

Payette Irrigated Building Lot

39.31 Acres

Payette County, ID

\$749,999



HAYDEN  OUTDOORS®

Payette Irrigated Building Lot

TOTAL ACRES:

39.31

PRICE:

\$749,999

COUNTY:

Payette County

CLOSEST TOWN:

Payette, ID

Activities & Amenities:

Farm/Crops/Ag
Irrigation
Water Shares (different from water rights)
State Hunting Unit: 32

Land Details

Address: TBD Highway 95,
Payette, Idaho 83661, USA
Closest Town: Payette, Idaho
Total Acres: 39.31
Deeded Acres: 39.31
Elevation: 2,130 FT
Topography: Level
Water Rights: Yes, 41 Water Shares
Estimated Taxes: \$716.22 - 2022
Source of lot size: Assessor/Tax Data

Property Summary

If you are looking to build your dream home and live a tranquil life in rural Idaho, this irrigated land outside the peaceful town of Payette may be an ideal option for you. It boasts 41 water shares from the Lower Payette Ditch Company, level topography, year-round access, access to natural gas, and power is installed on the property.

Land

The farm is currently in an alfalfa hay crop and is irrigated via a pump and wheel lines. The acreage qualifies for 1 building permit for a single-family residence. This property is also ideal for commuters, located just 15 minutes away from Interstate 84 and a mere hour's drive to Boise.

- 39.31 Acres
- Alfalfa/Hay Crop
- Building Permit Available
- Close to the Snake River
- Level Topography
- Irrigation
- Natural Gas Access
- Power Installed
- Water Shares
- Wheel Lines
- Year-Round Access

Recreation

For those that love to fish or recreate on the water, the Snake River is just 0.7 miles from the property. Payette residents enjoy hiking or biking the 1.6 miles of the Payette River Greenbelt which follows the banks of the Payette River. There are also eight total public parks in Payette. Kiwanis Park is a favorite which features a pool, skateboard park, and amphitheater. For those that love watersports, Centennial Park is a hotspot with its boat ramp and docks.

- 0.7 miles from the Snake River
- 3.6 miles from Centennial Park & Boat Ramp
- 5.0 miles from Payette River Greenbelt
- 5.2 miles from Kiwanis Park
- 9.5 miles from Weiser River Trail
- 10.8 miles from Rolling Hills Golf Course
- 41.5 miles from Mundo Hot Springs

Water/Mineral Rights & Natural Resources

Water is provided through the Lower Payette Ditch Company. The 2023 assessment is \$20 per share and the property includes 41 water shares. There are no administrative fees but a \$100 transfer fee per certificate will apply.



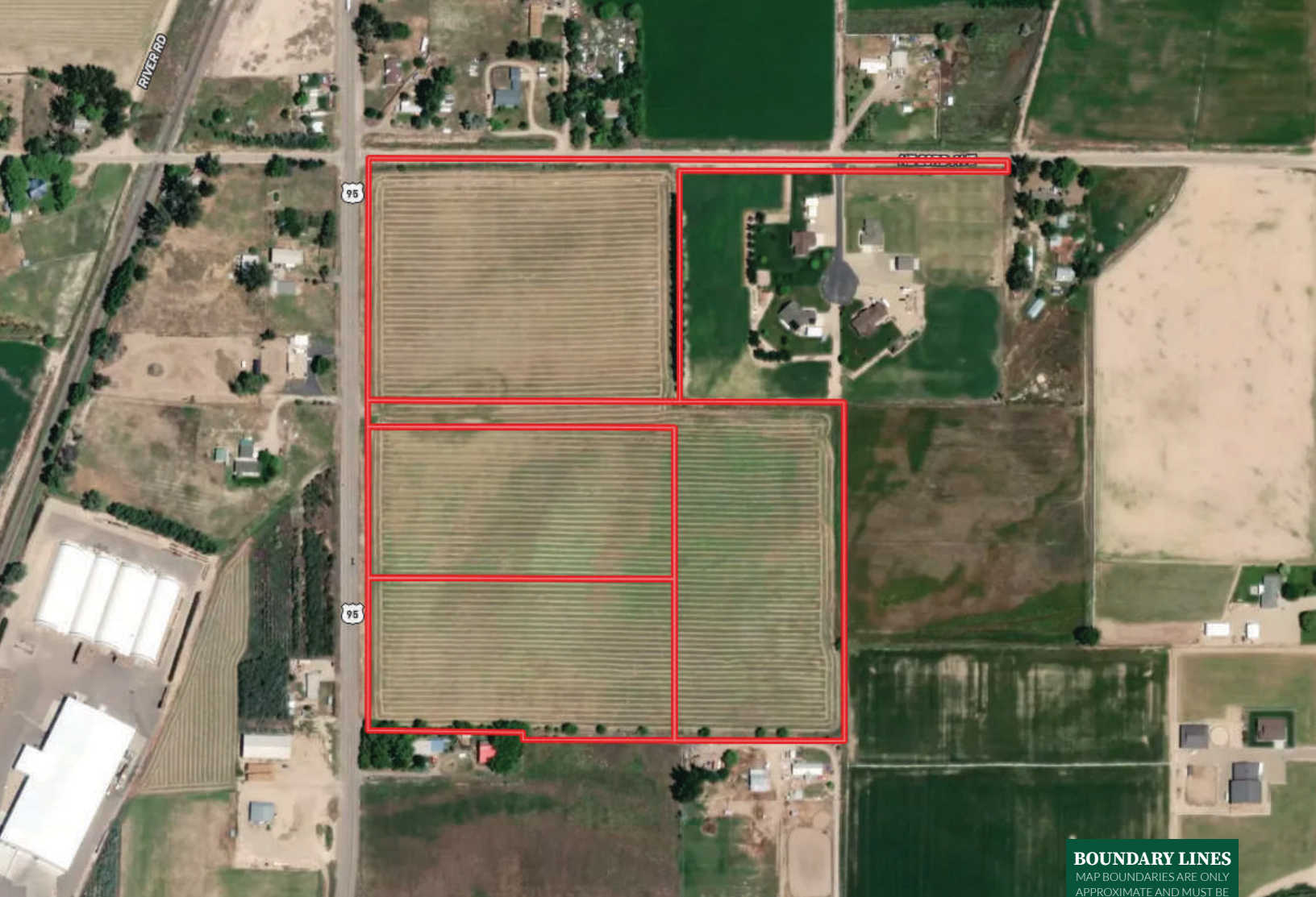


Region & Climate

Payette, Idaho lies on the eastern side of the Idaho-Oregon state border near where the Snake River and the Payette River converge. Agriculture is one of the main industries in the community. Crops typically grown in Payette County include onions, barley, corn, wheat, alfalfa, potatoes, and sugar beets. It is also known for its abundant fruit orchards. Residents and visitors enjoy celebrating annual events like the Payette County Fair, the Payette Apple Blossom Festival, or Fruitland Family Fun Days. This town is the home of the Payette County Museum which displays several local historical collections.

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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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