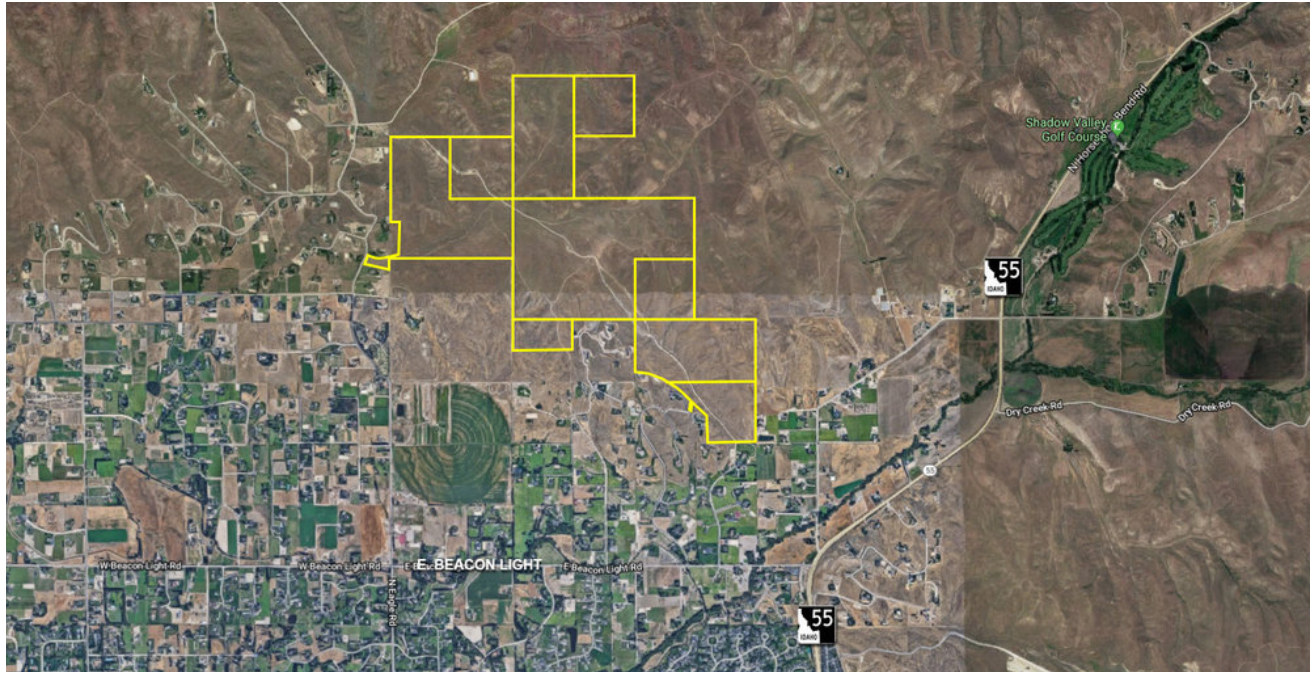




660 ACRES - EAGLE FOOTHILLS

E. OLD PEARL LANE, EAGLE, ID 83616

LAND
FOR SALE



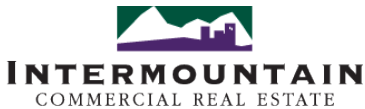
PROPERTY INFORMATION:

Sale Price: **\$6,600,000 (\$10K/acre)**

Lot Size: **660 Acres**

Zoning: **Ada County – Currently zoned Rural Preservation (RP), and Rural Urban Transition (RUT), with the possibility of rezoning to Rural Residential (RR), to allow for low-density residential development.**

Other: **See page 2 for additional information**



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PROPERTY DESCRIPTION

THE BELOW INFORMATION IS AVAILABLE UPON REQUEST

- Individual and Aggregate Aerial Parcel Maps – Alliance Title & Escrow Corp.
- Map & Ownership of Adjacent Property Owners – Alliance Title & Escrow Corp.
- Preliminary Title Report – Alliance Title & Escrow Corp.
- City of Eagle, American Viticultural Area (AVA) – Nichoel Baird Spencer, MCRP< AICP, Planner III City of Eagle
- Ada County Zoning Districts – Brent Danielson, AICP, Associate Planner, Ada County Development Services
- Ada County Public Record Request – Kayla Kinkead, Planning & Building Specialist, Ada County Development Services
- Survey, Design, and Public Agency Submittals – Doug Unger, P.E., MATRIX engineering, Inc.
- Roadways – Stacey Yarrington, Ada County Highway District (ACHD), Planner III
- Water Supply Potential – Terry Scanlan, P.E., P.G./ Principal Engineer/Hydrogeologist, SPF Water Engineering, LLC
- Record of Survey – J-U-B Engineers, Inc.
- Well Driller's Report – Idaho Department of Water Resources

LAND



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ADDITIONAL PHOTOS



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