



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

F A R M | R A N C H

**NO HAT RANCH AND BUNKHOUSE**  
**13.75± ACRES | OWYHEE COUNTY, ID**  
**\$1,349,000**



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

# NO HAT RANCH AND BUNKHOUSE

## PROPERTY PROFILE

### LOCATION:

- 2123 Succor Creek Road, Homedale, Idaho 83628
- 5± Miles to Homedale High School
- 19± Miles to Indian Creek Plaza
- 24± Miles to Downtown Nampa
- 41± Miles to the Boise Airport

### COORDINATES:

- 43.59695, -116.98273

### PROPERTY USE:

- Farm/Ranch
- Residential
- Livestock
- Garden
- Chickens
- Short or Long Term Rental
- Multi-Generation Housing
- Horse Boarding
- Agri-Tourism

### PROPERTY INFORMATION:

- 13.75± Irrigated, Fenced Acres
- 2,700± SF Main Home
  - 4 Bed/3 Bath
- 1,100± SF Bunkhouse
  - 2 Bed/1 Bath
  - Furnished
- 1,100± SF Shop with 220v
- 24×36 20' High Hay Barn/RV Shelter
- 24×24 Pole Barn
- Turnout Shelters
- Cross-Fenced
- Small Arena
- Working Corral
- Owner/Agent

### TAX INFORMATION:

2023 - \$4334.50



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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

[smalltownproperties.com](http://smalltownproperties.com)

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# NO HAT RANCH AND BUNKHOUSE

“I wish I had room for my family, friends, visitors, extended family, vehicles, livestock, pets, and a garden! Oh, and far from the hassle, yet convenient. Is that possible?”

## WELCOME TO NO HAT RANCH AND BUNKHOUSE!

[CLICK HERE](#) OR [SCAN THE CODE](#)  
TO WATCH A VIDEO ABOUT THIS PROPERTY



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# ABOUT NO HAT RANCH AND BUNKHOUSE

SITUATED ON SUCCOR CREEK ROAD ROUGHLY FIVE MILES FROM HOMEDALE, IDAHO, IS THIS RARE 13.75± ACRE HOMESTEAD. The focal point of the land is a 2,700± square foot main home with four bedrooms, three bathrooms, plenty of natural light, a bonus room, and a three-car garage. The split floor plan offers a primary suite with dual vanity, soaker tub, walk-in shower, and walk-in closet. The open great room is ideal for gatherings, and the remaining bedrooms and baths offer privacy and comfort.

Take a short walk through the fenced backyard to the No Hat Bunkhouse. Attached to a large 36x30 shop, this space currently functions as a short-term rental and visitor quarters. The fully furnished 1,100± square foot bunkhouse offers two bedrooms and one bathroom, a comfortable arrangement to sleep up to six folks. This space is a perfect option for family, friends, or additional income.

**Contact Oscar Evans today to schedule a private showing.**

OWNER/AGENT



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# THE MAIN HOUSE



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# THE MAIN HOUSE



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# THE AREA

# NO HAT RANCH & BUNKHOUSE

Owyhee County is home to many large farms and ranches, lots of livestock, endless public lands, and a plethora of recreational and outdoor opportunities. The No Hat Bunkhouse at 2132 Succor Creek Road is the ideal basecamp to see all that the county and surrounding area have to offer. Hike or enjoy miles of trails on your horse, mountain bike, or ATV. Fish the Owyhee River or many of the creeks and streams. Track trophy elk, mule deer, antelope, bobcats, and mountain lions, or hunt waterfowl on the rivers, ponds, and open fields. With a short drive to the Sunny Slope Wine Trail, you'll be the envy of your big city friends. But you can host them in your bunkhouse as you watch the sun set over the Owyhee Mountains.

# THE BUNKHOUSE/SHOP



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# THE BUNKHOUSE/SHOP



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# THE CLIMATE

# NO HAT RANCH & BUNKHOUSE

**T**AKE ADVANTAGE OF ALL FOUR SEASONS IN SCENIC SOUTHERN IDAHO. Enjoy the vast recreation and hunting provided by the normally mild but sometimes snowy winters. Relish the cool, dry springtime air as the snow melts, the creeks rise, and the cattle start grazing. The long, warm summer days make it difficult to slow down and find rest in the cool nights. The cool fall months welcome a little moisture and reward for the long summer as cattle are shipped, crops are harvested, and firewood is stacked for winter.



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# THE COMMUNITY

# NO HAT RANCH & BUNKHOUSE

**H**omedale is a vibrant but quiet and desirable little community on the Snake River. It's far enough out to maintain its traditional culture but close enough to be convenient to services and activities. In the near future, it will be home to a D&B Farm Supply and several new establishments. This new development is sure to complement the existing variety of good food, shopping, supplies, and everything needed to keep the home and ranch running smoothly. School sports, rodeo, hunting, fishing, farming, and ranching still reign in the culture and lives of the residents and surrounding area. The Owyhee County Fair brings in people from miles around as FFA and 4H take center stage for the culmination of a year of hard work and challenges building the next generation.



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# IMPORTANT LINKS

**HOMEDALE SCHOOLS:** [homedaleschools.org](http://homedaleschools.org)

**OWYHEE COUNTY:** [Owyheecounty.net](http://Owyheecounty.net)

**OWYHEE COUNTY RODEO:** [owyheecountyrodeo.com](http://owyheecountyrodeo.com)

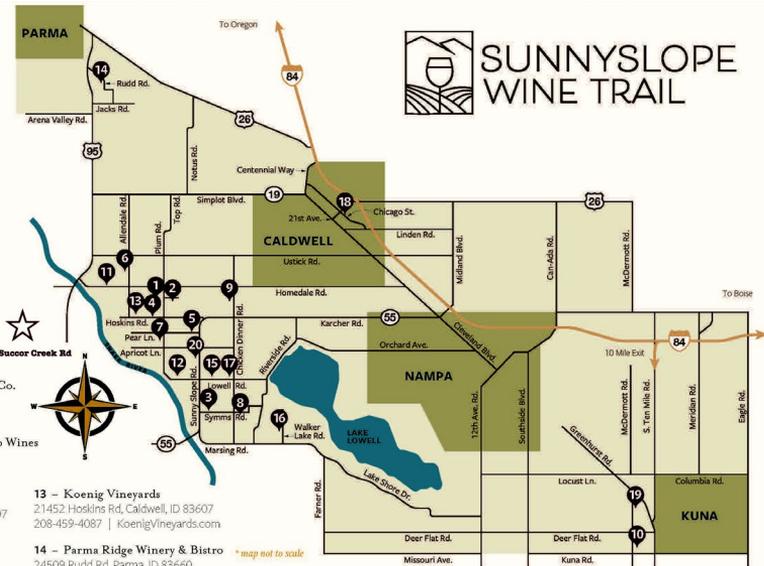
**SUNNY SLOPE WINE TRAIL:** [sunnyslopedwinetrail.com](http://sunnyslopedwinetrail.com)

**INDIAN CREEK PLAZA:** [destinationcaldwell.com/downtown/indian-creek-plaza](http://destinationcaldwell.com/downtown/indian-creek-plaza)

## SUNNY SLOPE WINE TRAIL MAP

**SUNNYSLOPE WINE TRAIL**

- 1 - Bitner Vineyards**  
16645 Plum Ln, Caldwell, ID 83605  
208-455-1870 | BitnerVineyards.com
- 2 - Cuesta Sol Vineyards**  
16385 Cuesta Sol Ln, Caldwell, ID 83607  
208-340-8654 | CuestaSolVineyards.com
- 3 - Dunning Estates**  
19937, Caldwell, ID 83607  
208-606-0936 | TheSlopeFarm.com
- 4 - Famicl Wine Company**  
21026 Hoskins Rd, Caldwell, ID 83607  
208-283-7910 | FamiclWine.com
- 5 - Free Dog Wines**  
15593 Sunnyslope Rd, Caldwell, ID 83607  
208-649-5389 | FreeDogWines.com
- 6 - Fujishin Estate Winery**  
17543 Allendale Rd, Wilder, ID 83676  
208-779-2466 | FFCWine.com
- 7 - HAT Ranch Winery | Vale Wine Co.**  
15343 Plum Rd, Caldwell, ID 83607  
208-994-6416 | HatRanchWinery.com
- 8 - Hells Canyon Winery | Zhou Zoo Wines**  
18835 Symms Rd, Caldwell, ID 83607  
208-477-4757 | HellsCanyonWine.com
- 9 - Huston Vineyards**  
16473 Chicken Dinner Rd, Caldwell, ID 83607  
208-455-7975 | HustonVineyards.com
- 10 - Indian Creek Winery**  
1000 N McDermott Rd, Kuna, ID 83634  
208-891-7151 | indianCreekWinery.com
- 11 - Kerry Hill Winery**  
17264 Kerry Hill Ln, Wilder, ID 83676  
208-901-5815 | KerryHillWinery.com
- 12 - Kindred Vineyards**  
14253 Frost Rd, Sunnyslope, ID 83607  
208-504-2127 | KindredVineyards.com
- 13 - Koenig Vineyards**  
21452 Hoskins Rd, Caldwell, ID 83607  
208-459-4087 | KoenigVineyards.com
- 14 - Parma Ridge Winery & Bistro**  
24509 Rudd Rd, Parma, ID 83660  
208-946-5187 | ParmaRidgeWine.com
- 15 - Sawtooth Estate Winery**  
19348 Lowell Rd, Caldwell, ID 83607  
208-467-1200 | SawtoothWinery.com
- 16 - SCORIA Vineyards**  
12639 Walker Lake Rd, Caldwell, ID 83607  
208-550-2472 | ScoriaVineyards.com
- 17 - Ste. Chapelle Winery**  
19348 Lowell Rd, Caldwell, ID 83607  
208-453-7840 | SteChapelle.com
- 18 - Veer Wine Project**  
1904 E Chicago St, Suite D, Caldwell, ID 83605  
208-254-0554 | VeerWineProject.com
- 19 - Vizcaya Winery**  
8987 S Greenhurst Rd, Kuna, ID 83634  
208-870-8354 | VizcayaWinery.com
- 20 - Williamson Orchards & Vineyards**  
14807 Sunnyslope Rd, Caldwell, ID 83607  
208-459-7333 | WilliamsonWine.com



*\* map not to scale*



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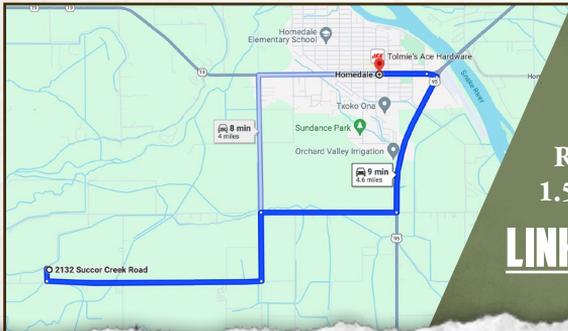
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Directions From Homedale, Idaho:  
 Travel south on Hwy 95. West on Pioneer Road. South on Johnstone Road. West on Succor Creek Road for 1.5 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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