small flock of chickens!

INSIDE:

- Manufactured 1993 Geurdon all-original home
- ON FOUNDATION
- Non-smoking home!
- All electric home, but can be hooked up to gas
- Electric averages less than \$100/mo
- Bright, spacious split-bedroom floor plan
- 3 bed 2 full bath, 1,107 sq ft.
- Have all original home, repair, and 2012 inspection paperwork for buyer's convenience
- Forced air heat, window unit AC.
- Master bedroom 14x16~ w/ walk-in closet
- 12x12~ 2nd and 3rd bedroom with standard closets and East/South facing windows
- Both bathrooms feature full shower-baths, privacy windows, exhaust fans, and wall and under-sink storage
- Open spacious living room has large South facing windows, and plenty of room for a wood burning stove!
- Kitchen features breakfast bar, fridge, built-in pantry/storage, North facing window, new (2013) 4-burner electric coil stove (negotiable)
- Utility/laundry room off kitchen features electric washer and dryer, back door, dog door, and over-head storage
- Excellent Southern exposure if you're interested in going solar!

I still live here and showing is by appointment only. Please call a day or two before you'd like to come by, it's difficult to squeeze in unexpected appointments. You're welcome to drive past but do not enter the property without an appointment. Please and thank you :)

For viewing appointments, call or email Jen. Please, no calls after.