

13153 N HORSESHOE BEND RD Boise, ID

Residential Acreage With
Development Potential

FOR SALE



LOCATION INFORMATION

LOCATION	Hwy 55 N of Beacon Light Rd
ADDRESS	13153 Hwy 55, Boise, ID 83616
COUNTY	Ada
ACRES	±5.01 acres
UTILITIES	Well & Septic
PRICE	\$1,182,000

PROPERTY HIGHLIGHTS

- Acreage in the City of Eagle impact area, with amazing views of the foothills and Bogus Basin
- Clean, 2,120 SF, 3 bed, 2 bath home on property surrounded by landscaping and wonderful pool
- Fantastic opportunity for equestrian property
- Dry Creek frontage with water rights and irrigation system
- Commercial development potential with current development at Beacon light and 55 nearby
- Ideal for small business owner with need for property and storage space
- Just minutes to all the mountain recreation possibilities!

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

RILEY WIEDMEIER, MBA
208.954.2229 | riley@naiselect.com

RALLENS REALTY CONSULTANTS | 401 W FRONT ST., SUITE 307 BOISE, ID 83702 | 208.996.1055

 **RALLENS**
REALTY CONSULTANTS
rallensrealty.com

13153 N HORSESHOE BEND RD

Boise, ID



BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

RILEY WIEDMEIER, MBA

208.954.2229 | riley@naisselect.com



RALLENS

REALTY CONSULTANTS
rallensrealty.com
208.996.1055

13153 N HORSESHOE BEND RD

Boise, ID



BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

RILEY WIEDMEIER, MBA
208.954.2229 | riley@naisselect.com

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.



RALLENS
REALTY CONSULTANTS
rallensrealty.com
208.996.1055

13153 N HORSESHOE BEND RD

Boise, ID



BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

RILEY WIEDMEIER, MBA
208.954.2229 | riley@naisselect.com

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.



RALLENS
REALTY CONSULTANTS
rallensrealty.com
208.996.1055

13153 N HORSESHOE BEND RD Boise, ID

WATER RIGHTS

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

2007 FEB 16 PM 02:00
DISTRICT COURT - SRBA
TWIN FALLS CO., IDAHO
FILED _____

In Re SRBA)
) PARTIAL DECREE PURSUANT TO
) I.R.C.P. 54(b) FOR
Case No. 39576)
) Water Right 63-04219E

NAME AND ADDRESS: ISABEL N FLOOK
PERRY R FLOOK
13153 N HORSESHOE BEND RD
BOISE, ID 83703

SOURCE: DRY CREEK TRIBUTARY: BOISE RIVER

QUANTITY: 0.06 CFS

PRIORITY DATE: 06/01/1910

POINT OF DIVERSION: T05N R01E S34 NESE Within Ada County

PURPOSE AND PERIOD OF USE: PURPOSE OF USE PERIOD OF USE QUANTITY
Irrigation 03-01 TO 11-15 0.06 CFS

PLACE OF USE: Irrigation T05N R01E S34 NESE 2.5 SESE 0.5
3.0 Acres Total Within Ada County

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.

John M. Melanson
Presiding Judge of the
Snake River Basin Adjudication

BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

RILEY WIEDMEIER, MBA

208.954.2229 | riley@naisselect.com

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

2000 JAN 03 PM 02:00
DISTRICT COURT - SRBA
TWIN FALLS CO., IDAHO
FILED _____

In Re SRBA)
) PARTIAL DECREE PURSUANT TO
) I.R.C.P. 54(b) FOR
Case No. 39576)
) Water Right 63-16461

NAME AND ADDRESS: IDABEL N FLOOK
PERRY R. FLOOK
13153 N HORSESHOE BEND RD
BOISE, ID 83703

SOURCE: GROUNDWATER

QUANTITY: 0.04 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.

PRIORITY DATE: 05/20/1972

POINT OF DIVERSION: T05N R01E S34 NESE Within Ada County

PURPOSE AND PERIOD OF USE: PURPOSE OF USE PERIOD OF USE QUANTITY
Domestic 1 HOME 01-01 TO 12-31 0.04 CFS

PLACE OF USE: Domestic T05N R01E S34 NESE Within Ada County

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.

Barry Wood
Administrative District Judge
Presiding Judge of the
Snake River Basin Adjudication

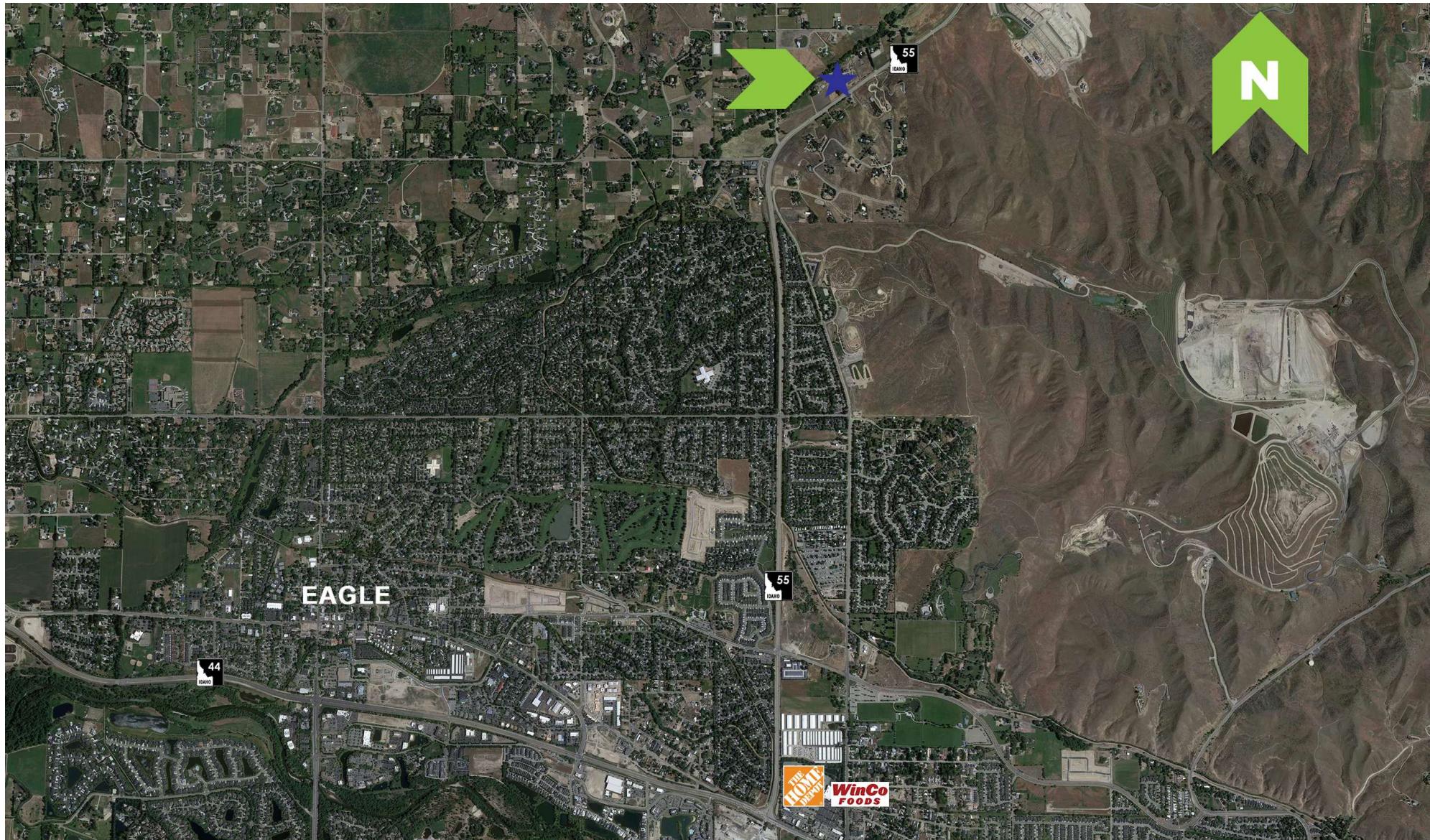


RALLENS

REALTY CONSULTANTS
rallensrealty.com
208.996.1055

13153 N HORSESHOE BEND RD

Boise, ID



BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

RILEY WIEDMEIER, MBA

208.954.2229 | riley@naisselect.com

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.



RALLENS

REALTY CONSULTANTS

rallensrealty.com

208.996.1055