



# SMALLTOWN

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

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**2.64± ACRES WITH 2 HOMES**  
**CANYON COUNTY, ID**  
**\$960,000**



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# THE CANYON 2.64

## PROPERTY PROFILE

### LOCATION:

- 19250 Quarter Mile Lane  
Caldwell, Idaho 83607
- Canyon County
- 7± Miles W of Indian Creek Plaza
- 7± Miles W of Interstate 84
- 9± Miles NW of Lake Lowell
- 14± Miles NW of the Karcher  
Shopping Area
- 34± Miles W of the Boise Airport

### COORDINATES:

- 43.65309, -116.80263

### TAX INFORMATION:

- \$3,611 in 2024

### PROPERTY USE:

- Residential
- Homestead
- Multi-Generation
- Pastureground
- Farming
- Gardening

### PROPERTY INFORMATION:

- 2.64± Acres
- 1,670± SqFt Home
  - 4 Bedrooms/2 Baths
- 24'x30' Shop
  - 979± SqFt Living Space
  - 2 Bedrooms/1.75 Baths
- Irrigated Pasture
- Garden Area
- Large Backyard
- Gazebo



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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 CANYON 2.64

**WELCOME TO 19250 QUARTER MILE LANE IN CALDWELL, IDAHO!** This 2.64± acre Canyon County property features two homes and ample space for animals, family, friends, and toys! Located minutes from Caldwell, Indian Creek Plaza, Timberstone Golf Course, Lake Lowell, and the Sunny Slope Wine Trail, you can have the advantages of the rural lifestyle with the convenience of being near town and recreation.

The main home reflects attention to detail, as this was originally a builder's home. This home offers 1,670± square feet of living space with four bedrooms and two bathrooms. The primary suite enjoys a jetted tub, an oversized walk-in shower, and a large walk-in closet. The secondary home is attached to a 24x30 shop and features 979± square feet of living space with two bedrooms and 1.75 bathrooms, along with two carports. Both homes have custom-built cherry cabinetry throughout and Pergo and hardwood flooring.

You will enjoy quiet country living with beautiful open views of the Owyhee Mountains, large farm fields, and lavender in the garden out back.

**To schedule a private tour and learn more  
about this property, contact Oscar Evans today!**



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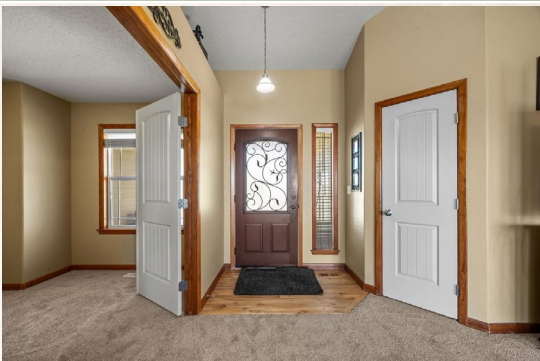
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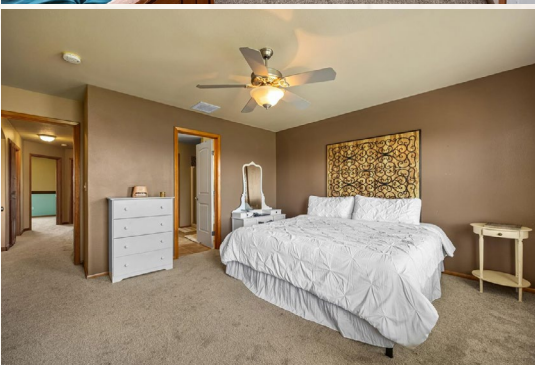
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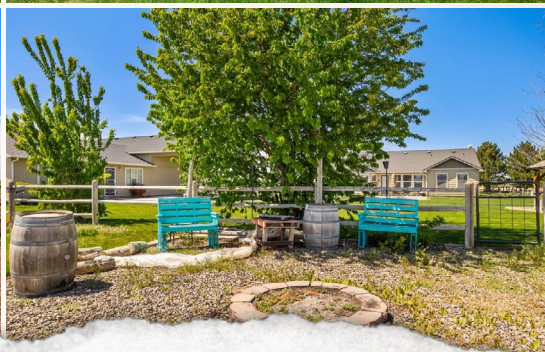
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### LIVING QUARTERS IN THE SHOP



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# ABOUT CANYON COUNTY

**CLIMATE:** Canyon County enjoys a climate with all four seasons, including snowy winters, and a semi-arid environment with lots of sunshine. The Treasure Valley area, where Canyon County is located, has a relatively mild climate, with winters often having milder temperatures than other areas at similar latitudes. The surrounding mountains receive more snowfall due to higher elevation and orographic wind effects. Much of the winter precipitation is overnight.

**RECREATION:** Canyon County is the heart of Idaho's Wine Country and Sunnyslope Wine Trail. Outdoor recreation abounds in the Caldwell area. The Boise River meanders through the north portion of the county, Indian Creek winds through downtown Caldwell, Lake Lowell is in the middle of the county, and the Snake River forms the southern boundary.

Canyon County enjoys a mix of some of the richest and most diverse productive irrigated farmland in the nation, which provides a myriad of crops along with wide-open views. You're seldom more than 20 minutes from the dining, social, recreation, and nighttime activities of the cities and small towns. Nampa is home to the Ford Idaho Center and the famous Snake River Stampede, while Caldwell hosts the Canyon County Fair and Caldwell Night Rodeo. You can enjoy 6 golf courses, dozens of indoor and outdoor pickleball, tennis, and basketball courts, and sports complexes, as well as the College of Idaho and Northwest Nazarene University.



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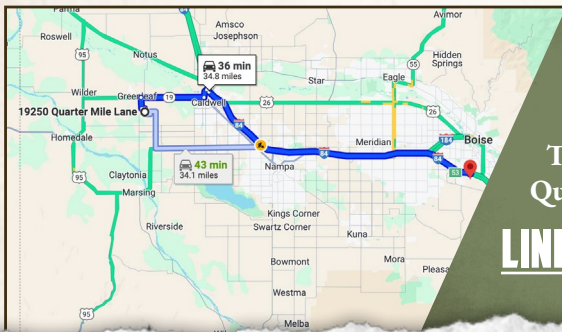
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**Directions From Exit 27 off I-84:**  
Travel south on Centennial. Go west on Simplot/Hwy 19. Go south on Top Road. Continue east on Middle to Quarter Mile Ln.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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