

POTENTIAL DEVELOPMENT PROPERTY

17830 HIGHWAY 20
BELLEVUE, ID 83313



OFFERING SUMMARY

SALE PRICE:	\$1,000,000
DEEDED ACRES:	77.38 +/-
FLOOD IRRIGATED:	55.1
IDWR PRIORITY DATE:	1888
ZONING:	Agricultural (A-40)
TAXES 2021:	\$71.60

PROPERTY OVERVIEW

High exposure-77.38+/- ac parcel with 1315+/- feet long Hwy 75 and 1203+/- feet along Hwy 20. The perimeter of the land is fenced and there is approximately 55.1+/- flood irrigated acres of grass pasture with remainder ground to the north consisting of sagebrush. A drainage creek runs through the north portion of the property. There are three IDWR water rights with 1888 priority dates. The property is zoned Agricultural (A-40), with riparian setback. A site-specific wetland delineation would be required with any application for development of the parcel. The property is also located in the Transfer of Development Rights Sending Area. Elevation is 4900-4885+/- feet, Bellevue is 9.5+/- miles and Sun Valley is 19+/- miles to the North.

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