

9252 Farner Road, Nampa, ID - 1+/- Acre Parcel

1+/- Acre - 9252 Farner Road | 9252 Farner Road | Nampa, ID 83686



OFFERING SUMMARY

PRICE:	\$215,000
LOT SIZE:	1.0 Acres
ACCESS:	Off of Farner Road
FRONTAGE:	205' on Farner
ZONING:	Rural Residential - See disclosures
PERMITTED USES:	See disclosures
APN:	R3012800000

PROPERTY OVERVIEW

9252 Farner Road is a 1+/- Acre parcel located just north of Deer Flat road on Farner Road. This parcel may be purchased together with Lots 2, and Lots 4-8 or the 1 acre lot also for sale or by itself. Future development potential with a total of 56.8+/- acres available. This listing includes the one acre parcel only. See seller's disclosures for additional info. 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. The current owner has begun work to remove this one acre lot from the CUP through a modification of the CUP. That process may take several months, but it is the Seller's intent to have this lot taken out of the CUP. Buyer to verify all information.

PROPERTY HIGHLIGHTS

- The one acre listing (parcel # R3012800000) has a well. It is registered with state. The pumphouse burned down in a grass fire a few years ago, but well is there. At one point, power had been run to the old mobile home, but Seller does not think meter is there anymore after the fire. There was a septic system installed at some point, but Seller doesn't know its condition. Seller makes no warranties or guarantees as to the condition of the well, or septic on this parcel.

Location & Highlights

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LOCATION INFORMATION

Building Name:	1+/- Acre - 9252 Farner Road
Street Address:	9252 Farner Road
City, State, Zip:	Nampa, ID 83686
County:	Canyon
Market:	Nampa
Sub-market:	South Nampa
Cross Streets:	Farner and Deer Flat

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.



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Regional Map

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