

VINEYARDS, WINERY, RESTAURANT & HOME FOR SALE

3 Horse Ranch Vineyards

5900 Pearl Road | Eagle, ID 83616



*New Price
Improvement!*

Emmett Idaho
13.6 mi away

Main Home

Tasting Room
& Restaurant

Vineyard House

Pearl Rd



Watch Aerial Tour



View Due
Diligence Documents



Jimmy Roumanis

Colliers | Idaho
+1 208 908 8998
jimmy.roumanis@colliers.com

Erik Forgione

Colliers | Idaho
+1 208 918 2805
erik.forgione@colliers.com

3 HORSE RANCH VINEYARDS™

EAGLE FOOTHILLS AVA
SNAKE RIVER VALLEY AVA



ABOUT 3 HORSE RANCH VINEYARDS LLC.

Nestled in Idaho's Eagle Foothills AVA, 3 Horse Ranch Vineyards is a locally family-owned estate winery focused on showcasing the character of its land. The vineyard produces fine estate wines using 100% Idaho-grown grapes and offers a broad selection of red and white varietals shaped by long summer days, cooling evenings and varied elevations unique to the region.

The property holds a special place in Idaho wine history through co-owner Martha Cunningham, a key figure behind the establishment of the Eagle Foothills AVA. As highlighted in [Eagle Magazine](#), Cunningham played a vital role in scientifically defining and securing federal recognition for the region, helping create the foundation for sub-AVAs like the Eagle Foothills and giving Idaho wine a credible identity on the national stage.

In 2021, 3 Horse Ranch Vineyards expanded with a full-production winery featuring underground barrel rooms and the Ranch House restaurant. The Ranch House offers a destination tasting experience with casual, scratch-made French-American cuisine paired with estate wines, all enjoyed alongside sweeping views of the Eagle Foothills AVA.



Learn More



3 HORSE RANCH

Property Overview

PROPERTY DETAILS

Location	Eagle Foothills AVA, Gem County, Idaho
Land Size	~850 acres (bare land with improvements)
Zoning	A1 (Agricultural); <i>A2 rezone hearing scheduled August 24 at 2:00 PM</i>
Entitlements	Three approved Special Use Permits (winery, restaurant, events, horse boarding, B&B); proposed to be retained through the Comprehensive Plan Amendment
Improvements	Custom home (3,266 SF, built 2006); full-production winery with underground barrel rooms (completed 2021)
First Plantings	2005 Cabernet

LAND DETAILS

This ± 850-acre property lies within the Eagle Foothills AVA and the greater Snake River Valley AVA, blending working winery operations with large-scale development opportunity. Approximately 55 acres are improved with vineyard, winery and hospitality uses including a custom home and a full-production winery completed in 2021, while roughly 795 acres remain pre-development land with water rights. Zoned A1 Agricultural with an A2 rezone under review, the property is positioned 11.6 miles from Eagle, 13.6 miles from Emmett and 13.2 miles from Star, offering both rural scale and close proximity to the growing Treasure Valley.

ASKING PRICE - PRICE IMPROVEMENT!

\$20,000,000

3 HORSE RANCH

Property Overview

LAND & DEVELOPMENT HIGHLIGHTS

Vineyard & Venue	~55 acres: Established vineyard (planted 2005), production infrastructure, tasting room, event space, and barns. Includes wine inventory.
Development Land	~795 acres: Pre-development residential acreage with water rights.
Zoning	Currently under review for a rezone from A1 (Prime Agriculture) A2, with concept planning for residential/winery-integrated development.

AVAILABLE PARCELS

Parcel #	Size
RP06N01W261800	280 acres
RP06N01W247350	39.8 acres
RP06N01W244800	186 acres
RP06N01W249000	36 acres
RP06N01W250000	40 acres
RP06N01W252840	40 acres
RP06N01W250601	227 acres
Total	848.8 acres



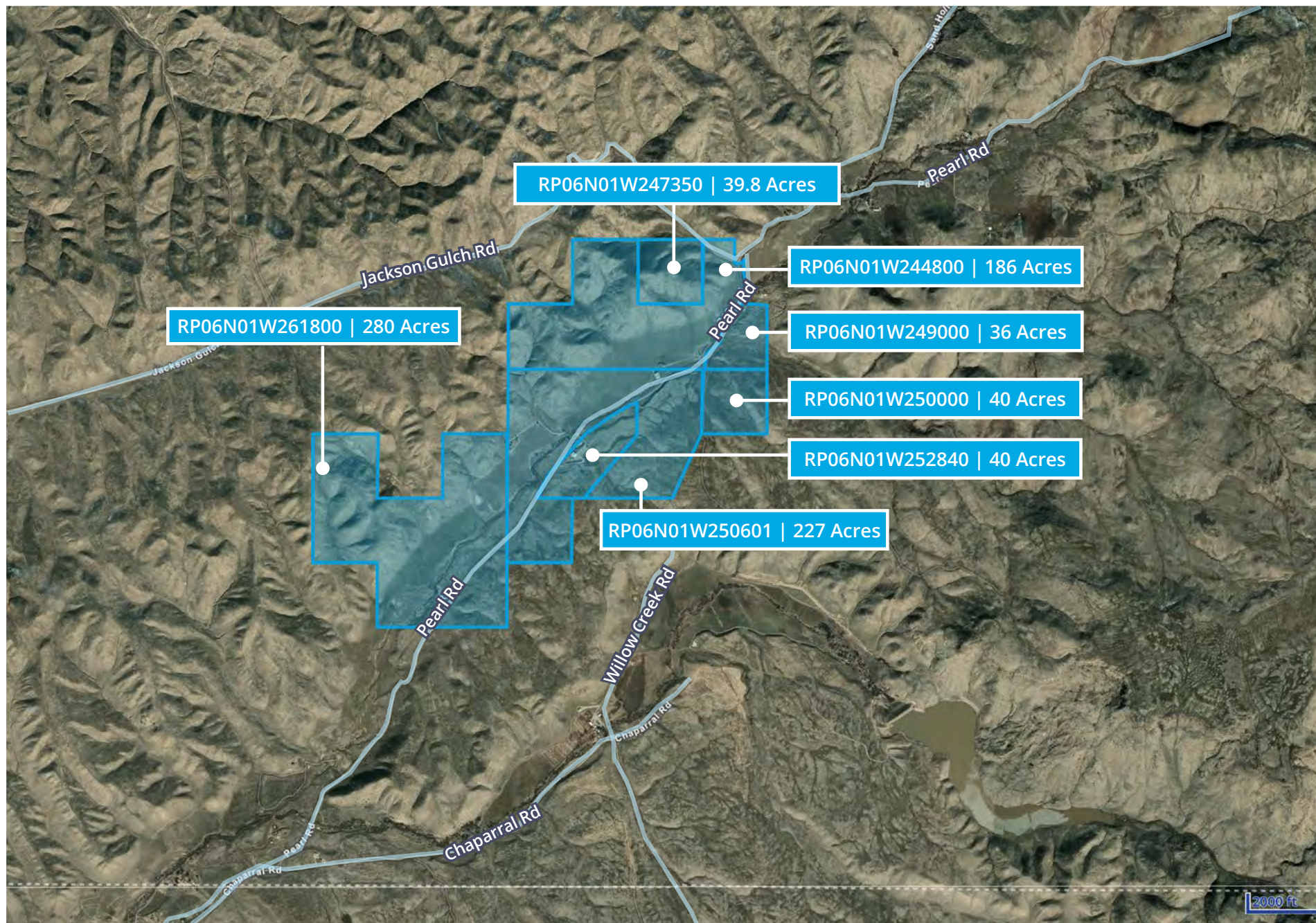
AREA MAP

 [Google Map](#)

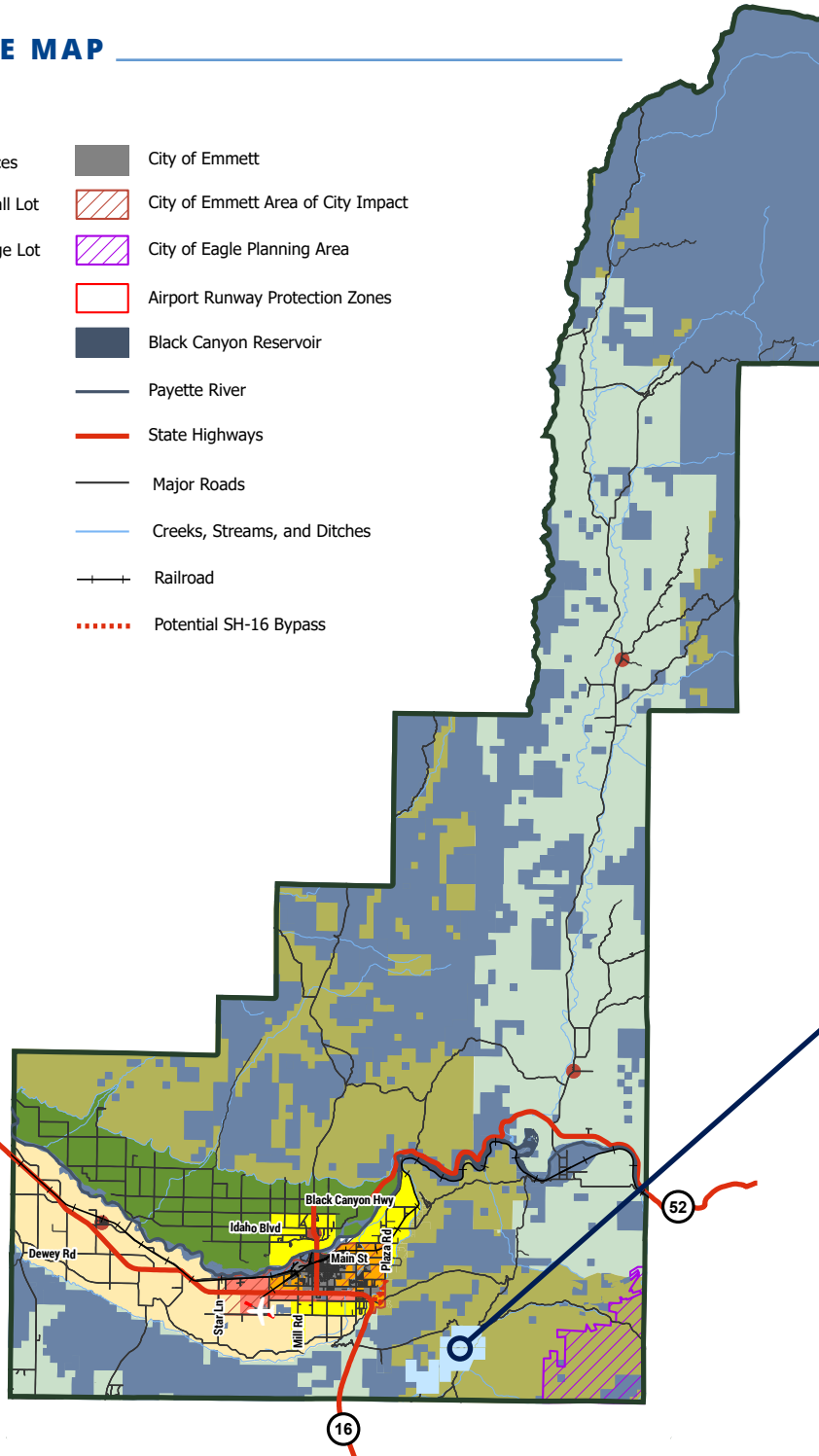
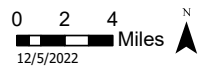
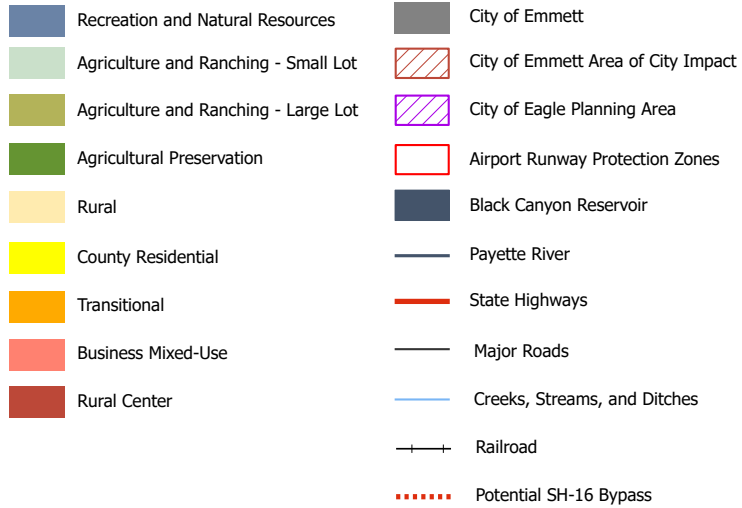
 [Street View](#)



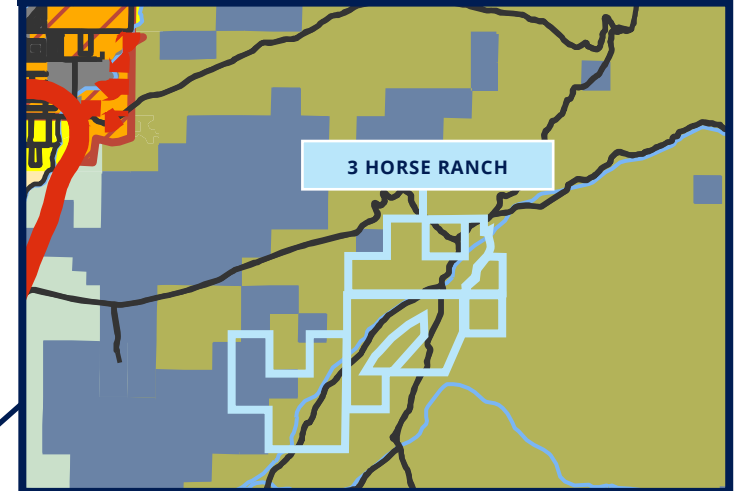
PARCEL MAP



FUTURE LAND USE MAP



Viticulture & Agri-community (VAC)



3 HORSE RANCH

Vineyard Block Map

LEGEND		
PLANT VARIETY	ACRES	TOTAL PLANTS
Mourvedre	1.1	783
Cabernet Franc	1.58	1,631
Pinot Gris	6	4,082
Sauvignon Blanc	4.4	3,962
Chardonnay	3.83	2,797
Cabernet Sauvignon	11.88	9,122
Roussanne	2.2	1,589
Merlot	3.15	3,232
Syrah	4.4	2,940
Petit Verdot	1.4	905
Malbec	1.71	2,422
Grenache	2.4	1,399
Viognier	4.2	2,705
Pinot Noir	0.96	2,621
TOTAL	49.21 ACRES	40,190 PLANTS



PHOTO GALLERY

Tasting Room & Restaurant



PHOTO GALLERY

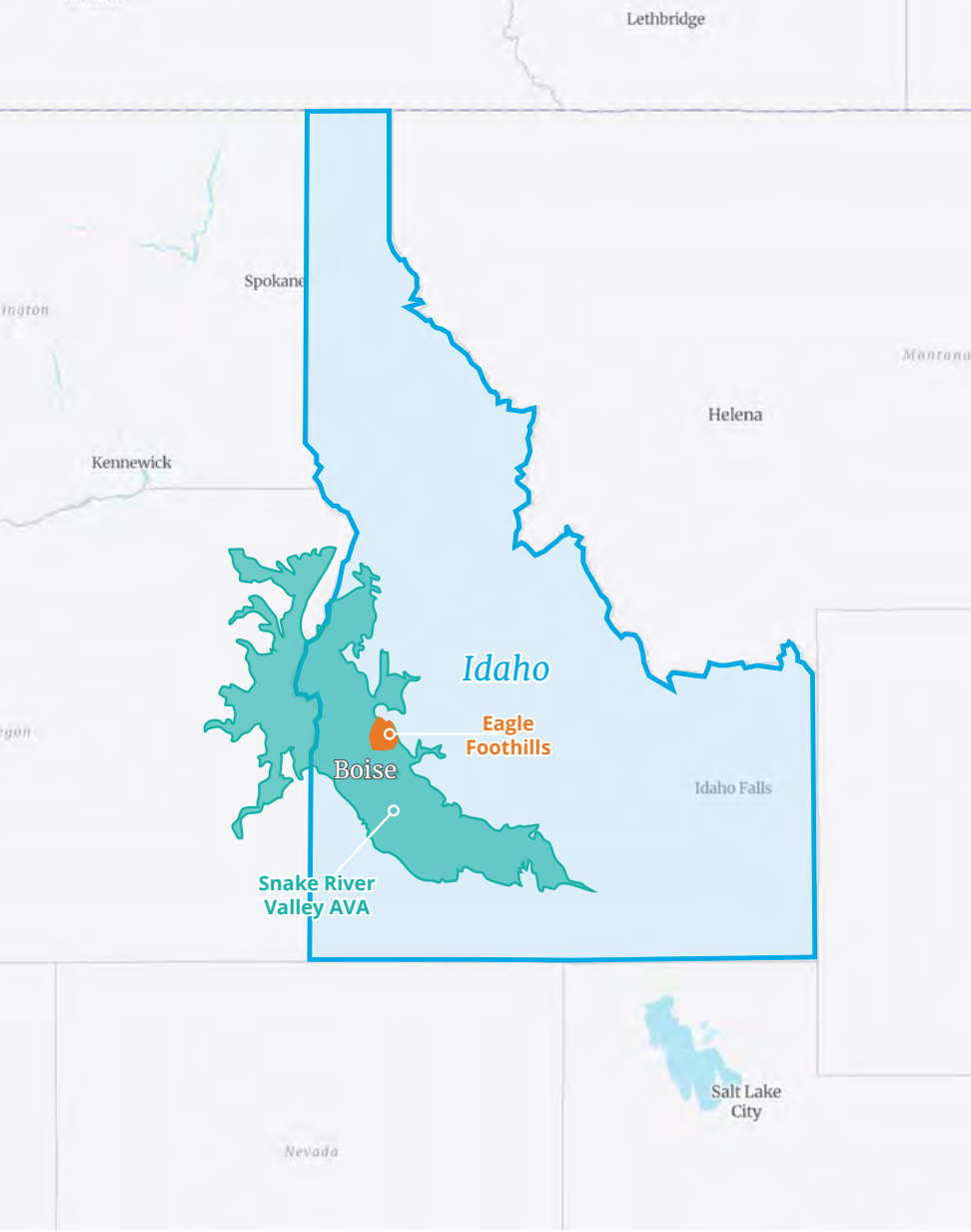
The Vineyard House



PHOTO GALLERY

Vineyards





Eagle Foothills AVA

Known for its distinctive mix of granite pebbles and volcanic ash, the Eagle Foothills AVA consists of 99 acres of vineyards. 3 Horse Ranch plantings cover two-thirds of the landscape, making it a prime location for vineyard development.

The Eagle Foothills sits at the north bank of Ancient Lake Idaho with elevation levels ranging from 2,490 to 3,412 ft.

What makes the Eagle Foothills AVA* uniquely suitable for viticulture:

Soils

The hills contain a diverse mix of well-drained, mineral-rich soils such as volcanic ash, granite-derived sands, silt, and clay. This unique combination of soils promotes deep root systems, stress-tolerant vines and complex flavor profiles that premium wine buyers value.

Climate

The hills form south facing slopes, creating hot afternoons and evening shade, ideal for creating balanced, premium wines. Additionally, the cool temperatures, short growing season and low growing-degree days are well-suited for early to mid-season grape varieties. Low annual precipitation further reduces disease pressure and vineyard management costs.

Water

Despite its high-desert landscape, the Eagle Foothills AVA benefits from nearby access to the Snake River aquifer, which is one of the most productive groundwater systems in the United States. This reliable water source allows 3 Horse Ranch to sustain vineyard development for generations to come.

**An AVA, or American Viticultural Area, is a federally designated wine grape-growing region distinguishable by distinct geographic features such as climate, soil, elevation and physical features.*



Local Overview | Eagle, ID

The city of Eagle was incorporated in 1971; at the time the population totaled 359 residents. Today Eagle's population has risen to over 36,000 people. Resting along the upper end of the Boise Greenbelt, residents enjoy access to riverfront beaches and extensive outdoor recreation.

Residents benefit from a variety of local amenities, including wineries, golf courses, and parks. One of the most notable attractions is the Ada/Eagle Sports Complex. Spanning over 200 acres, the complex encompasses bike trails, mountain cross racecourses, BMX tracks, a 12,500 square foot skate park, a hockey rink, and basketball courts. The city's continued investment in parks and recreation, including recent upgrades to Heritage Park, supports Eagle's high quality of life.

Sources:

Ada/Eagle Sports Complex & Bike Park, Facilities • Ada/Eagle Sports Complex, Eagle Museum - Eagle Magazine, Heritage Park's Transformation: A New Chapter for Eagle's, Downtown - Eagle Magazine



2025 Population

36,399



Median Age

46.9



2025 Median Household Income

\$127,851



Median Home Value

\$753,801

"The wonderful thing about the city of Eagle is that there is something for everyone. There are smaller lots in close neighborhoods and acreage in the larger zoned areas..."

- *Eagle Magazine*

#2

Places with the Best Public Schools in Idaho - Eagle

2025



#2

Fastest Growing State - Idaho

2026



#3

Best State Overall - Idaho

2026





755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

3 Horse Ranch Vineyards

Eagle, ID 83616



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