

# Emmett Bench Development Property

107.87 Acres

Gem County, Idaho

\$4,890,000



HAYDEN  OUTDOORS.



# Emmett Bench Development Property

TOTAL ACRES:

107.87

PRICE:

\$4,890,000

COUNTY:

Gem County

CLOSEST TOWN:

Emmett, ID

## Activities & Amenities:

Development Potential  
Irrigation  
Farm/Crops/Ag

## Land & Building Details

Address: 2625 Sunset Dr, Emmett, Idaho  
83617, USA  
Closest Town: Emmett  
Total Acres: 107.87  
Deeded Acres: 107.87  
Zoning: A1-Prime Ag  
Elevation: 2,362'  
Topography: Level  
Water Rights: Yes  
Source of lot size: Assessor/Tax Data  
Homes: 1  
Style of Home(s): Ranch  
Finished Sq. Ft.: 1488  
Bedrooms: 3  
Full Bathrooms: 2  
Basement: None  
Parking Types: Driveway

## Property Summary:

107+ acres of prime development land on the Emmett Bench in Gem County, Idaho.

## Land:

The Emmett Butte provides a dramatic backdrop to this property, and the elevated plateau delivers stunning vistas that capture the heart of Idaho's natural beauty. With its close proximity to town amenities, schools, and recreational opportunities, the location of this land is nothing short of ideal. Situated on the Emmett Bench, this highly desirable location is currently pending county approval for proposed 2-acre splits, with anticipated approval in early 2024. This strategic planning ensures an incredible investment opportunity, offering a wealth of options for residential development.

## Improvements:

The current improvements on the property feature a 3-bedroom, 2-bathroom farm house and multiple outbuildings including a shop/garage, barn, sheds, livestock pens, and a grainery.

## Agriculture:

The current use is farm ground with 100+ irrigated acres of row crops and alfalfa.

## Water/Mineral Rights & Natural Resources:

Irrigation water is through Emmett Irrigation District. 2023 assessments are \$30/acre and a yearly clerical fee of \$65.







## 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.

Local recreational amenities include:

- 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

## Region & Climate:

Emmett, Idaho, experiences a semi-arid continental climate characterized by four distinct seasons and relatively moderate temperature variations with an average of about 12 inches of precipitation annually.

## History:

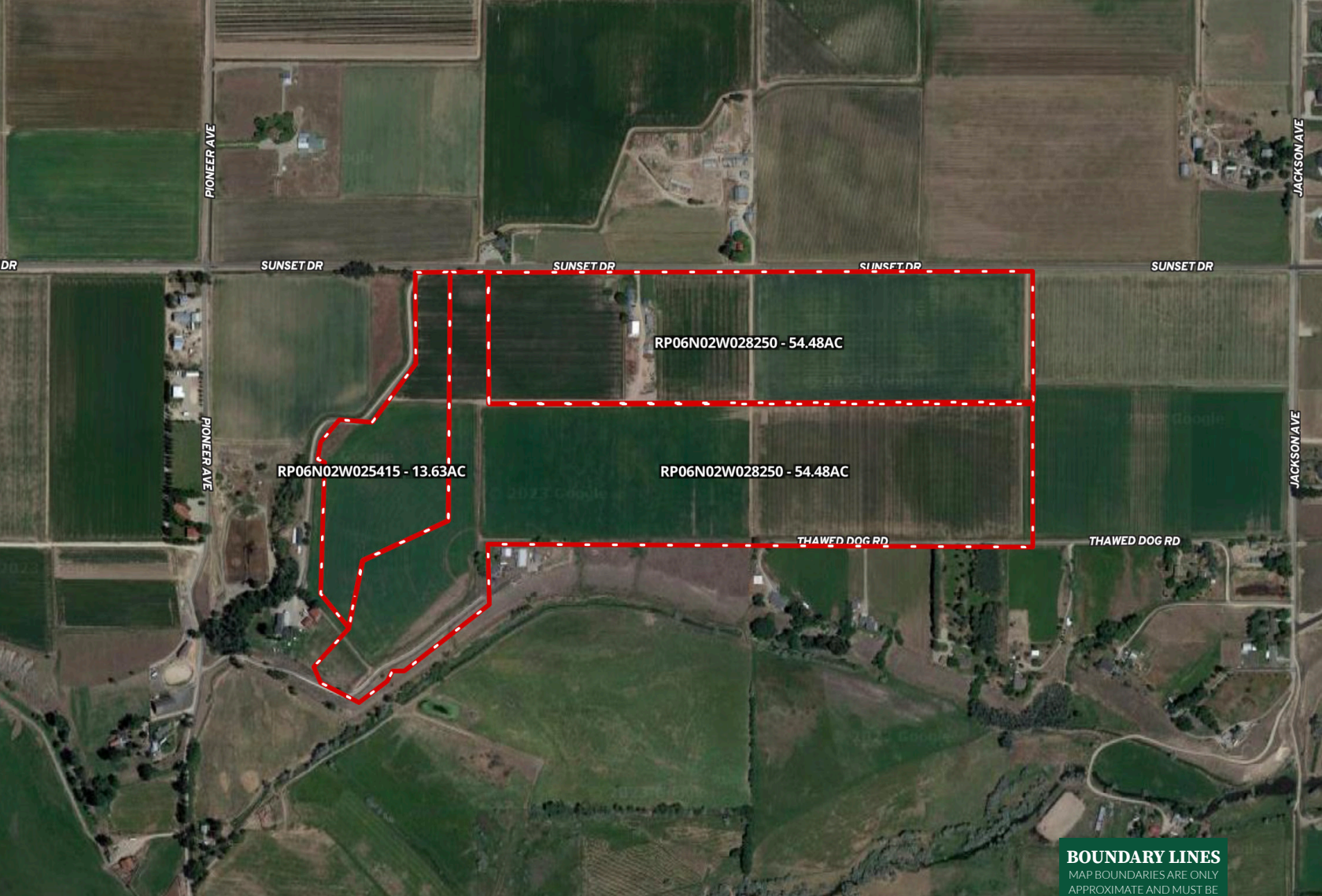
The town of Emmett was officially founded in the late 19th century and named after Emmett Cahalan, the son of Tom Cahalan, an Irish miner and prominent figure in the community. Emmett's strategic location along the river and the Oregon Short Line Railroad contributed to its rapid growth. By the early 1900s, it had become a thriving hub for agriculture and commerce. Orchards, specifically apple and cherry orchards, played a vital role in shaping the town's economy. Emmett earned the moniker "The Cherry Capital of the World" due to the high-quality cherries grown in the region.

## Location:

The town of Emmett was officially founded in the late 19th century and named after Emmett Cahalan, the son of Tom 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 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.

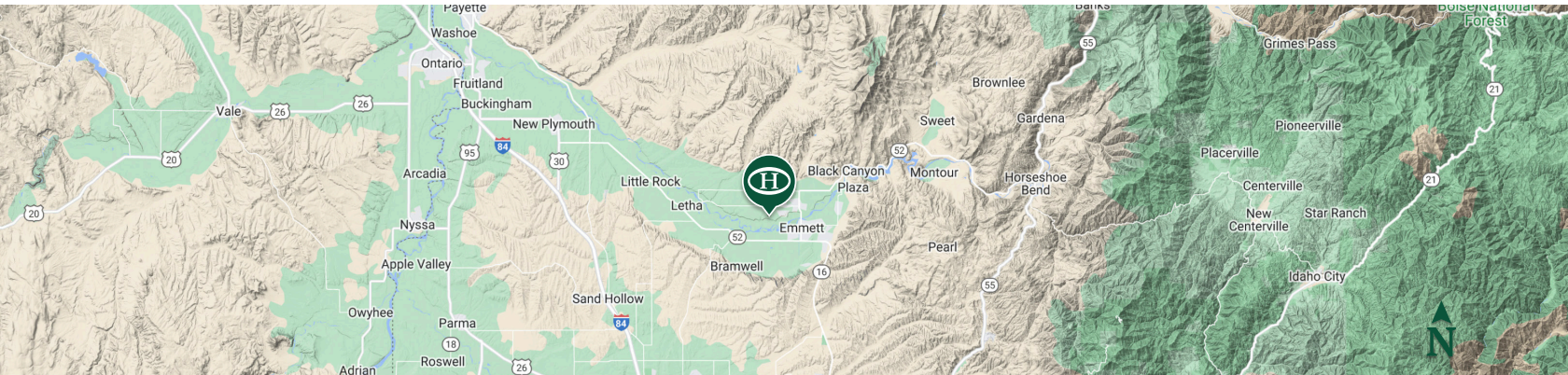
\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.








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

 Boundary



## Austin Callison

-  Broker, Licensed in ID, OR, & WY
-  [Austin@HaydenOutdoors.com](mailto:Austin@HaydenOutdoors.com)
-  208.870.1757

