

Hillview Farm

40 Acres | Gem County, ID | \$895,000



HAYDEN  OUTDOORS.

Hillview Farm

TOTAL ACRES:

40.00

PRICE:

\$895,000

COUNTY:

Gem County

CLOSEST TOWN:

Emmett, ID

Activities & Amenities:

Farm/Crops/Ag
Outbuilding/Barn/Shed/Shop
Irrigation
Water Rights

Land Details:

Total Acres: 40.00
Deeded Acres: 40.00
Zoning: Prime Agricultural
Topography: Level
Tillable/Crop/Orchard Acres: 35
Irrigated Acres: 38
Water Rights: Yes
Emmett Irrigation Description
Estimated Taxes: \$1,478 - 2022
Source of Lot Size: Assessor/Tax Data

Building Details:

Outbuildings: 2

Property Summary:

Welcome to this beautiful 40-acre irrigated property in Emmett, Idaho! Located on the Emmett Bench, this property boasts level topography making it ideal for planting crops such as corn or alfalfa. This acreage would also be the perfect location to build your dream home with stunning views of the surrounding countryside and power available at the road.

Land:

The property is located less than a mile away from public lands and is less than 7 miles from downtown Emmett on the Emmett Bench. It receives irrigation through flood irrigation from the ditch and possesses 40 water right acres granted by the Emmett Irrigation District. The agricultural land is highly suitable for cultivating crops like corn, alfalfa, or wheat. On the eastern side of the property, you'll find two older structures that are ideal for storing farm equipment and tools. With year-round access, convenient proximity to power, level terrain, and a picturesque rural environment, this is an excellent site to construct a home.

- Close to Power
- Close to Public Lands
- Level Topography
- Irrigation
- Suitable for Building
- Views
- Year-Round Access





Recreation:

Emmett residents enjoy their close proximity to recreational opportunities, particularly hunting and fishing. Popular fishing hotspots include Sawyers Pond, Black Canyon Dam, or the Payette River which winds through the community. Area hunters appreciate the exceptional game bird hunting and big game hunting available at their fingertips. Another local natural attraction is Squaw Butte where many people enjoy hiking or snowshoeing.

This large acreage building lot is centrally located to many of these recreational hubs:

- Payette River
- Downtown Emmett
- Gem Island Sports Complex
- Wild Rose Park
- Black Canyon Dam
- Sawyers Pond
- Black Canyon Park
- Gem County Golf Course
- Roystone Hot Springs
- Firebird Raceway
- Montour Campground

Location:

Emmett, Idaho is a thriving community that serves as the county seat of Gem County. The region is known as “The Valley of Plenty” due to its bountiful agriculture industry and rich soils. Gem County produces a variety of tasty fruits from its abundant fruit orchards. These include cherries, apricots, apples, blueberries and strawberries. In fact, the town even celebrates this during its Emmett Cherry Festival held every summer and the Harvest Festival held every fall. Many of the local orchards even allow the public to come and pick their own produce. Other notable agricultural roles in the Emmett Valley include dairy farming and livestock farming. Besides the agricultural advantages, Emmett residents also enjoy its close proximity to recreation, particularly hunting and fishing. Popular fishing holes include the Sagehen Reservoir and Black Canyon Dam. Area hunters appreciate the exceptional game bird hunting and big game hunting available at their fingertips. Other local natural attractions include the Payette River which winds through the community and Squaw Butte which many people enjoy hiking or snowshoeing

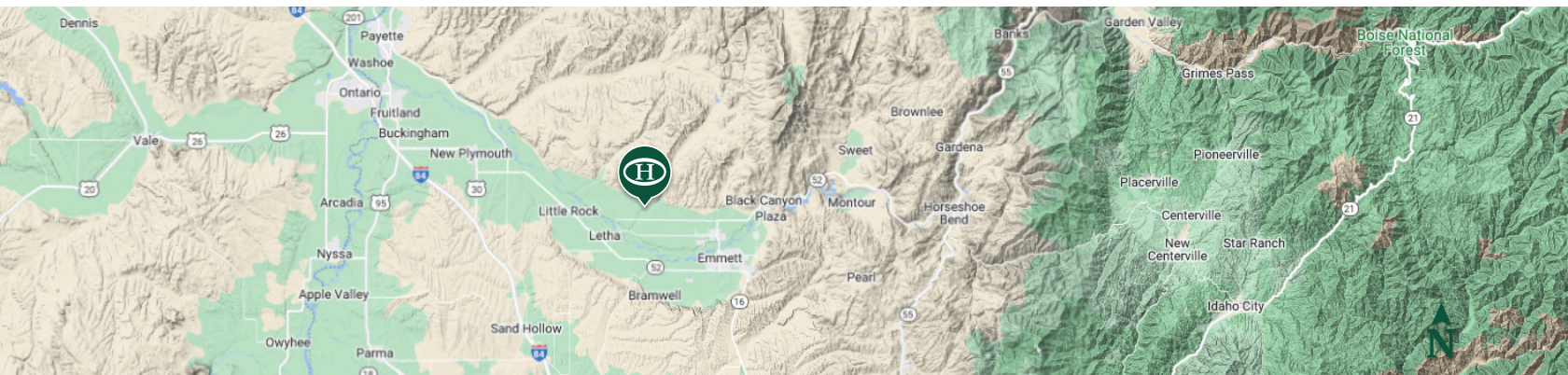
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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