# EAGLE 40 EXCLUSIVE LISTING | EAGLE, IDAHO 83616



#### **CALL FOR OFFERS** Offers due by December 14, 2018

Seller reserves the right to accept, reject, or counter any and all offers.

**PROPERTY OVERVIEW** Approximately 40 acres of land in thepath of growth in Eagle.

**LOCATION** 1/4 Mile North of Lanewood & Beacon Light

**PRICE** \$1,600,000

SIZE ±39.889 Acres

PARCELS R8059170095, S0335417255

**ZONING** RUT

**TAXES** \$741,82 (2017)

#### **PROPERTY HIGHLIGHTS**

• Highly desirable property in Eagle.

• Build your own estate, ranchette, or develop the property into 5 acre homesites.

• Property has a nice gentle slope with beautiful panoramic views of the valley.

• Property is productive farm land that is irrigated from an onsite pond and pressurized irrigation system.

**Tyler Johnson** | tjohnson@landadvisors.com 3597 E Monarch Sky Lane, Suite F-240, Meridian, ID 83646 ph. 208.866.3579 | www.landadvisors.com

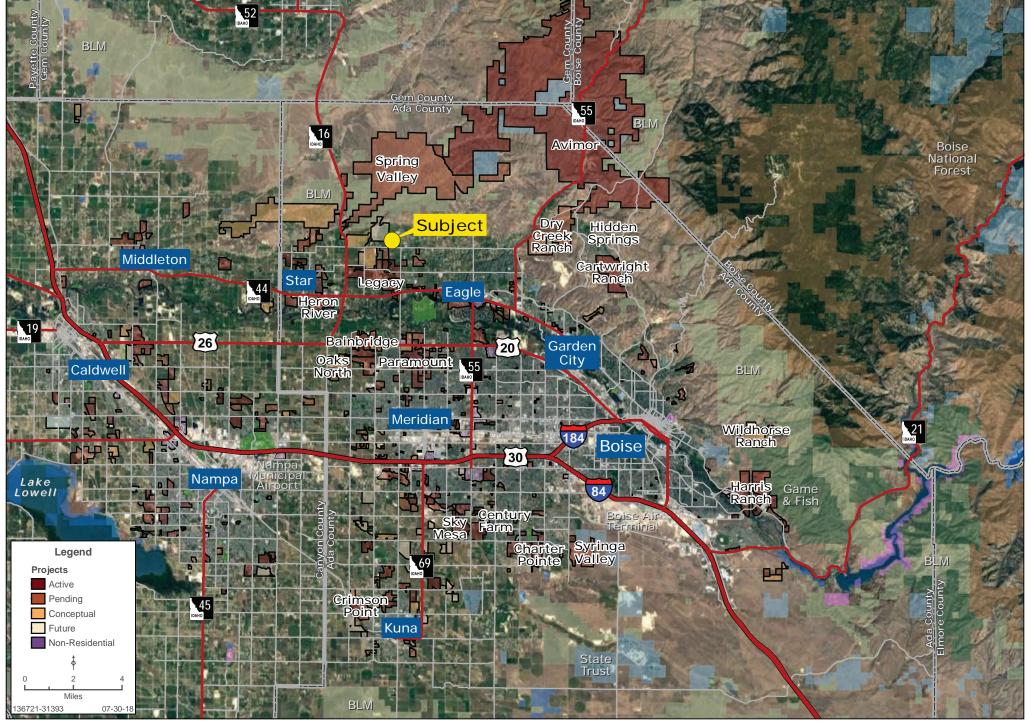


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**REGIONAL MAP** 

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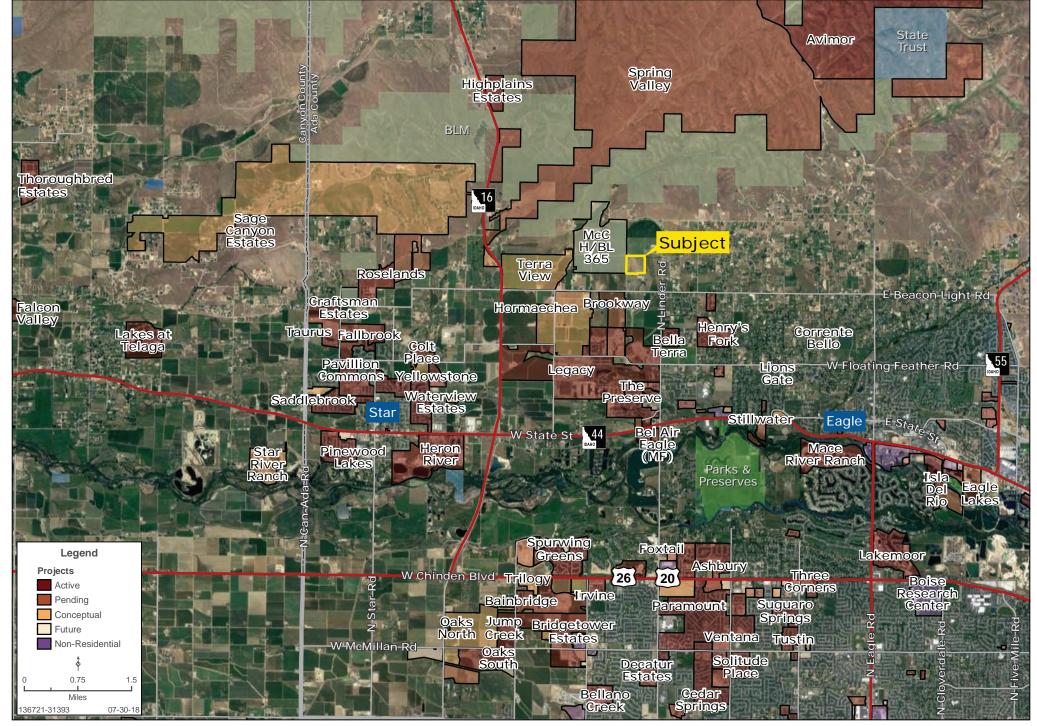


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## SURROUNDING DEVELOPMENT MAP

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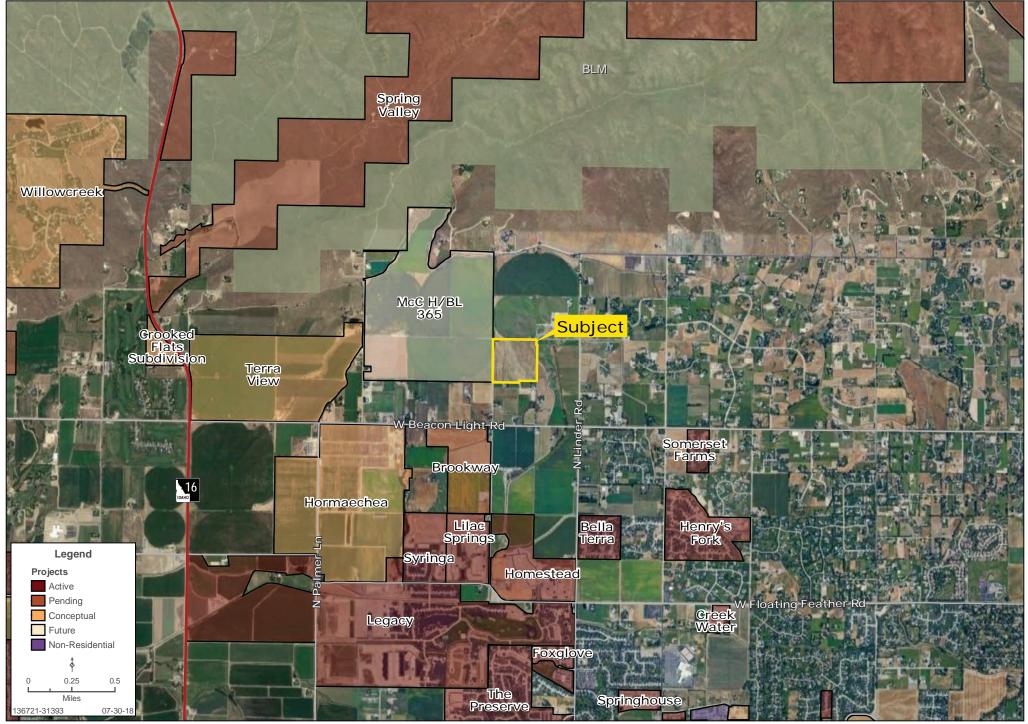


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### **SURROUNDING AREA MAP**

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### **PROPERTY DETAIL MAP**

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## **EAGLE 40** | PROPERTY PHOTOS









