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HOLLOW ROAD

HARVEY ROAD

MULTI-PARCEL PORTFOLIO

CALDWELL & EMMETT, IDAHO

PREFERRED PRICING

OFFERED FOR

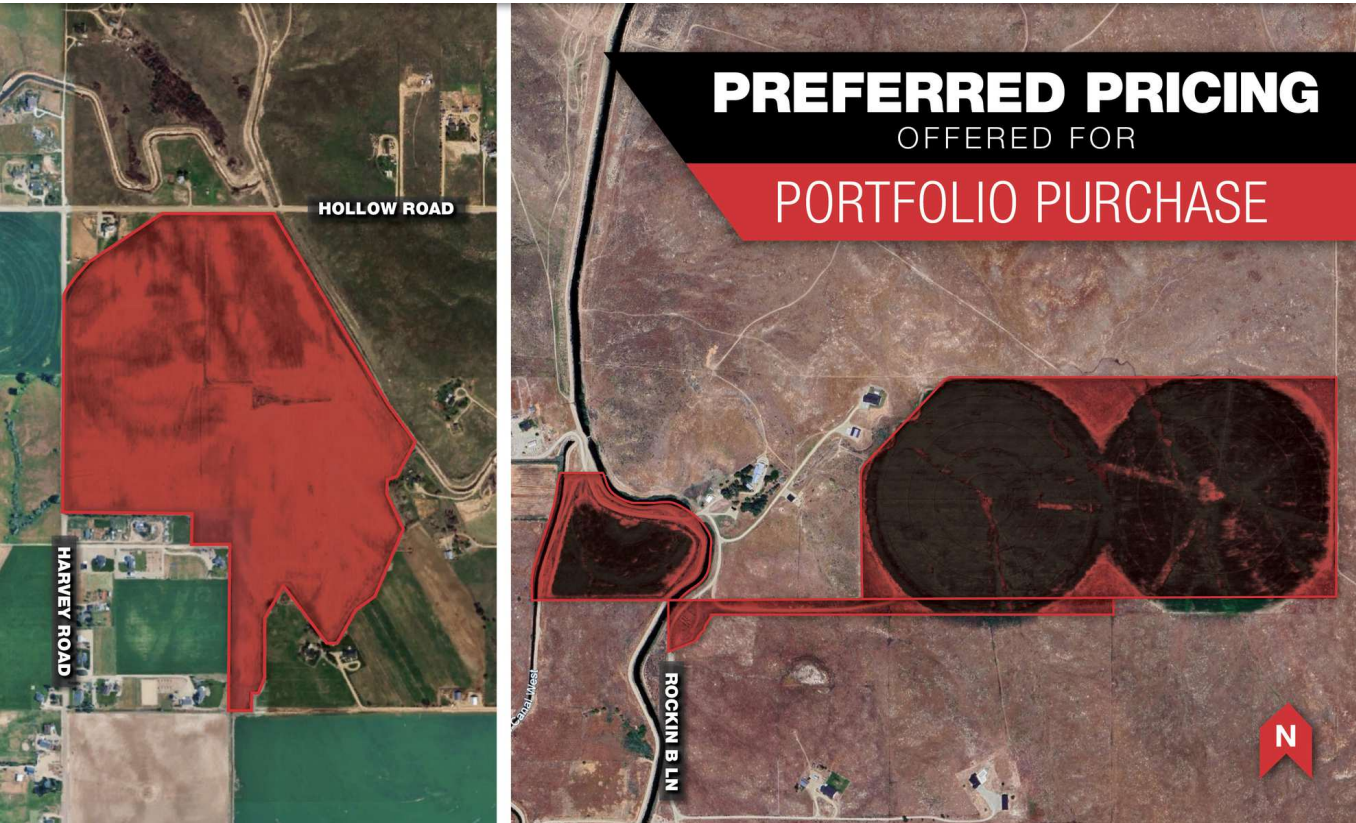
PORTFOLIO PURCHASE

Rockin B Ln

Rockin B Ln

PREFERRED PRICING FOR PORTFOLIO PURCHASE
FOR SALE

NAISelect



PORTFOLIO PROPERTY INFORMATION

PROPERTY TYPE	Land
PORTFOLIO PURCHASE PRICE	\$5,250,000
PORTFOLIO ACREAGE	±255.02
PORTFOLIO BUILDING PERMITS	Combined Total of 8 Available Building Permits
ZONING	Agricultural Zoning

PORTFOLIO DESCRIPTION

- Preferred Pricing Offered for Portfolio Purchase!
- Introducing a prime investment opportunity in Caldwell & Emmett, ID. The prime locations of these properties offer the perfect combination of rural tranquility and agricultural potential. With expansive views, water rights, and 8 available building permits, these properties also make an ideal choice for a Land / Other investor. The presence of pivot lines for irrigation and proximity to BLM land add to the property's appeal. Don't miss the chance to explore the possibilities and unlock the potential of this exceptional opportunity!
- Pricing Justification: Eight (8) 5-acre Building Lots at \$300,000/lot - \$2,400,000. Remaining 215 acres at \$13,254/acre - \$2,850,000.

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.

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PROPERTY INFORMATION

PROPERTY TYPE	Land
ADDRESS	13819 & 0 Hollow Road, 2875 Country Lane, 13819 Harvey Road, Caldwell, ID 83607
INDIVIDUAL PRICING	\$3,600,000
INDIVIDUAL ACREAGE	±152.02 acres
BUILDING PERMITS	6 Available Building Permits
PARCEL NUMBERS	R3779800000, R3780100000, R3781200000, R3781400000, R3781401000

HIGHLIGHTS FOR HOLLOW ROAD

- Beautiful farm ground with expansive views
- Great well water rights; not dependent on surface water rights
- Irrigated with pivot lines
- Rural location at Harvey and Hollow Roads
- Walking distance to BLM land
- 6 available Building Permits
- ±152.02 acres under pivots

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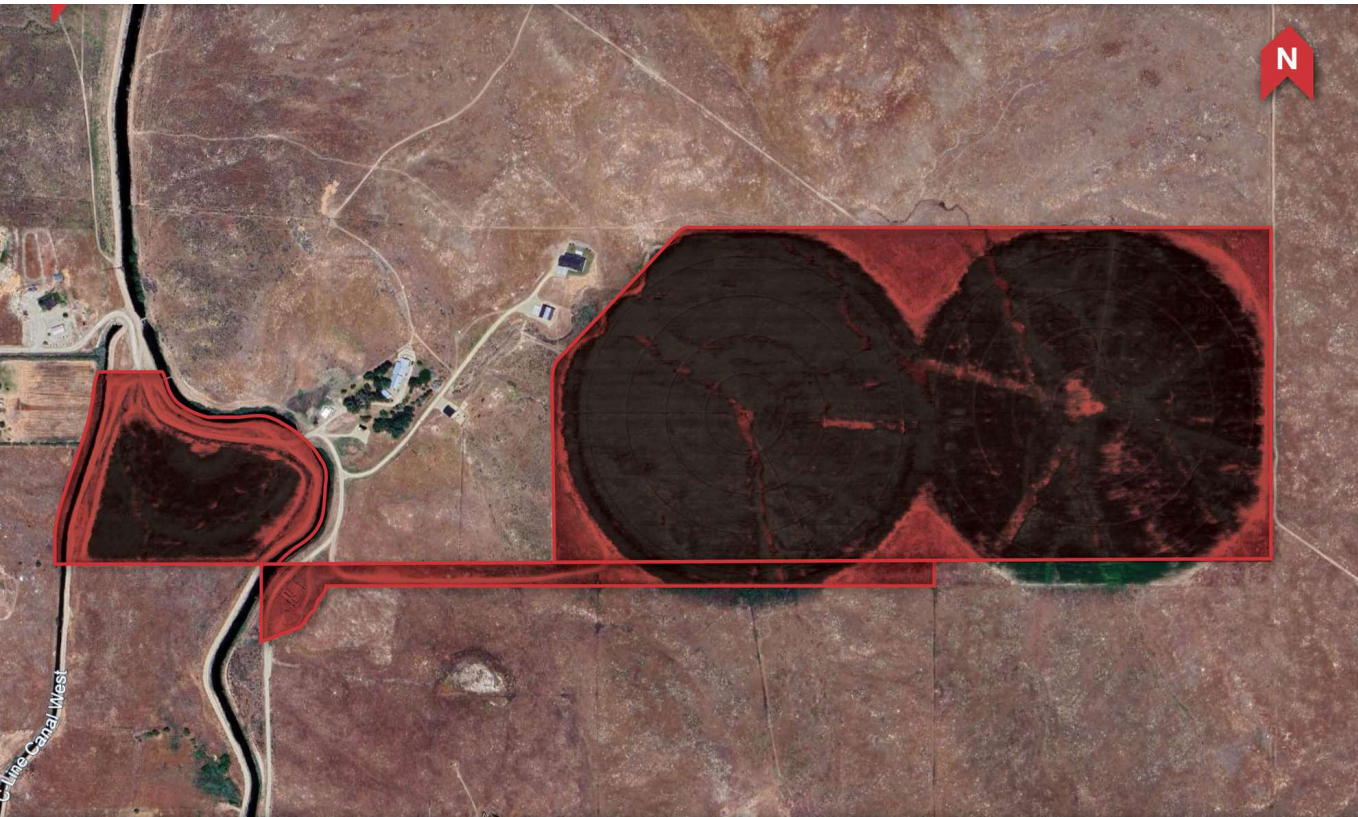
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PROPERTY INFORMATION

PROPERTY TYPE	Land
ADDRESS	TBD Rockin B Lane, Emmett, ID 83617
INDIVIDUAL PRICING	\$2,324,250
INDIVIDUAL ACREAGE	±103 acres
BUILDING PERMITS	2 Available Building Permits
PARCEL NUMBERS	RP06N03W156460A, RP06N03W156460B, RP06N03W159001

HIGHLIGHTS FOR ROCKIN B LANE

- 3 Pivots with ±90 acres under pivots
- Well ground water rights (Priority Date: 12/29/1998)
- C-Line grazing allotment, ±1,000 acres
- Possible building permits (2), plus lot splits with 5-acre minimums
- Zoning: A3

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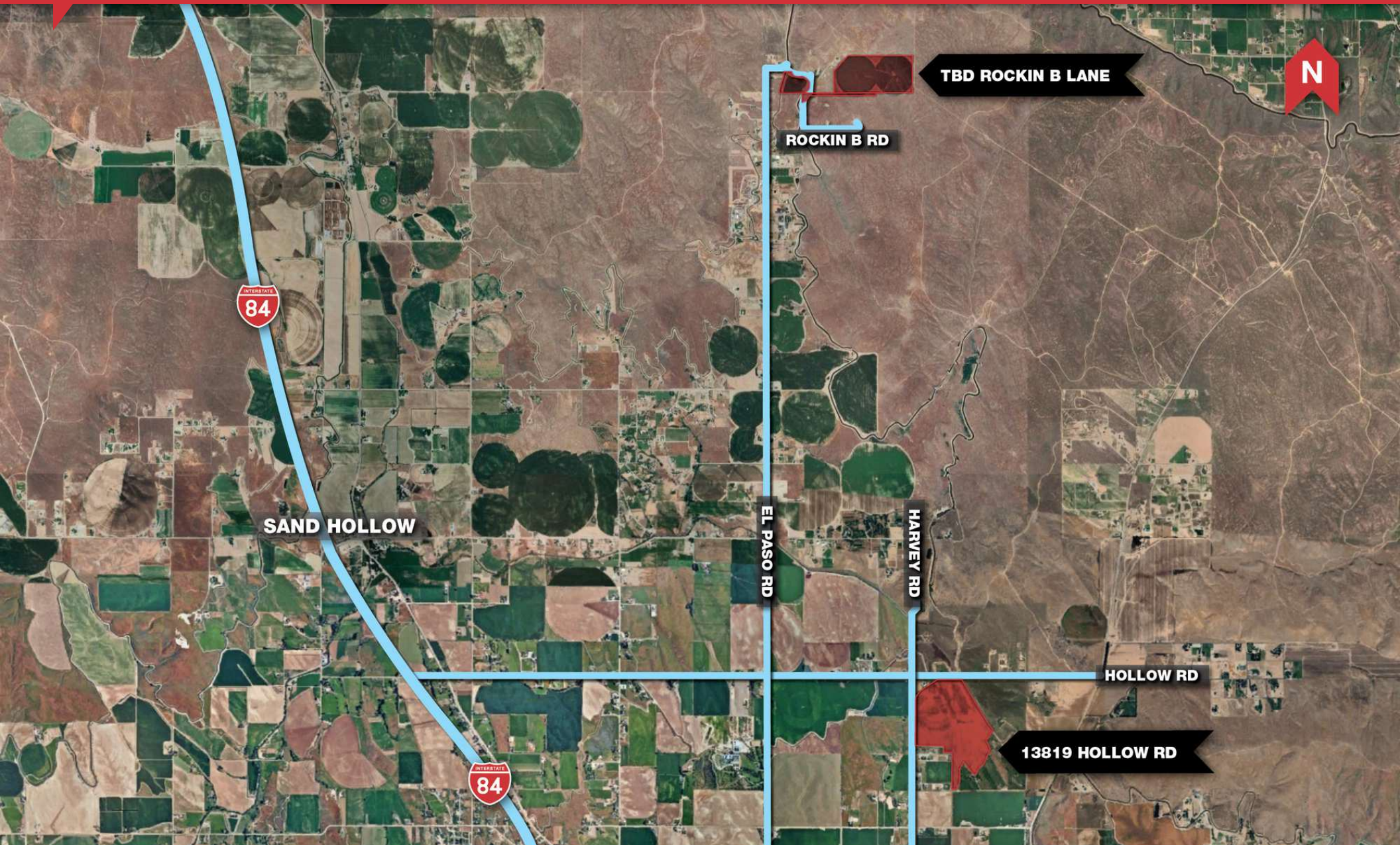
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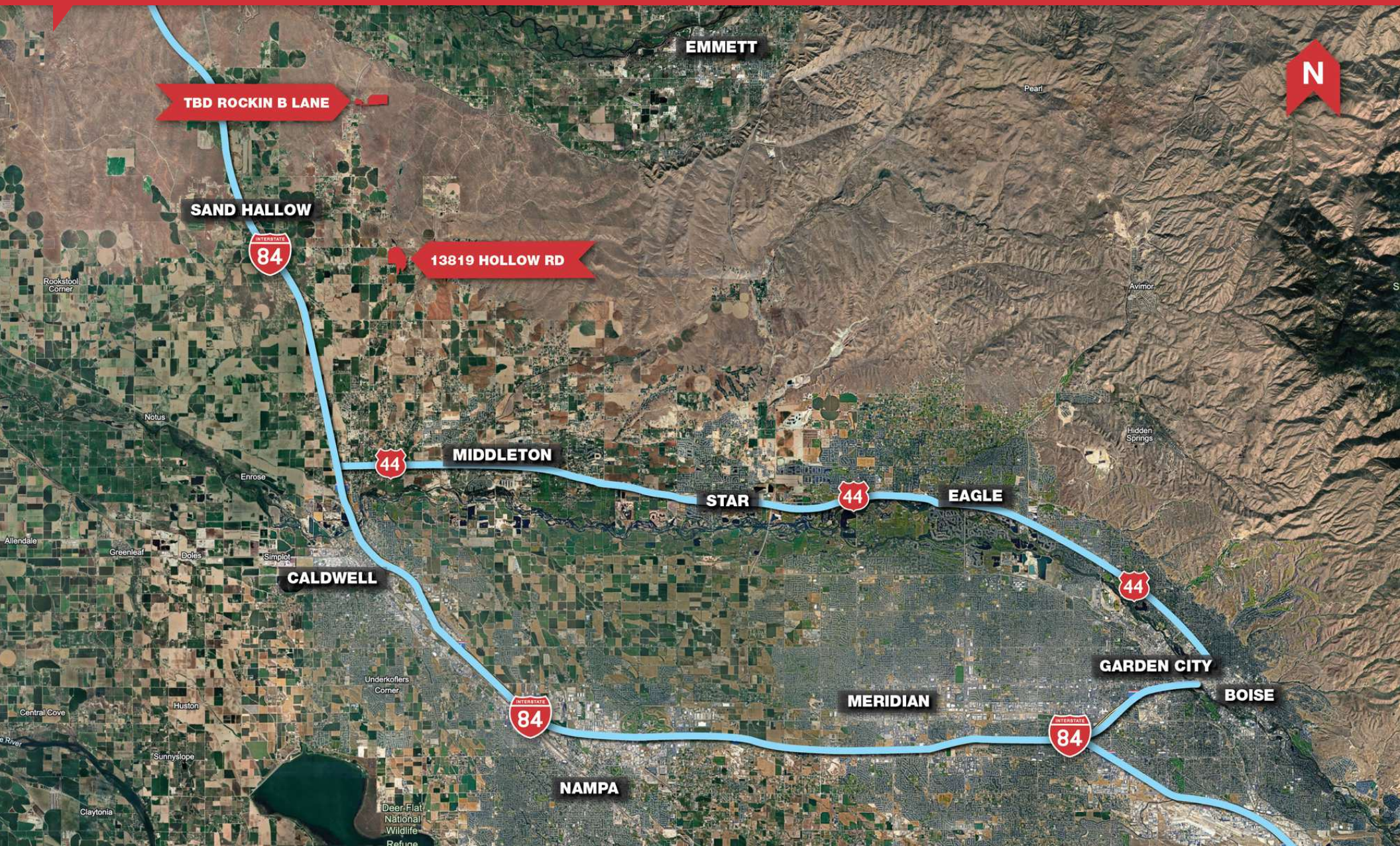
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