



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

EQUESTRIAN ESTATE LOT
13.35± ACRES
CANYON COUNTY, ID
\$750,000



OFFICE (208) 505-9998 | WWW.SMALLTOWNPROPERTIES.COM

THE CANYON 13.35

PROPERTY PROFILE

LOCATION:

- 20383 Maggard Lane
Caldwell, ID 83607
- Canyon County
- 5± Minutes to the
Sunny Slope Wine Trail
- 5± Minutes to
Timberstone Golf Course
- 10± Minutes to Indian Creek
Plaza/Downtown Caldwell
- 10± Minutes to I-84
- 15± Minutes to
Downtown Nampa
- 40± Minutes to the
Boise Airport

COORDINATES:

- 43.639500, -116.801097

TAX INFORMATION:

2023 - \$95.73

PROPERTY USE:

- Equestrian Estate
Building Lot
- Residential
- Recreational
- Horses/Cattle
- Small Livestock
- Grapes

PROPERTY INFORMATION:

- 13.35± Acres
- Gated Community
- Equestrian Estates
- Community Arena
& Riding Trails
- Irrigation Water
- Live Water
- Mountain Views
- Private & Secluded
- Convenient to Recreation
and Town



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OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CANYON 13.35

ACT FAST TO OWN THE LAST AVAILABLE LOT IN THE SMALL GATED COMMUNITY OF MAGGARD EQUINE ESTATES. Build your new home on this 13.35± acre property, only minutes from downtown Caldwell and Indian Creek Plaza with an easy commute to Boise. The Canyon County equestrian estate building lot features pressure irrigated acreage and year-round live water with breathtaking views of the Owyhee Mountains, rolling fields and amazing Idaho sunrises and sunsets. You will benefit from a community riding arena and a full trail system so you and your horses don't have to leave to enjoy a good ride. The location is convenient with miles of public land trails, local horse shows and rodeos. Unsaddle and you're only a few minutes from the Snake River Wine Trail, shopping, dining, recreation and two premier 18-hole golf courses. Take advantage of the sloped terrain to grow grapes and raise cattle with the Noble perimeter and cross fencing.

Call Oscar Evans today to schedule a private showing and explore the opportunity to make 20383 Maggard Lane your new address!



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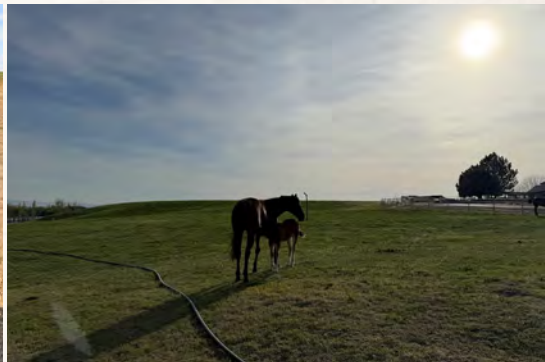
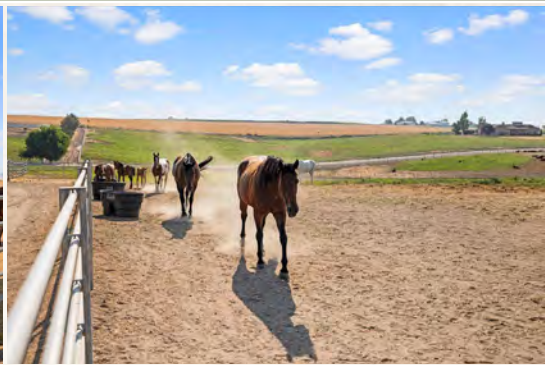
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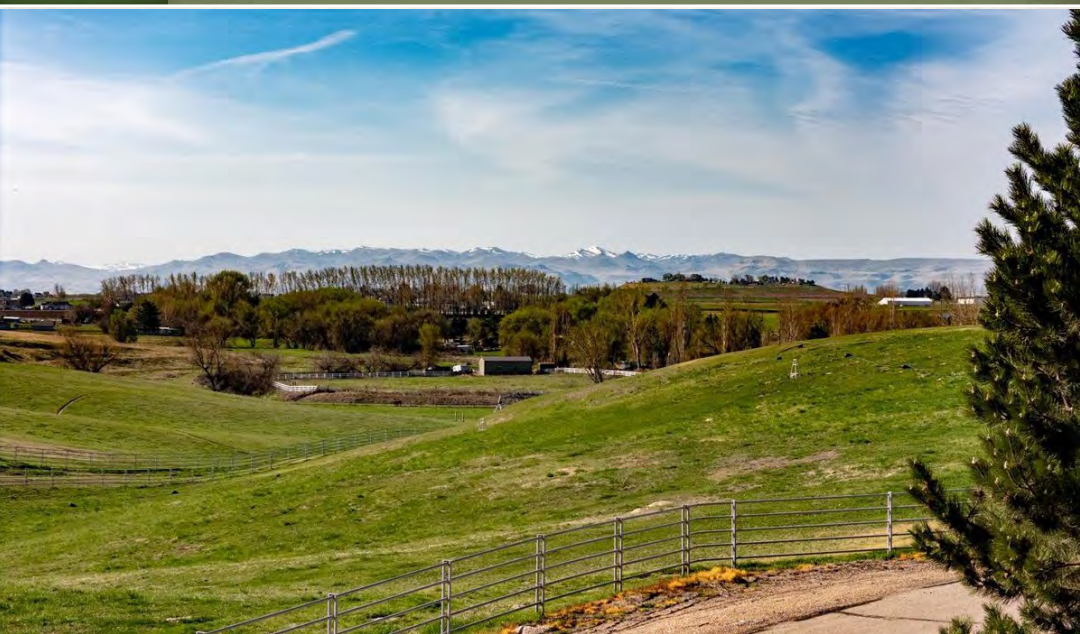
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TURNOUTS



RIDING TRAILS



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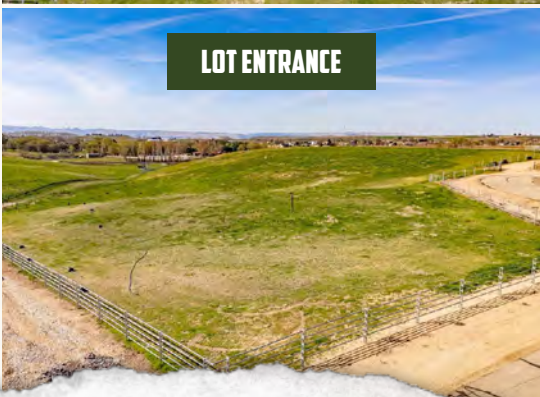
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SUBDIVISION ENTRANCE



LOT ENTRANCE



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FARM | RANCH

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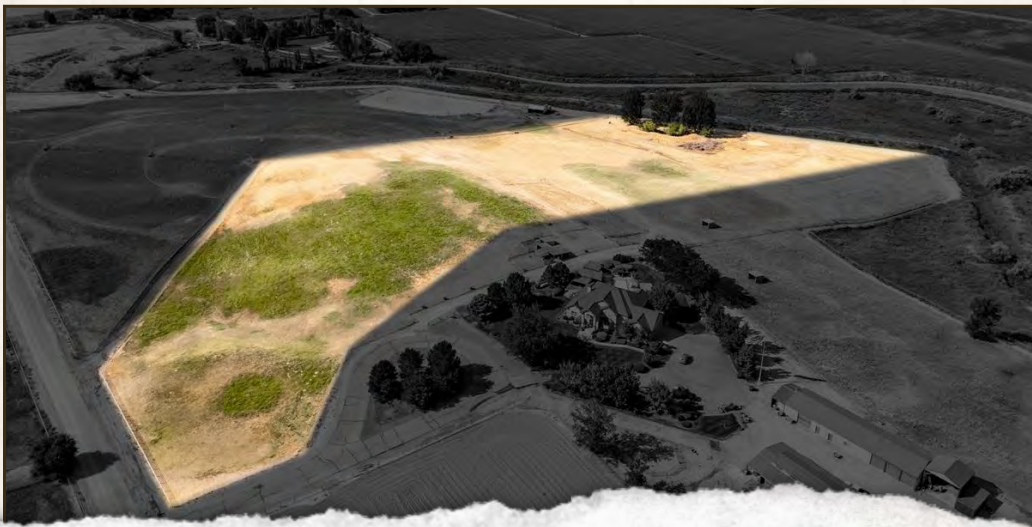
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MAGGARD ESTATE LOTS



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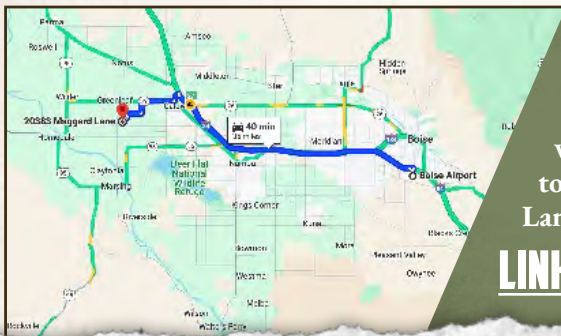
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land id. LINK



Directions From I-84, Exit 27:
Travel south on Centennial, west on
Simplot Blvd, south on Weitz Road,
west on Upper Pleasant, south on Beet
to Lantern which then becomes Maggard
Lane at the gated entrance.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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