



Address: 3449 SWAN VALLEY Highway Irwin , ID , 83428

List Number	26-348	Status	Active
Listing Price	\$ 3,900,000	Space Avail. SqFt	1600
Land SqFt		Acres	20.08
Subdivision	None	Possession	At Closing
Sold Date			

Property Type	Commercial	Zoning	Commercial
Area	20 - Swan Valley Area	Subdivision	None
Horses Allowed	Yes	Flood Zone	Out
Possession	At Closing		

Miscellaneous:	Transferable Lease: Neg.
Water:	Well
Sewer:	Septic (existing)
Comm/Loc Details:	Liquor License Inc.
Construction:	Stick
Exterior:	Combo; Wood
Roof:	Metal
Air Conditioning:	Wall Air Unit
Heat:	Electric

Compass Point		Flood Class	Unknown	Flood Zone	Out
Taxes	\$ 4,969.62	Tax Year	2025	Ann. Assn Fee \$	\$ 0

Possession	At Closing	Agent Owned	N
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Legal: See Exhibit "A"

Public Remarks: Opportunity strikes with this exceptional 20.08-acre property consisting of three separately deeded parcels (12.782, 2.204, and 5.097 acres) in the heart of Swan Valley, Idaho, nestled in the foothills of Mount Baldy and just a stone's throw from the South Fork of the Snake River. The property features the Covered Wagon Saloon, a historic local watering hole established in 1955, complete with a full liquor license and a loyal customer base. Also included is immediate income potential from a newly refurbished 32-stall full-hookup RV park, featuring 9 premium pull-through sites designed to accommodate larger luxury rigs. This turnkey property allows a new owner to step in and continue operations with minimal transition. With flexible Commercial/Industrial zoning & excellent highway frontage

LO: Keller Williams Jackson Hole