



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

115± ACRES

HAMMETT | OWYHEE COUNTY, ID

\$795,000

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

THE OWYHEE 115

PROPERTY PROFILE

LOCATION:

- Hwy 78
Hammett, Idaho 83627
- Owyhee County
- 4± Miles W of Hammett
- 16± Miles NE of Bruneau
- 23± Miles S of Mountain Home
- 32± Miles SE of Mountain Home AFB
- 63± Miles S of Boise Airport

COORDINATES:

- 42.941316, -115.534368

TAX INFORMATION:

- \$9.94 in 2024

PROPERTY USE:

- Recreation
- Agriculture
- Grazing
- Hunting & Fishing
- Potential Home Site

PROPERTY INFORMATION:

- 115± Total Acres
- 25± Acres of Water Shares
- 1+ Mile of Frontage on the Snake River
- Frontage on Hwy 78



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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

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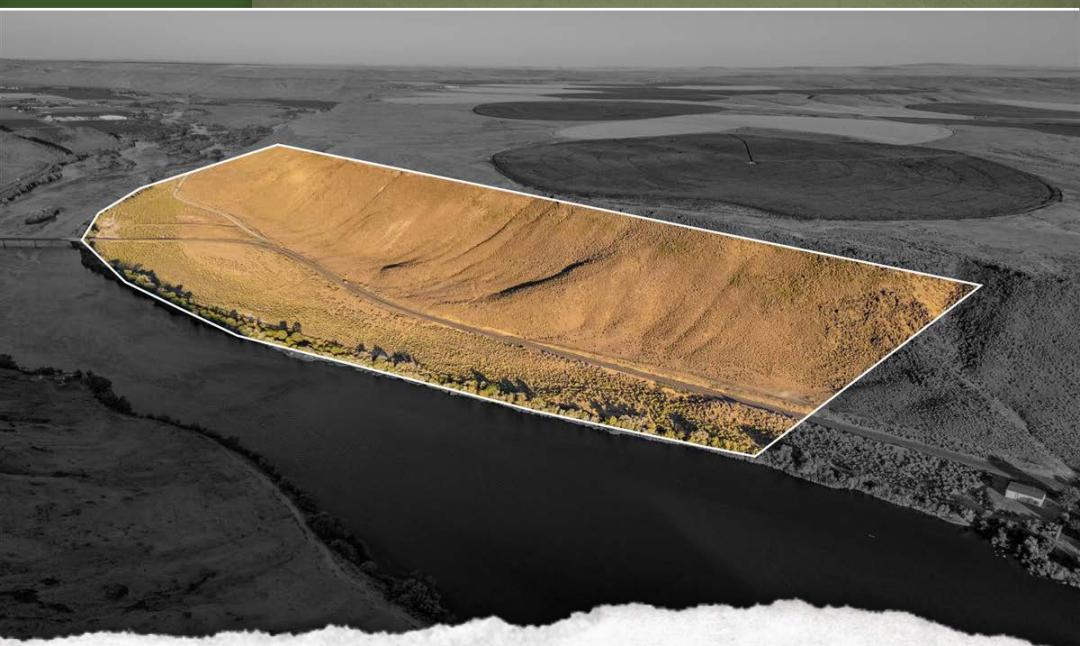
Information is believed to be accurate but not guaranteed.

WELCOME TO THE OWYHEE 115

TAKE ADVANTAGE OF THE RARE OPPORTUNITY TO OWN 115± ACRES NEAR HAMMETT, IDAHO. The property offers more than one mile of frontage on the Snake River and is situated on both sides of Hwy 78. 25± acres of water shares can be used for livestock or crops. Multiple recreational opportunities abound, such as fishing and waterfowl hunting, along with an Indian Cove Boat Ramp. Building a home will be subject to the Owyhee County Conditional Use permitting process due to agricultural zoning.

This property is 50 minutes from Boise and roughly 20 minutes from shopping and restaurants in Mountain Home. Irrigation water is currently in the IDWR Water Bank.

To learn more and schedule a visit, contact Oscar Evans today!



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THE CLIMATE

OWYHEE COUNTY enjoys a semi-arid, mild climate with significant seasonal variation in precipitation. The county receives an average of 4 to 18 inches of rain annually. Summers are warm and dry, while winters are cool with potential for snowfall. The area is characterized by a cool season with maximum precipitation and a warm, dry season. Approximately 80,000 acres of productive farmland is possible only with irrigation.



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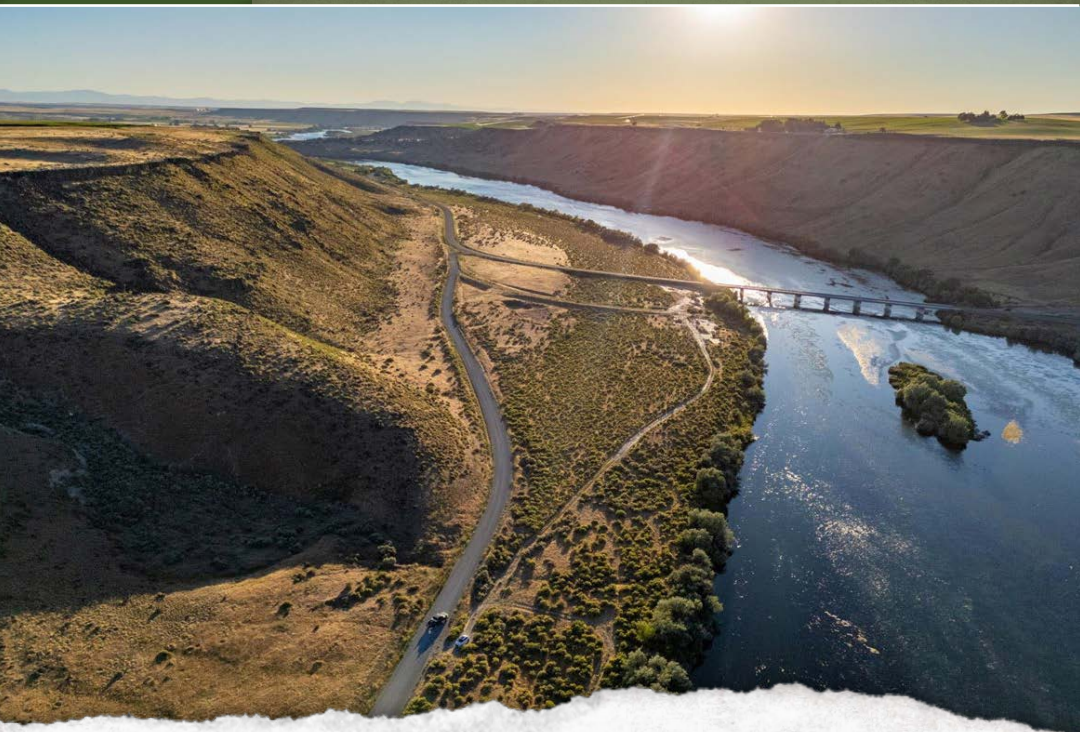
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RECREATION

OWYHEE COUNTY is home to millions of acres of public land and miles of trails and waterways. The beautiful Owyhee River winds through remote areas of the county and is ideal for rafting, fishing, camping, or hiking its majestic canyons. The Snake River forms the north and east boundary of the county and provides unlimited outdoor options as well. Hike or ride horses or off-road vehicles on miles of trails and back roads. Enjoy recreation from Bruneau Dunes State Park to Succor Creek State Park and the Jump Creek recreation area. Hunt big game and birds from elk and mule deer to chukar, upland birds, and waterfowl. Don't say you've been to Owyhee County unless you visit the famous mining town of Silver City.



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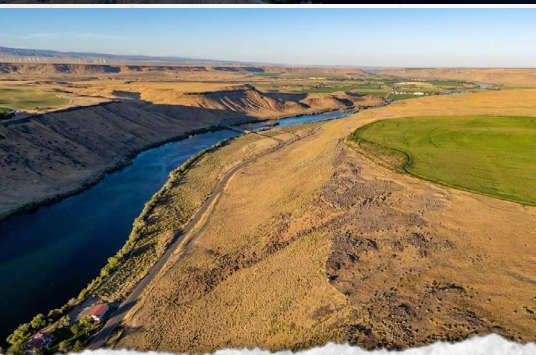
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FARM | RANCH

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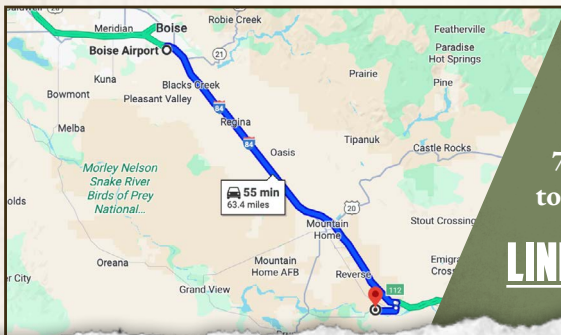
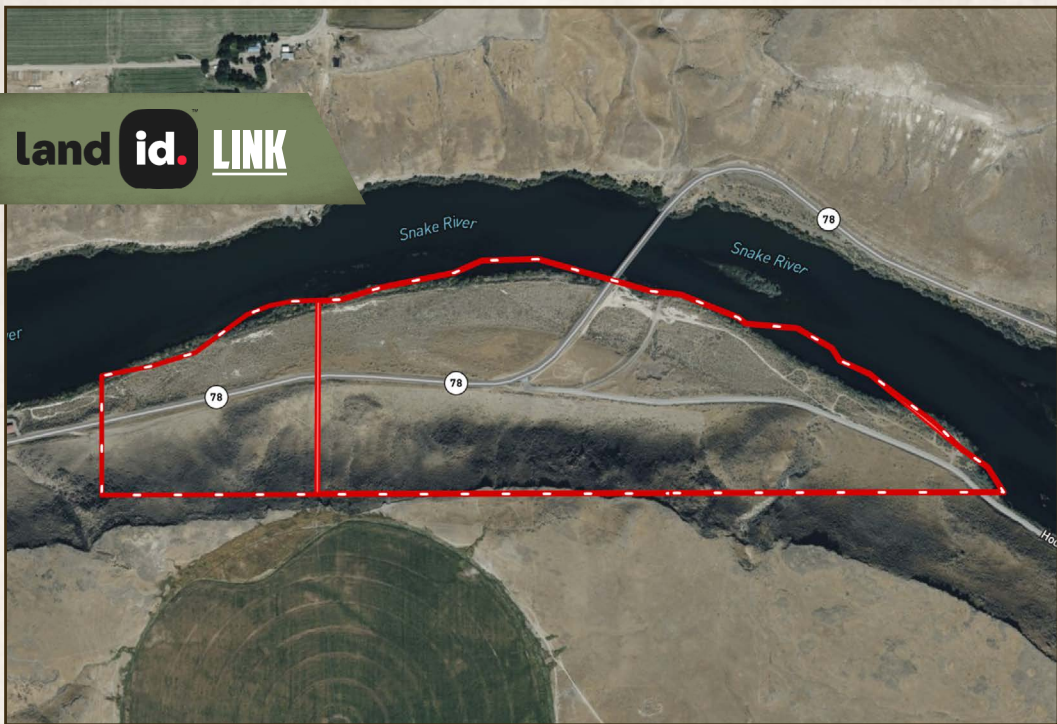
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land id. LINK



Directions From Boise Airport:
Travel I-84 East 57.9 miles to Exit
112. Go south on Business 84 to Hwy
78. Travel south across the Snake River
to the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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