



Triangle Creek - Irrigated Acreage



TRIANGLE CREEK • MCCALL • IDAHO

ACRES

*50

PRICE

\$4,500,000

Welcome to Triangle Creek. This properties proximity to River Ranch McCall, a high quality neighborhood development, enhances its bennefits. Advantages include access to city water via an 8" waterline from River Ranch stubbed to the property line allowing ease of tie in, a straightforward power connection to a transformer also provided by River Ranch, and substantial water rights covering 45.9 acres (14,956,515 gallons per acre-foot), and the added bonus of water right for 5 acres of surface area storage (1,629,250 gallons) with pump for a potential water features. Secondary access through an easement on South Ranch Road eliminates the need for road improvements on Moonridge Road. The septic sewer designation allows for secondary structure construction, which the City of McCall restrictions typically prohibit. The agricultural land use prevents any land being seen under the wetland designation.



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