

**75.93± Acres**  
**in Canyon County, Idaho**  
**\$2,250,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

FARM | RANCH

208.505.9998 office  
208-258-0715 mobile

# Property Profile

## The Caldwell 75.93

### Location:

- Canyon County, Idaho
- 3 Miles West of Caldwell
- Near Simplot Boulevard
- Easy Access to I 84
- 20 Minutes to Downtown Nampa
- 33 Minutes to Boise Airport

**Coordinates:** 43.663849, -116.758521

### Property Information:

- 75.93± Acres
- Zoned Agricultural
- Surrounded by Light Industrial Zoning
- Near Gayle Manufacturing
- Irrigated Pasture
- Fenced and Cross Fenced

### Property Use:

- Pasture / Grazing
- Hay
- Row Crop
- Waterfowl
- Potential for Development\*

### Tax Information:

- Parcel R36381 - \$466.46 in 2022

### Water Rights:

- 63-2504

\* Future Development subject to Canyon County planning and zoning rules and conditions.



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F A R M | R A N C H

**OSCAR EVANS, ALC**

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

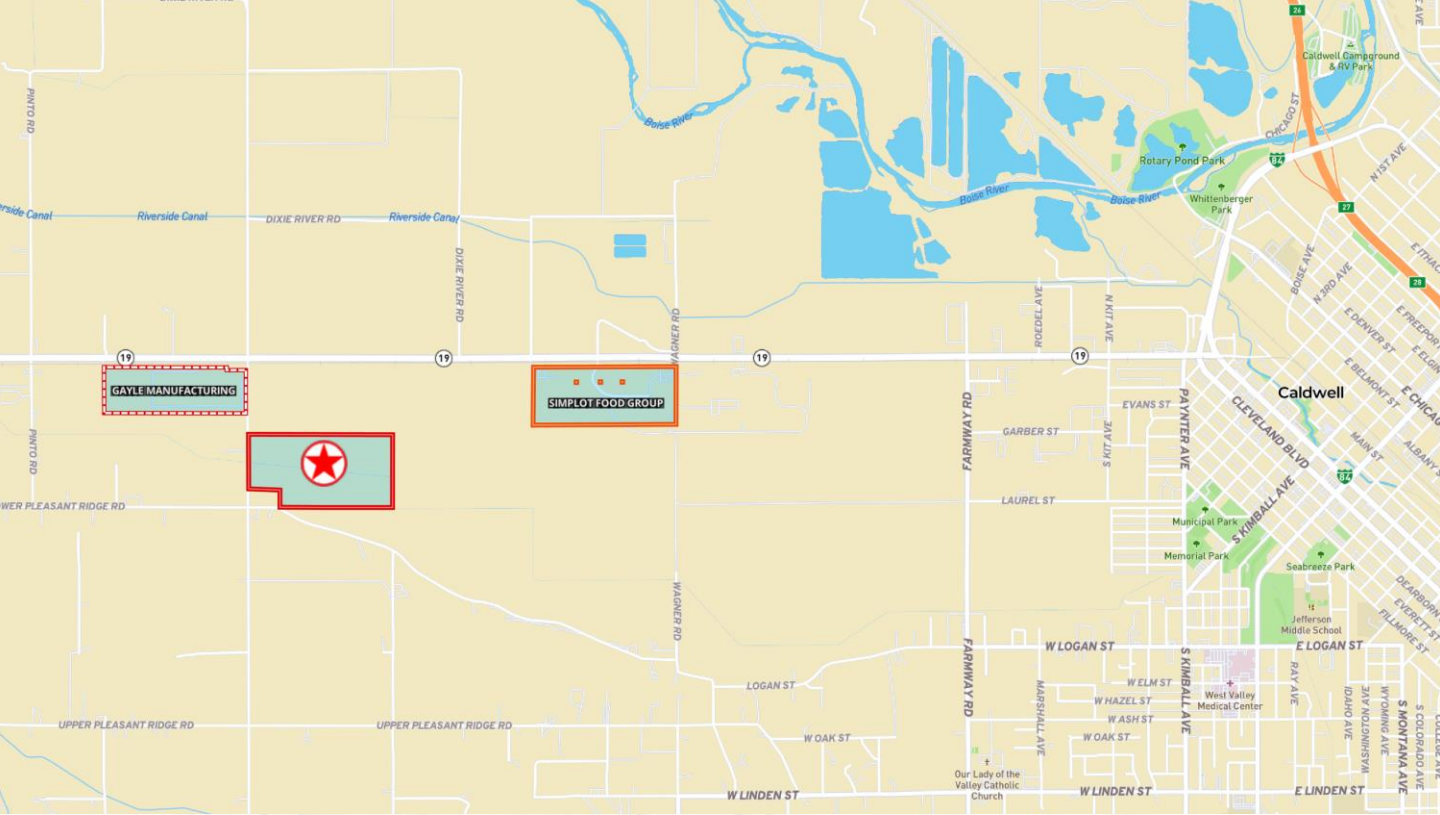
[oscar@smalltownproperties.com](mailto:oscar@smalltownproperties.com)

2132 Succor Creek Rd. - Homedale, ID 83628

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





Are you looking for a nice parcel for farming or grazing with investment potential in the growth corridor of Caldwell, Idaho? This 75.93± acre Canyon County property might be the only opportunity in the foreseeable future. Nestled in between Simplot Food Group and Gayle Manufacturing, this the property is set up for farming or grazing and prime for future development. With easy access to Hwy 19 and Interstate 84, the location offers a unique blend of agriculture and business or development options.



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The Caldwell 75 currently features pasture that is fenced and cross fenced with year-round water for livestock and irrigation. It has recently been equipped with upgraded pressurized irrigation, primarily using wheel lines and some pods on a small portion of the property. Additionally, the property is supplemented by the West End Drain, offering irrigation water and year-round stock water. For the outdoorsman, this live water also creates the potential for waterfowl habitat and hunting.



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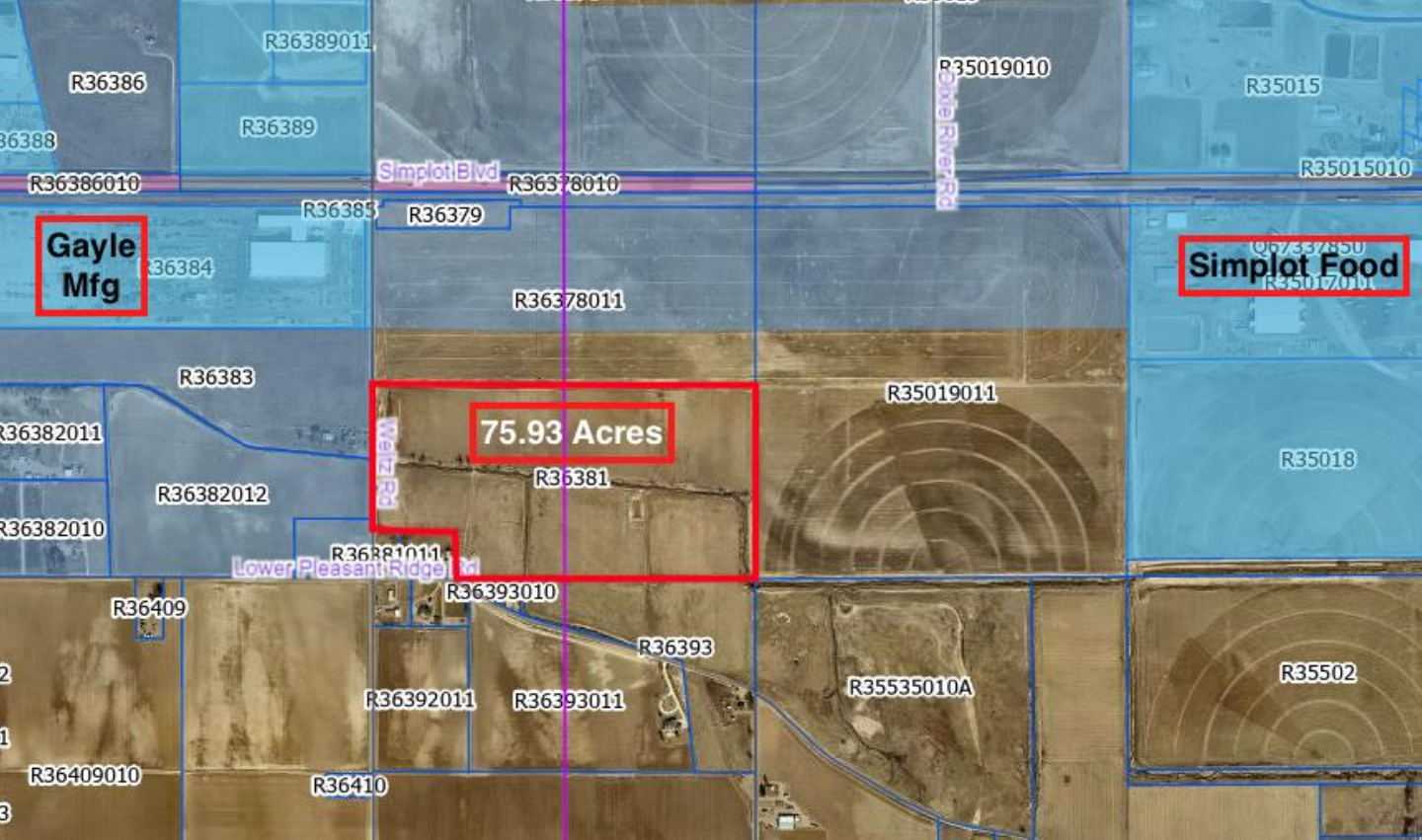
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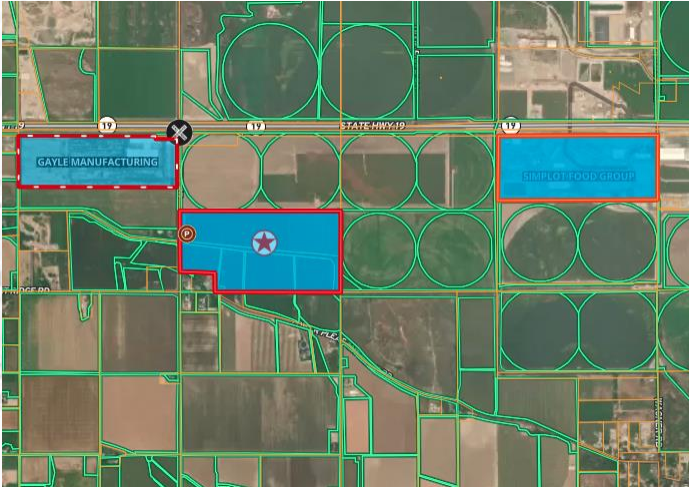




## Surrounded by Light Industrial near Caldwell

The property is surrounded by Light Industrial Zoning and is partially located in the Greenleaf Impact Area. Currently it is zoned Agricultural, meaning any future development plans would be subject to approval by the Canyon County Planning and Zoning rules and conditions. To schedule a showing of The Caldwell 75, contact Oscar Evans today!

- 8 minutes to Downtown Caldwell
- 8 minutes to Interstate 84
- 20 minutes to Downtown Nampa
- 33 minutes to Boise Airport



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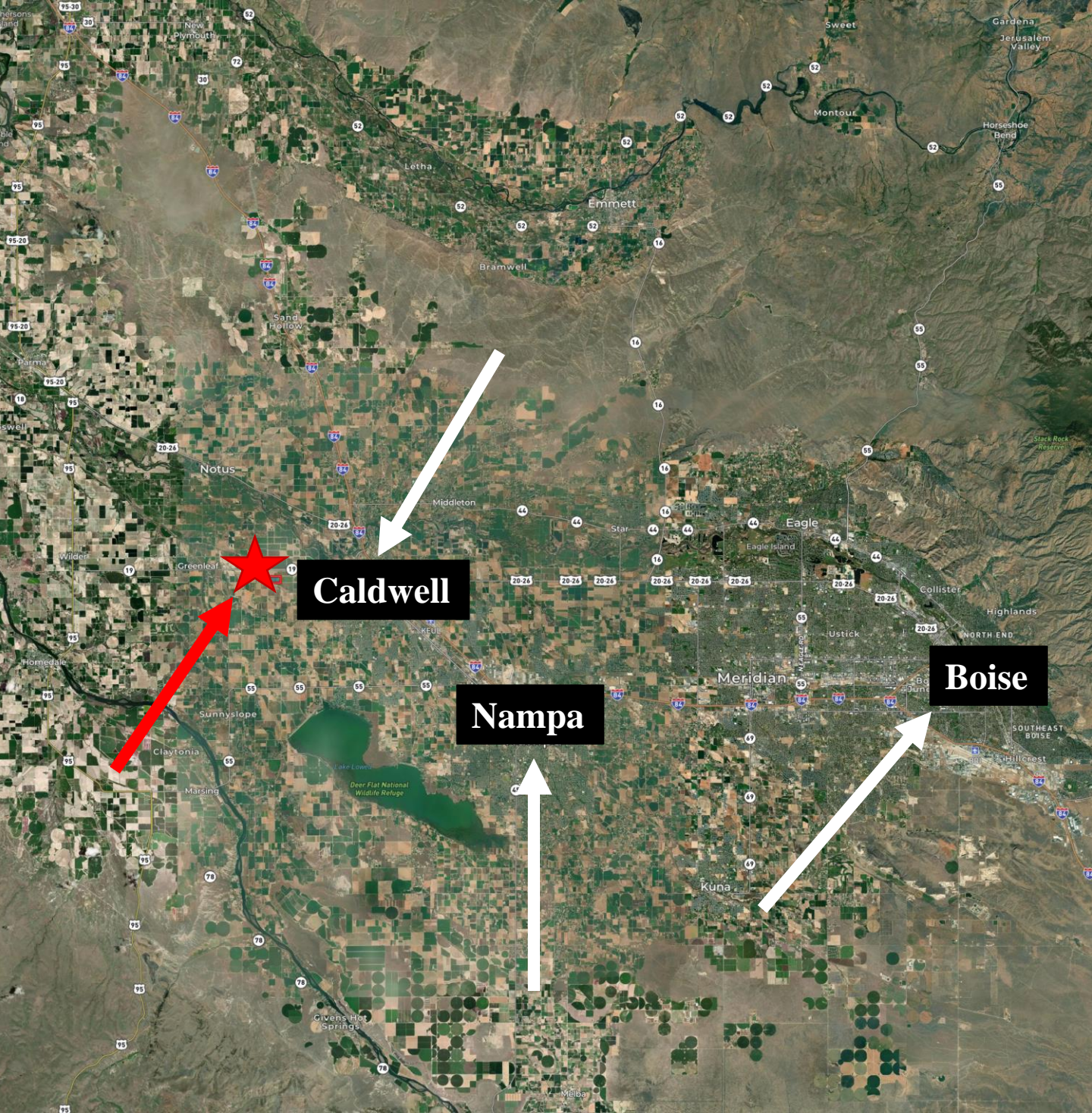
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