

# VINEYARD FOR SALE | SUNNYSLOPE TBD HOMEDALE RD.

Caldwell, ID 83607



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

## PROPERTY SUMMARY

**Lot Size:** 10.0 Acres

**Sale Price:** \$475,000

**Parcel ID:** R332201010B0

**Use:** Vineyard

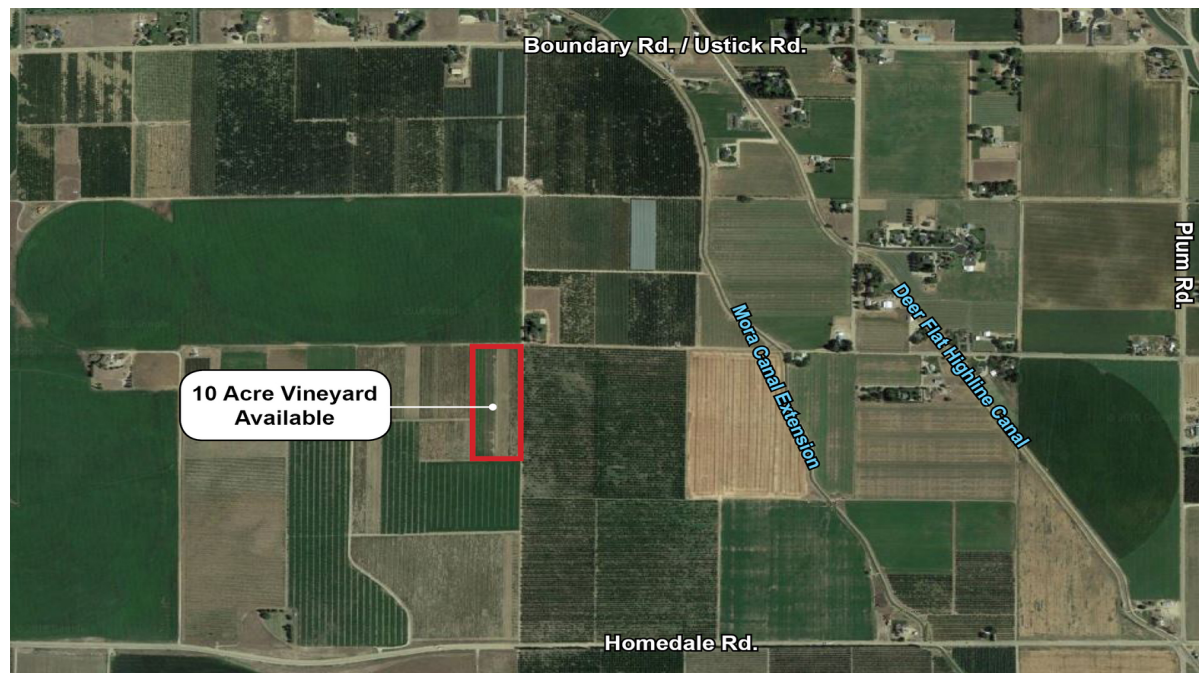
### Varietal Information:

Rows 1-2	Syrah 9 Years
Rows 3-4	Cabernet Sauvignon 9 Years
Rows 5-8	Malbec 9 Years
Rows 9-10 (1,000 Feet)	Riesling 35 Years
(Last 1,000 Feet)	Chardonnay 35 Years

**Features:** Private Well  
(with well agreement)

**Comments:** Spectacular 360-Degree  
View from Site

**Showing:** Contact Agent



## PROPERTY OVERVIEW

Lee & Associates is pleased to present this 10-acre agricultural parcel for sale. This planted vineyard is located 9.4 miles west of Caldwell, south of Boundary/Ustick Rd. and north of Homedale. The property features a spectacular 360-degree view of the surrounding area from a rise on the parcel. Located in the West Snake River Valley wine-growing region (Snake River Valley AVA), this section is perfectly situated for a custom view home, tasting room, destination B & B, or other wine-related endeavor. More than 15 wineries are located within a roughly 50-mile radius from Boise and some 50 are now located in Idaho.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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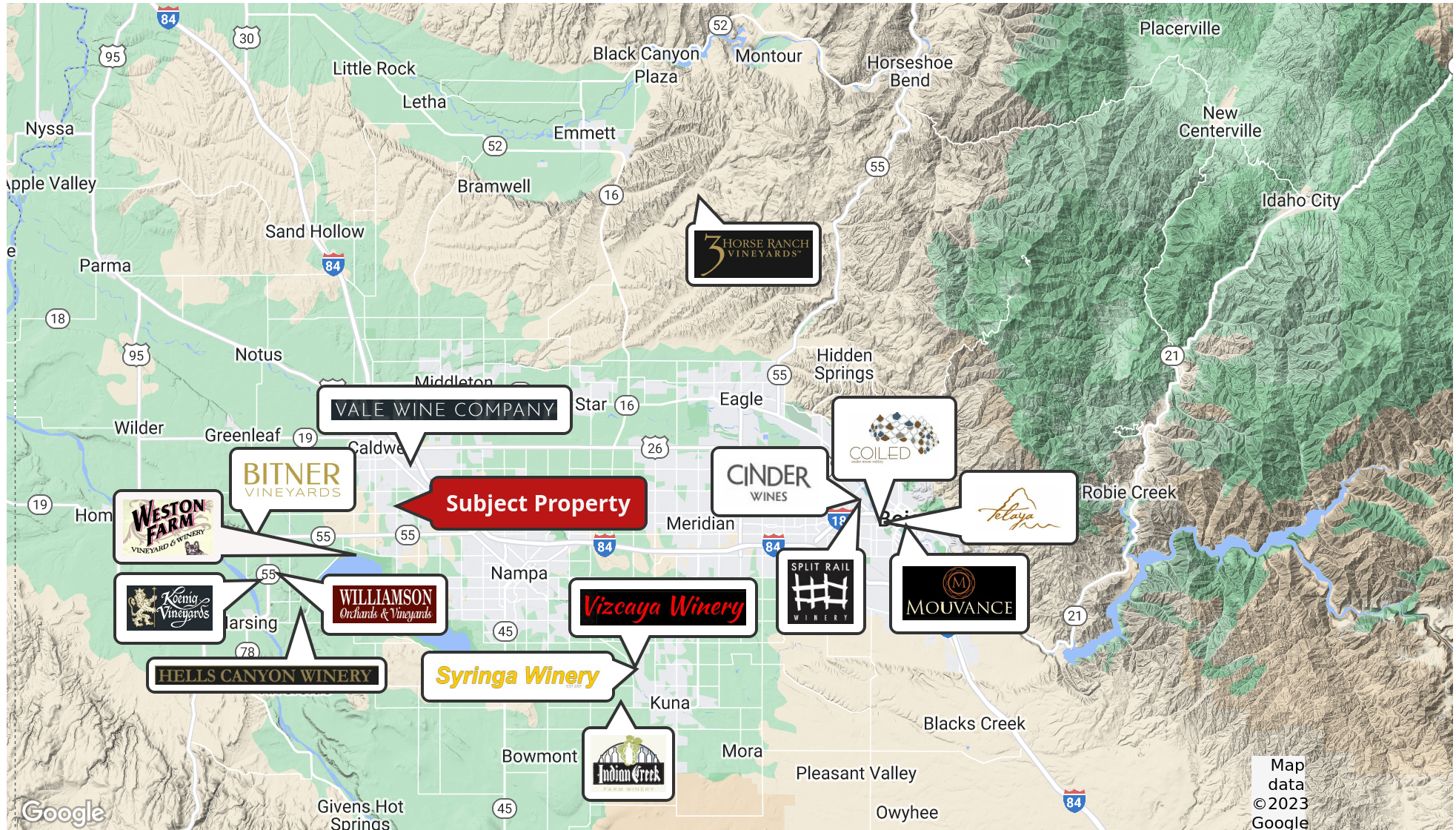
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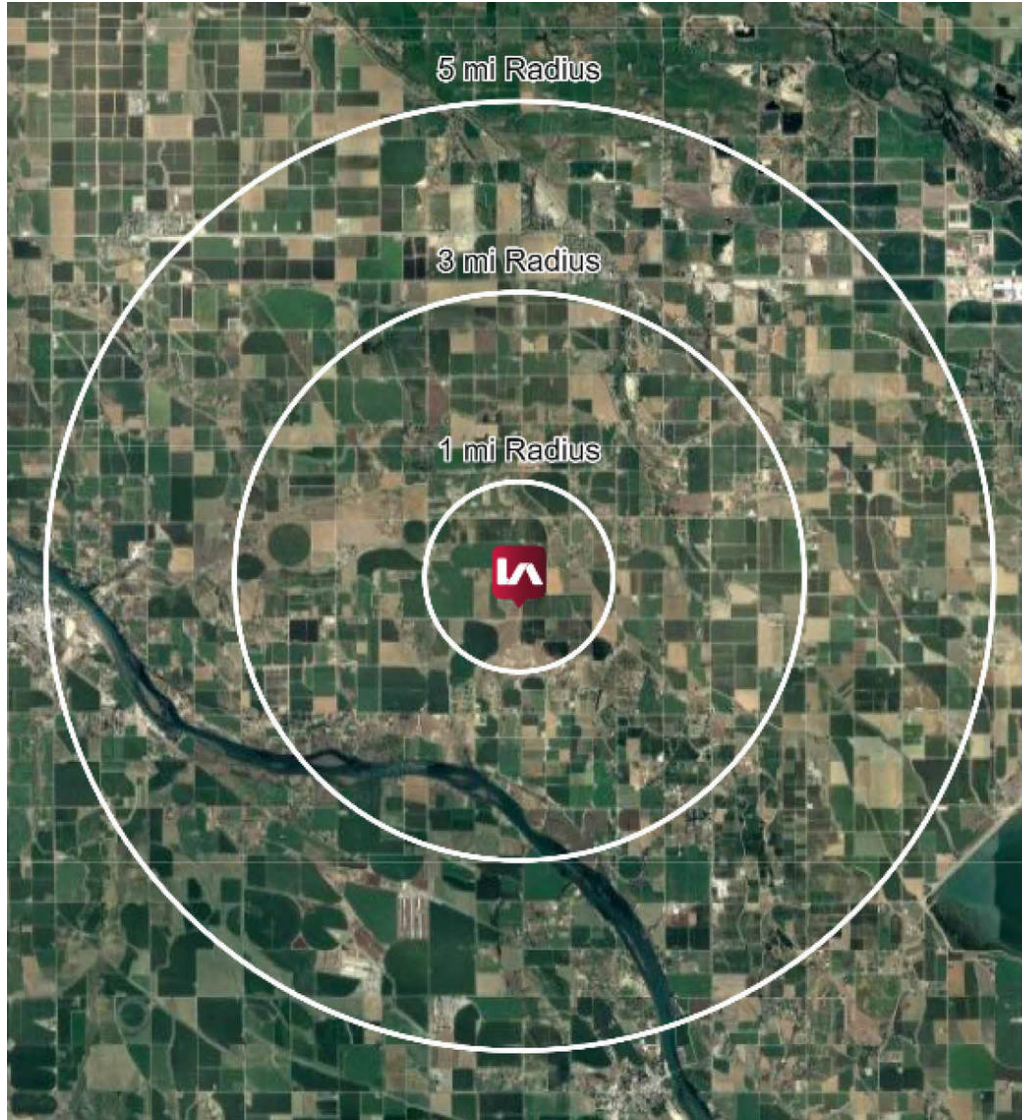
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## DEMOGRAPHICS

	1 mi Radius	3 mi Radius	5 mi Radius
Population	345	2,537	7,913
Households	126	907	2,815
5 Yr Pop Growth (Total%)	12.8%	11%	10.7%
Population Median Age	44.5	42.7	41.8

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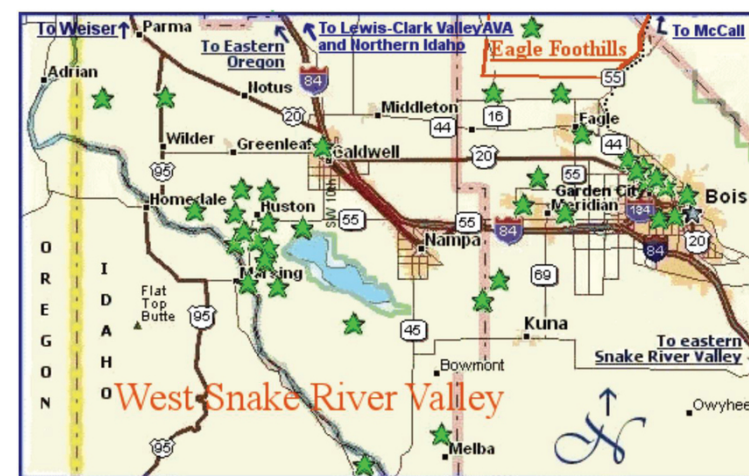
THE SUNNYSLOPE PROPERTY INCLUDES A SPECTACULAR 360-DEGREE VIEW AT THE TOP OF A RISE, OVERLOOKING THE VALLEY.

The Snake River Valley has become a premium winegrowing area because of the soil, elevation and climate — the long, warm days during the summer and cool evenings of desert environments. Many of Idaho's 50-plus wineries are located in this area, as shown on the map to the right.

This 10-acre vineyard parcel is perfectly situated. Located amidst other agricultural land, yet under an hour to Downtown Boise. In the company of other thriving wineries here, such as Telaya Wine Co., Coiled Wines, Cinder Wines, Split Rail Winery, and many more, there is now a local market for wine grapes.

This Sunnyslope property includes a spectacular 360-degree view at the top of a rise, overlooking the valley, perfect for a unique home, compound, or tasting room.

This industry opens the door to many associated commercial enterprises that accompany the wine industry, including retreats, tours, destination travel and other hospitality. Proximity to Boise and its suburbs, and the growing population, create a growing market.



Source: <https://www.winesnw.com/sna.html>

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