

TREASURE VALLEY MEAT PACKING FACILITY
HOMEDALE | OWYHEE COUNTY, ID
\$4,500,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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OFFICE (208) 505-9998 | WWW.SMALLTOWNPROPERTIES.COM

TREASURE VALLEY MEAT PACKING FACILITY

PROPERTY PROFILE

LOCATION:

- 3408 Industrial Road
Homedale, ID 83628
- Owyhee County
- 6± Miles E of the
Oregon State Line
- 15± Miles SW of
Indian Creek Plaza
- 20± Miles W of
Downtown Nampa
- 32± Miles W of The
Villages at Meridian
- 42± Miles NW of
the Boise Airport

COORDINATES:

- 43.61255, -116.92294

PROPERTY USE:

- Wild Game/Meat Processing
- Branded Premium Beef
- Wholesale/Retail Meat Sales
- Custom Beef Harvest and Processing

PROPERTY INFORMATION:

- 2.78± Acres
- Fully Operational USDA
Processing Facility
- All Permits Approved & Active
- All FFE Included

TAX INFORMATION:

- \$3,125.44 in 2025



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OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO TREASURE VALLEY MEAT PACKING FACILITY

A FULLY OPERATIONAL AND USDA-PERMITTED WHOLESALE/RETAIL MEAT PROCESSING FACILITY IS NOW AVAILABLE FOR PURCHASE IN HOMEDALE, IDAHO. Take advantage of the growing consumer demand for locally sourced and processed beef. Ideally situated at the intersection of the vast Owyhee County ranching lands and the population center of the Treasure Valley, this is a rare opportunity for vertical integration and value add for a large ranch or consortium of ranches.

The clean and efficient facility is located on a 2.78± acre lot and checks all of the boxes for getting started or growing a beef processing operation. Skip the excess time, hassle, and headache of local, state, and federal permitting and approval. All FFEs necessary to operate are included.



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MORE ABOUT TREASURE VALLEY MEAT PACKING FACILITY

The USDA produced a white paper outlining steps to boost and improve the beef industry in the US. Since 2017, the U.S. has lost over 17% of cattle ranches, more than 150,000 operations. The national herd is at a 75-year low, while consumer demand for beef has grown ~9% over the past decade. Because herd rebuilding takes time, USDA is investing during the downturn so that the next upswing is less volatile for ranchers and more affordable for consumers. The USDA Beef Industry Plan includes promotion, support, and expansion of small and medium processors. The three primary components of the program for beef processing are:

1. Promote Innovation and Reduce Costs for Small Processors
2. Reduce Overtime and Holiday Inspection Fees for Small Processors
3. Enhance Local Processing and Increase Marketing Options for Ranchers and Consumers

Contact Oscar Evans today to learn more and schedule a personal tour.

USDA PLAN FOR AMERICAN RANCHERS AND CONSUMERS

Protecting and Improving the Business of Ranching



Strengthen U.S. cattle production through increased grazing access for ~5 million acres, endangered species reforms, enhanced disaster relief, increased access to capital, and reducing costs for new and young ranchers.

Expanding Processing, Consumer Transparency, and Market Access



Lower long-term costs by cutting inspection costs by up to 75% for small processors, increasing market options for consumers with "Product of USA" labeling, ensuring consumers know they're eating great American beef.

Building Demand Alongside Domestic Supply



Grow the domestic herd while boosting long term demand to reduce prices for consumers while growing markets for ranchers through significant farm-to-school grants and protein-focused Dietary Guidelines.



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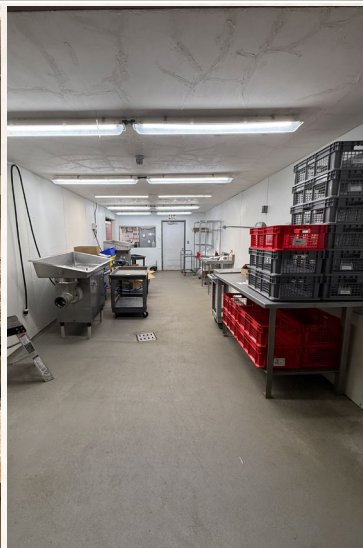
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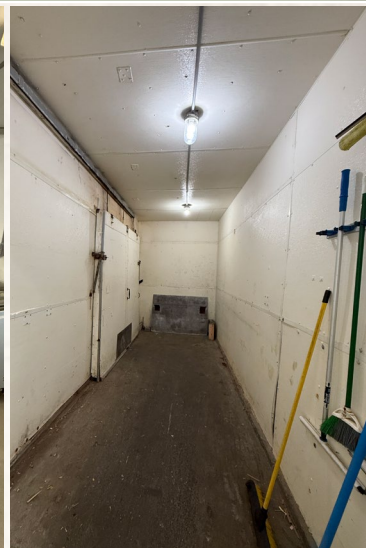
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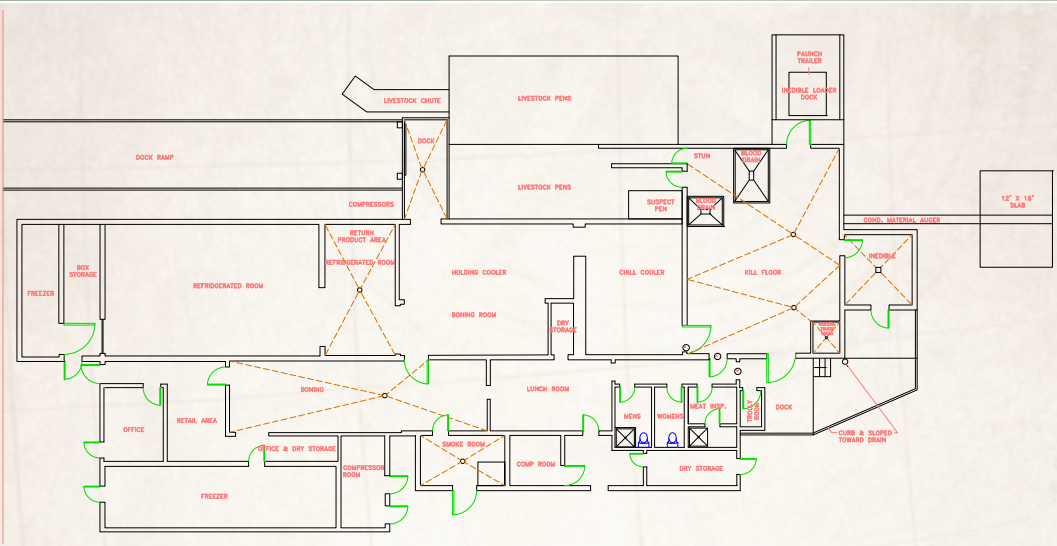
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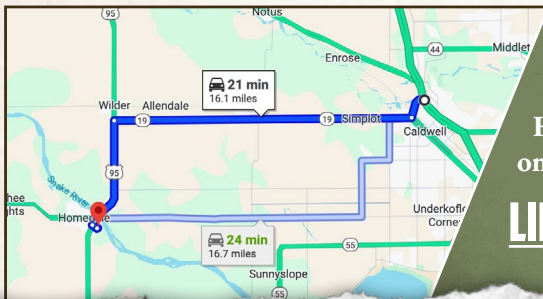
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land id. LINK



Directions From Exit 27 off Interstate 84: Travel south on Centennial. West on Hwy 19/Simplot. South on Hwy 95. East on Industrial Road.

LINK TO GOOGLE MAP DIRECTIONS



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