



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

F A R M | R A N C H

**84.34± ACRES WITH 2 HOMES**  
**PAYETTE COUNTY, ID**  
**\$2,750,000**



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

# THE PAYETTE 84.34

## PROPERTY PROFILE

### LOCATION:

- 3615 Cassia Road  
New Plymouth, Idaho 83655
- Payette County
- 8± Miles SE of New Plymouth
- 16± Miles SE of Fruitland
- 21± Miles N of the  
Indian Creek Plaza
- 27± Miles N of Karcher Road
- 46± Miles NW of  
the Boise Airport

### COORDINATES:

- 43.89186, -116.7552

### PROPERTY USE:

- Multi-Family Residential
- Potential Development  
(Subject to the County Conditional Use Process)
- Investment
- Other Potential Uses:  
Equestrian, Dog Training,  
Wildlife Habitat, Agriculture

### PROPERTY INFORMATION:

- 84.34± Acres
- Main Home
  - 1,984± SqFt Home
  - 3 Bedrooms/2 Baths
- Second Home
  - 1 Bedroom/1 Bath
  - Unfinished 2nd Level
- Two Shops
- Irrigated Land
- Gently Rolling Landscape
- Ponds
- Barns
- Surrounded on 2 Sides  
by BLM Land

### TAX INFORMATION:

- \$2,670.62 in 2024



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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 PAYETTE 84.34

**ABUNDANT OPPORTUNITIES ABOUND ON 84.34± ACRES IN PAYETTE COUNTY, IDAHO, APPROXIMATELY EIGHT MILES SOUTHEAST OF NEW PLYMOUTH.** The property features include a beautiful custom oak main home, a second home, two insulated shops, a large barn, a hay barn, a pond, and more. Surrounded by BLM land on two sides, the location is the ideal mix of privacy and convenience.

The 1,984± square foot oak wood home is built with 2×6 walls and features three bedrooms, two baths, terracotta tile floors, a large kitchen and great room area, and a metal roof. The additional home is newly refinished, offering one bedroom and one bath with an unfinished upstairs that could be two more bedrooms. The shops are every mechanic's and sportsman's dream, with room for toys, equipment, projects, or a business.



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# MORE ABOUT THE PAYETTE 84.34

Your horses will appreciate the irrigated pastureland, and their rider will appreciate the opportunity to explore almost 2,000 acres of contiguous public land.

For investment value, consider the possibility of dividing the land into lots to build your own multi-generation or equestrian community. The rolling terrain is both beautiful and functional for riding, dog training, or just wildlife habitat.

This is the home and training grounds of famous late dog trainer Dave Walker. Dave trained over 3,000 dogs, wrote a book on dog training, and won many national and international dog training trials. The barn, kennels, and training area are not only famous for the dogs Dave trained but also add great value to the property for anyone wanting to train dogs, shoot skeet, or hunt the ponds and brush area.

**Contact Oscar Evans today to schedule a private tour and experience #TheSmallTownWay.**



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# ABOUT PAYETTE COUNTY

**PAYETTE COUNTY** is located in southwest Idaho on the Oregon border. The county was established in 1917, partitioned from Canyon County, and named after the Payette River. It was founded by French-Canadian François Payette, who was originally a fur trapper with the North West Company.

As of the 2010 census, the population was 22,623. Payette County is comprised of 3 cities: Payette, Fruitland, and New Plymouth. Payette is the county seat and is the largest of the three cities, with a population of 7,414. Payette was originally settled as a railroad camp and called Boomerang for the log boom on the Payette River.



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land id. LINK



Directions From Boise, ID: Travel I-84 to Exit 13. Go east on Black Canyon. Travel north on Sandhollow/Old Hwy 30. Go east on SE 4th Ave and then south on Cassia Road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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