



RURAL

TOP COMMUNITIES GUIDE

BEST SELLING | TOP LUXURY | MOST AFFORDABLE



If you are looking to get out of the hustle and bustle of the urban centers and enjoy a slower, quiet way of life, Treasure Valley has numerous charming small farm towns surrounding it. These rural towns enjoy the small-town lifestyle with close-knit communities and small local events. When you need to go into town for food supplies, or some downtown entertainment, the urban centers are less than an hour away.



[HORSESHOE BEND]

Drive 20 minutes north of Eagle and you will find yourself in Horseshoe Bend. Nestled in a mountain valley along the banks of the Payette River, this small town has become popular for retirees. With a population of around 900 people, this mountain town is a great getaway. The Boise National Forest can be seen from anywhere in town along with an abundance of wildlife. It is easy to drive to the resort towns of Cascade and McCall for water, mountain, and snow recreation.



Scan the QR code to view Horseshoe Bend subdivisions.

NEW SUBDIVISIONS

	LOT SIZE (ACRES)	LOT PRICES
<u>River Bend</u>	.08 - 10	\$30k
<u>River Terrace</u>	2 - 5.8	\$52k+
<u>Payette River</u>	5+	\$71k
<u>Webster Ranch</u>		\$125k - \$300k

TOP RESTAURANTS

- Locking Horns Riverside Restaurant
- Sonora Restaurant
- Corner Cafe Bar & Grill

POINTS OF INTEREST

- Volcanic Farms
- Cascade Raft & Kayak
- Zip Line Idaho

[EMMETT]

Emmett is the only municipality in Gem County that is large enough to be called a city. With a population of around 7,000, it keeps a small presence in the mountains north of the main urban centers in the Boise area. Emmett is famous in southern Idaho for its annual summer cherry picking festival. It sits along the banks of the Payette River just a short drive East of Blacks Canyon Reservoir. Emmett also encourages outdoor activities with the Gem Island Sports Complex on the river, Sawyers Pond, and the Little Gem Cycle Park. Roystone Hot Springs is also nearby and is open year-round.



Scan the QR code to view Emmett subdivisions.

NEW SUBDIVISIONS

	LOT PRICES	STARTING HOME VALUES
<u>Harvest Valley</u>		\$286k
<u>Pickett Corral</u>	\$64k-	
<u>Hidden Hollow</u>	\$91k -	
<u>Highland</u>		Coming soon!
<u>Brooklyn Meadows</u>		\$565k
<u>Crystal Creek</u>		
<u>Westridge</u>		\$985k

TOP RESTAURANTS

- Cowboys Chophouse
- The Kitchen Eatery
- Blue ribbon Cafe & Bakery

POINTS OF INTEREST

- Emmett City Park
- Gem Historical Village Museum
- Black Canyon Park

*The Information Provided Is Derived From The Intermountain MLS. It Is Deemed Reliable But Not Guaranteed.

[WILDER]

Wilder is what many people envision when they think of a rural farm town. The town takes up less than three-quarters of a square mile and is surrounded by farmland, the population is around 1,900, and high school football is a town-wide event. Wilder sits in the heart of Idaho wine country with multiple local vineyards nearby. It also sits close to the Boise River and the Snake River for warm-weather recreation.



Scan the QR code to view Wilder subdivisions.

NEW SUBDIVISIONS

	LOT PRICES	STARTING HOME VALUES
<u>Pioneer Estates</u>		\$89k
<u>Rosehaven</u>	\$31k - \$39k	\$129k
<u>Apple Hills</u>	\$35k - \$40k	\$262k
<u>Pleasant View Estates</u>	\$55k - \$69k	\$345k
<u>Owyhee River</u>		\$1,000,000
<u>Sandy Beach</u>	\$52k	
<u>Water's Edge</u>	\$45k	

TOP RESTAURANTS

- Alejandra's Mexican Restaurant
- Polar Bear
- Parma Ridge Winery

POINTS OF INTEREST

- Ste. Chapelle Winery
- River Bend Golf Course
- Cherry Hill Farms

[HOMEDALE]

Homedale sits at the western end of the Treasure Valley. First settled in 1898, this town sits on the banks of the great Snake River and has a population of less than 3,000. This farming community boasts a large Basque community, as well as a heavy Austrian history. Residents from the surrounding area flock to the Owyhee County Rodeo at the beginning of August, as well as to swim, float, and fish in the Snake River. It's a short drive to Kerry Hill Winery as well as River Bend Golf Course. For a pleasant hike, go to Jump Creek in the spring.



Scan the QR code to view Homedale subdivisions.

TOP RESTAURANTS

- The Bowling Alley
- Charros Mexican Restaurant
- Tango Saloon

POINTS OF INTEREST

- Kerry Hill Winery
- Owyhee Paddle
- Sandhollow Raceway Park

COFFEE SHOPS

- Wild Lotus Coffee Shop & Boutique
- OC Coffee
- Succor Creek Coffee

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[MELBA]



Scan the QR code to view Melba subdivisions.

Melba is the southernmost town on this list, sitting at the edge of the Snake River Birds of Prey Natural Conservation Area. With just over 500 people living here and surrounded by farms, this is the epitome of rural living. However, there are so many things to do nearby. Ride dirt bikes & ATVs on public lands, soak in Givens Hot Springs, float/swim on the Snake River, and hike Halverson Lake Trail. One hidden gem is the whimsical and reflective Cleo's Ferry Landing on the Snake River. The one event you can't miss is the 4th of July celebration. It's one of the biggest in the state!

NEW SUBDIVISIONS

	TOTAL SALES	MEDIAN SALES PRICE
Colonial Park	1	\$248,000
Countryside Estates		
Majestic View		
Brookdale	18	\$276,500

TOP RESTAURANTS

- Jessie's Small Town Goodness
- Buck's Saloon & Steakhouse
- Tacos El Centro

POINTS OF INTEREST

- Celebration Park
- Cleo's Ferry Museum & Nature Trail
- Givens Hot Springs

[PARMA]



Scan the QR code to view Parma subdivisions.

Parma is a quiet small town on the western end of the Treasure Valley that used to be a stop on the Oregon Short Line Railroad, as well as the site of the original Fort Boise, which is now a city park and historical landmark. Parma's two claims to fame are the Motor-Vu Drive-In Theatre (one of the few functioning drive-in theaters in Idaho), and the Parma Ridge Winery—set in the heart of Idaho wine country.

NEW SUBDIVISIONS

	LOT SIZE	
Apple Valley Acres	1.82 - 2.72	
Trail Ridge Estates		

TOP RESTAURANTS

- Parma Ridge Winery
- Apple Lucy's Bakery & Diner
- Rock Store Grill

POINTS OF INTEREST

- Parma Motor-vu Drive In
- Old Fort Boise
- Snively Hot Springs

[PAYETTE]



Payette is the northernmost rural town on our list. Originally named Boomerang, Payette has grown to become a household name in the Treasure Valley thanks to its namesake river and the rapid growth of the Payette Brewing Company in Boise. Payette has its own Greenbelt along the Payette River. Payette is also the county seat of Payette County, so be sure to visit the County Museum. At the north end of town, surrounded by farmland, is Scotch Pines Golf Course.

TOP RESTAURANTS

- Mandarin Restaurant
- El Kamaron
- Sundance Saloon

POINTS OF INTEREST

- Kiwanis Park
- Scotch Pines Golf Course
- Payette River Greenbelt

COFFEE SHOPS

- Agape Coffehouse
- Jolts & Juice
- Tower House Coffee