

\$800,000 - 9177 Brill Rd, Emmett

MLS® #98964781

\$800,000

3 Bedroom, 2.00 Bathroom, 1,568 sqft

Residential on 10.00 Acres

0 Not Applicable, Emmett, ID

Peaceful 10-Acre Horse Property with Home, Barns & Arena! Discover the perfect blend of country living and modern comfort with this 3-bedroom, 2-bath home on 10 acres.

Featuring a split-bedroom floorplan and open concept layout, the home offers a spacious feel. The primary suite includes a full bathroom and a cozy office—ideal for working from home or quiet retreat. Step outside onto the oversized east-facing deck, perfect for morning coffee or evening relaxation. Mature landscaping adds charm and privacy, while there's ample room for RVs, horse trailers & more. Equestrian and hobby farm amenities include: 40x60 barn with 4 stalls, 24x40 stable with 2 stalls, tack room, and chicken coop, roping arena with chute, lead-up, announcer's booth, cow pens, and return alley panels, 8x10 greenhouse complete w/ sink, and 4.5 acres in productive alfalfa w/ flood irrigation. Whether you're looking for a working horse property, hobby farm, or just room to breathe, this one-of-a-kind setup has everything you need!

Built in 2004

Essential Information

MLS® #	98964781
Price Per SQFT	\$510
Bedrooms	3
Bathrooms	2.00
Square Footage	1,568



Acres	10.00
Year Built	2004
Type	Residential
Sub-Type	Single Family w/ Acreage
Status	Active

Community Information

Address	9177 Brill Rd
Area	Emmett-Gem County - 1550
Subdivision	0 Not Applicable
City	Emmett
County	Gem
State	ID
Zip Code	83617-9714

Amenities

Utilities	Cable Connected
Parking	RV Access/Parking
Waterfront	Irrigation Canal/Ditch
RV/Boat Parking	Yes
Horses	Yes
View	Yes
Golf Course	N
Virtual Tour	https://tours.boiserealestatephotography.com/2340460?idx=1

Interior

Interior Features	Bath-Master, Bed-Master Main Level, Split Bedroom, Great Room, Walk-In Closet(s), Pantry, Laminate Counters
Appliances	Electric Water Heater, Dishwasher, Microwave, Oven/Range Freestanding, Refrigerator
Heating	Electric, Forced Air, Heat Pump
Cooling	Central Air
Stories	One
Primary On Main	Yes

Exterior

Lot Description	10 - 19.9 Acres, Garden, Horses, Irrigation Available, R.V. Parking, Views, Chickens, Auto Sprinkler System, Full Sprinkler System
Roof	Composition

Foundation Crawl Space

School Information

District Emmett Independent District #221
Elementary Shadow Butte
Middle Emmett
High Emmett

Additional Information

Date Listed October 15th, 2025
Days on Market 3
Property Taxes \$806
Tax Year 2024
Structures Barn(s), Storage Shed
Office John L Scott Boise
Contact Info craiggroves@johnlscott.com

Listing Details

Listing Office John L Scott Boise



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