

ORGANIC FARM/RANCH FOR SALE

60 acre farm and ranch in beautiful north-central Idaho near both the University of Idaho in Moscow, and Washington State University in Pullman.



Actual view from the front door

If you have been looking for an incredible property to start living your rural dream, this is it. After a decade of development, this property has it all including, a large shop and beautiful 800 sq. ft. luxury apartment that includes vaulted ceiling, granite countertops and maple cabinets. The 2 bedroom apartment is open and very comfortable for 1-3 people.



Additional property development and features include:

- This property has been designed from day one to be a self-contained survival property. Good water, pasture, timber, greenhouse, large garden, orchards, and fencing for livestock gives you everything you need for your family to survive in bad times or just love and enjoy in good times.
- Nothing but top quality mechanicals throughout including 3 phase variable speed water pumps, 400 amp. electrical panel, and 250K BTU shop heater.
- 28 Fruit tree orchard that includes apple, plum, pear, peach, nectarine, and cherry. Every variety is an heirloom.
- Over 100 blueberry bushes that are in production.
- Deep water well that has the purist, sweetest water you've ever tasted.
- 2000 gallon underground water storage
- A rare rural property that is serviced by natural gas...No need for propane.
- Heavily insulated with efficient wood burning stove that keeps the gas bill very low in winter.
- Rolling pastures with quality perimeter and cross fencing.
- Greenhouse
- Fenced commercial size garden
- Livestock barn, bull pen, and loafing shed with built-in chute and head-gate.
- Underground frost free water run throughout property.
- Apx. 15 acres of timber valued at roughly \$100,000
- Large seasonal creek in your own private meadow
- Emergency generator plugs directly into the electrical panel allowing you to completely ignore the occasional winter storm outages.



Cow/calf pairs graze on spring grass near the barn



Young apple tree in bloom

Property is turnkey, and includes everything necessary to begin growing and raising whatever your heart desires. Items included in the sale are:

- TroyCreek.com website
- Yamaha 700 Mountain Max snowmobile
- 4 wheel drive tractor with all necessary implements to make the farming easy.
 - ✓ 4' rototiller makes garden prep a snap
 - ✓ 7' brush hog mower
 - ✓ 8' back blade for grading and snow removal
 - ✓ Post hole digger
- 10' x 10' commercial dog kennel.
- Rabbit cages
- Small livestock domes
- Feeders
- Grain containers
- Watering troughs
- Drip irrigation setups for both the blueberries and garden.
- Covered wood shed that holds up to 6 cords of wood.

Troy Creek Farms
Lowline Angus

TroyCreek.com
(208) 596-2450



Eric McGilp

Premium quality meats, fruits, and produce
100% heirloom and heritage varieties

Additional thoughts to consider:

Low property taxes of only \$900 a year.

If you are looking to build your dream home, the water, septic and electrical are already in and permitted for a 3000 square foot 4 bedroom home. The building site is situated perfectly between the shop, apartment, and the garden.

Moscow Idaho and Pullman Washington are college towns and have two of the most active farmer's markets anywhere which makes it very easy to sell anything and everything you grow.

The 15 acres of timber could be harvested to offset some expenses. When I purchased the property 10 years ago, the timber value was estimated at approximately \$100,000. With a decade of additional growth, it could be more.

The Garden alone is capable of producing income of \$10,000 a year or more depending on how much you grow. Add in 100 Blueberry bushes and the fruit tree orchard, and you have instant income.

Water runoff through the property goes through a canyon where it would be a simple matter to build a dam that would create an incredible 1-2 acre lake that would be large enough for swimming, boating, and fishing.

Adjoining 65 acres of fenced pasture and hay ground also available.



Property meadow and timber in fall

Summer fruit harvest is underway. Cherries are always first to ripen.



Next comes the blueberries. One gallon down...50 or 100 to go.



10 years of love and sweat have gone into the development of this property and the price has been reduced to ~~\$399,000~~ \$370,000 to facilitate a quick sale. Grandchildren and changing family situation has created a motivated seller so don't miss out on this rare opportunity to get turnkey working farm and ranch. Call for additional information or to set up an appointment to view the property.