

# 46.02+/- Acres - Meadow Vista Ranch Subdivision

Englund Acreage | 9304 Farner Road | Nampa, ID 83686



Two additional parcels (1 ac & 9.8 ac) available For Sale. Contact Listing Agent for details.



## OFFERING SUMMARY

PRICE:	\$1,215,000
LOT SIZE:	46.02+/- Acres
PRICE / ACRE:	\$26,401.56
ACCESS:	Approaches on Farner & Deer Flat
FRONTAGE:	1,081' Deer Flat & 1,247' on Farner
ZONING:	Rural Residential --see disclosures
PERMITTED USES:	See Disclosures
APN(S):	R3012810300, R3012810400, R3012810500, R3012810600, R3012810700

## PROPERTY OVERVIEW

Future development potential with a total of 56.8 acres available. This listing includes 46.02+/- acres and can be purchased separately or in combination with the 1 ac and 9.78 acre parcels listed separately. This listing includes lots 4, 5, 6, 7, and 8 of Meadow Vista Ranch Subdivision. These five lots include 5 acres of water rights each for a total of 25 acres of water rights. Lot 5 has an existing barn structure and a well. At one time there was power to the barn. Seller makes no warranties or guarantees about the condition of the structures, wells, or septic tanks located on the property. Building permits can not currently be retained until the current Conditional Use Permit for the gravel operation has been closed out. The operation time for the CUP is expired, and the operator is in the process of completing the reclamation plan to finalize the CUP. Once completed, the property owner at the time will need to submit a request and revised Subdivision Engineering Report to Southwest District Health upon completion of the reclamation plan. See attached disclosure document for additional details. Buyer to verify all information.

## PROPERTY HIGHLIGHTS

- Future development potential with water rights.
- Upon completion of the reclamation plan, a developer could potentially further divide these parcels and sell off small acreage homesites or keep it together as a larger horse property.
- Existing gravel pit could potentially be made into a lake to provide your own private oasis.

## LOCATION & Highlights

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### LOCATION INFORMATION

Building Name: 46.06+/- Acres in Meadow Vista Ranch Subdivision  
Street Address: 9304, 9250, TBD, TBD, & TBD Farner/Deer Flat Road  
City, State, Zip: Nampa, ID 83686  
County: Canyon  
Market: Nampa  
Sub-market: South Nampa  
Cross Streets: Farner and Deer Flat Road

### LOCATION OVERVIEW

Located just south of Lake Lowell at Deer Flat and Farner Road. Excellent access to recreation. Development is happening all around this property. The location provides privacy and secluded feel of being in the country with the ease and convenience of being just minutes from town. Access Lake Lowell, Snake River, or the Owyhee Range in just minutes from the property.



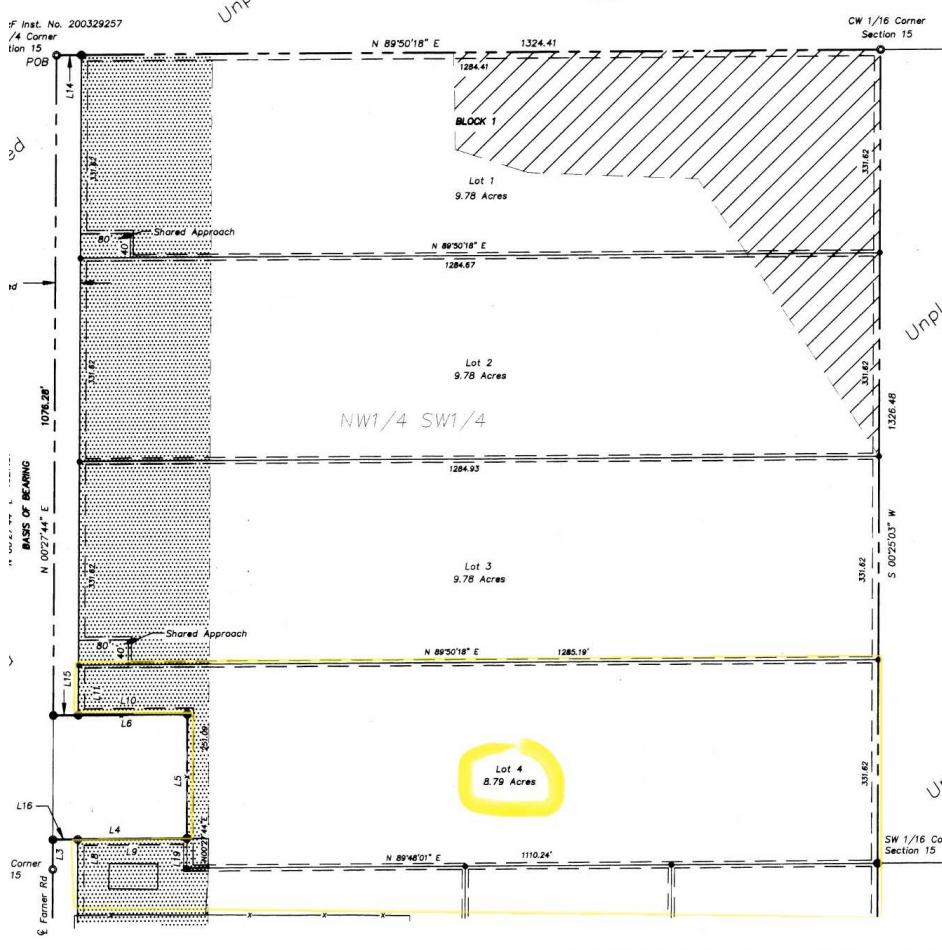
## Property Photos

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## **Meadow Vista Ranch Subdivision**

A PORTION OF THE SW1/4SW1/4 AND THE NW1/4SW1/4 OF SECTION 15,  
TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE MERIDIAN,  
CANYON COUNTY, IDAHO  
2006



### **Meadow Vista Ranch Subdivision**

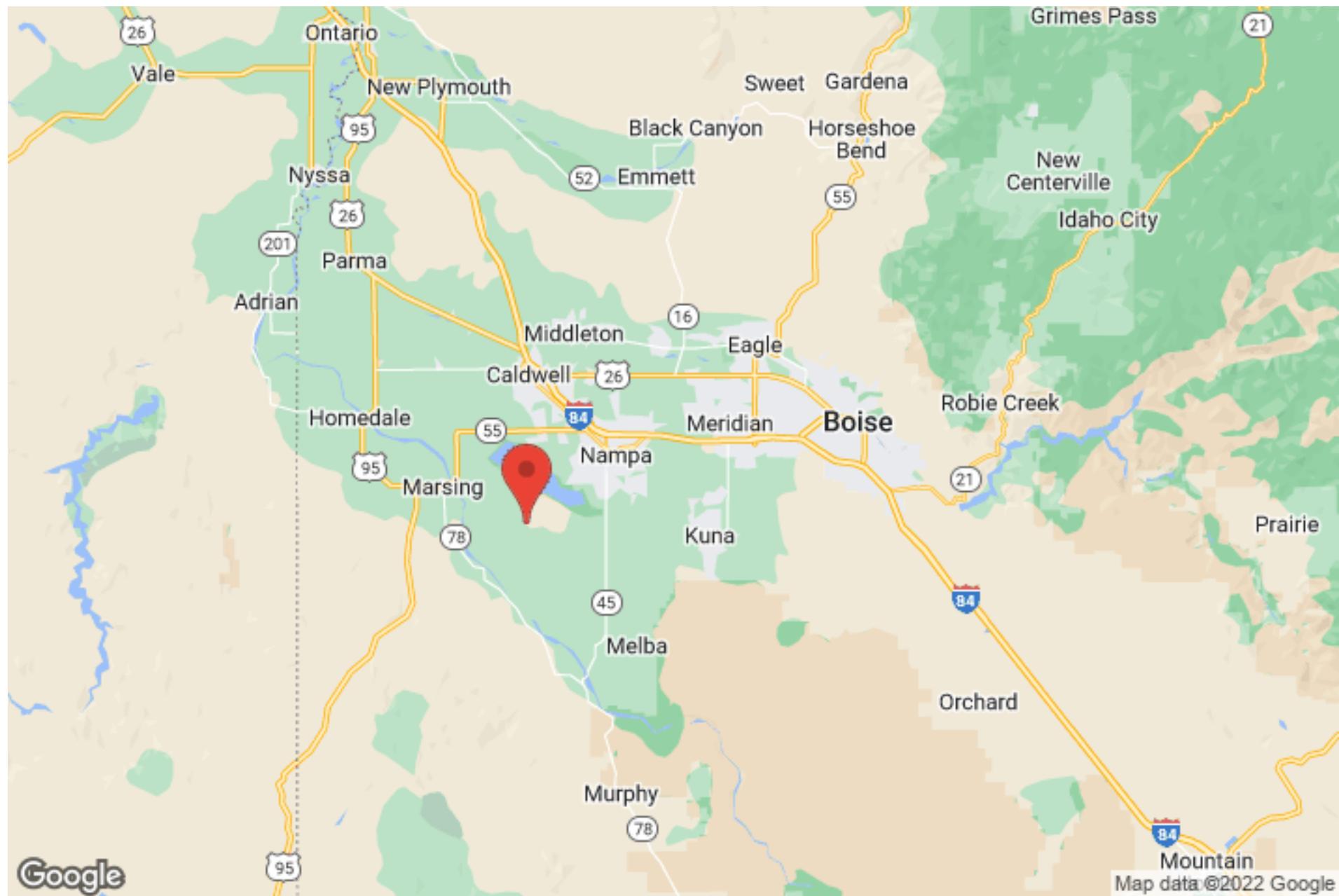
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## Regional Map

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