

**Canyon County, Idaho**

**10± Acres**

**\$350,000**



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

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FARM | RANCH

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208-505-9998 Office

208-258-0715 Mobile

# Property Profile

## Canyon County 10+/- Acres

### Location:

- Canyon County, Idaho
- 4 Miles Northwest of Parma
- Apple Valley Area
- 15 Minutes from I84 at Fruitland
- 45 Minutes to the Boise Airport

**Coordinates:** 43.829186, -116.978349

### Property Information:

- 10 ± Acres\*
- Zoned Agricultural
- Building Permit Confirmed with County
- Great Water Rights
- Private yet Convenient to Town
- Beautiful Views

### Property Use:

- Building Lot
- Pasture/Grazing
- Horse/Equine Farm
- Hay
- Row Crop

### Tax Information:

- Parcel R39391 – \$1331.46 in 2023 (Full Parcel)

### Water Rights:

- 63-9383

\* Lot to be split from original parcel during escrow.



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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

2132 Succor Creek Rd. - Homedale, ID 83628

smalltownproperties.com

Information is believed to be accurate but not guaranteed.





Are you looking for a place to set up your own small farm, ranch or equine operation? Take a look at this 10± acre property in the Apple Valley area of Canyon County, ID. This prime farm ground is situated approximately 4± miles northwest of Parma and offers beautiful views all around! The parcel will be split from the existing 13± acre parcel (R39391) and has a confirmed building permit. The water rights are more than ample for any type of farming or grazing. The property is accessed just west of 29148 Hurtz Road. All irrigation equipment remains. To schedule a private showing of this blank slate, contact Oscar Evans today.



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[Map Link](#)



Canyon Area, Idaho (ID665)			
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NsC	Nyssaton silt loam, 3 to 7 percent slopes	2.1	18.5%
TuB	Turbyfill fine sandy loam, 1 to 3 percent slopes	5.1	45.6%
TuC	Turbyfill fine sandy loam, 3 to 7 percent slopes	4.0	35.9%
<b>Totals for Area of Interest</b>		<b>11.2</b>	<b>100.0%</b>



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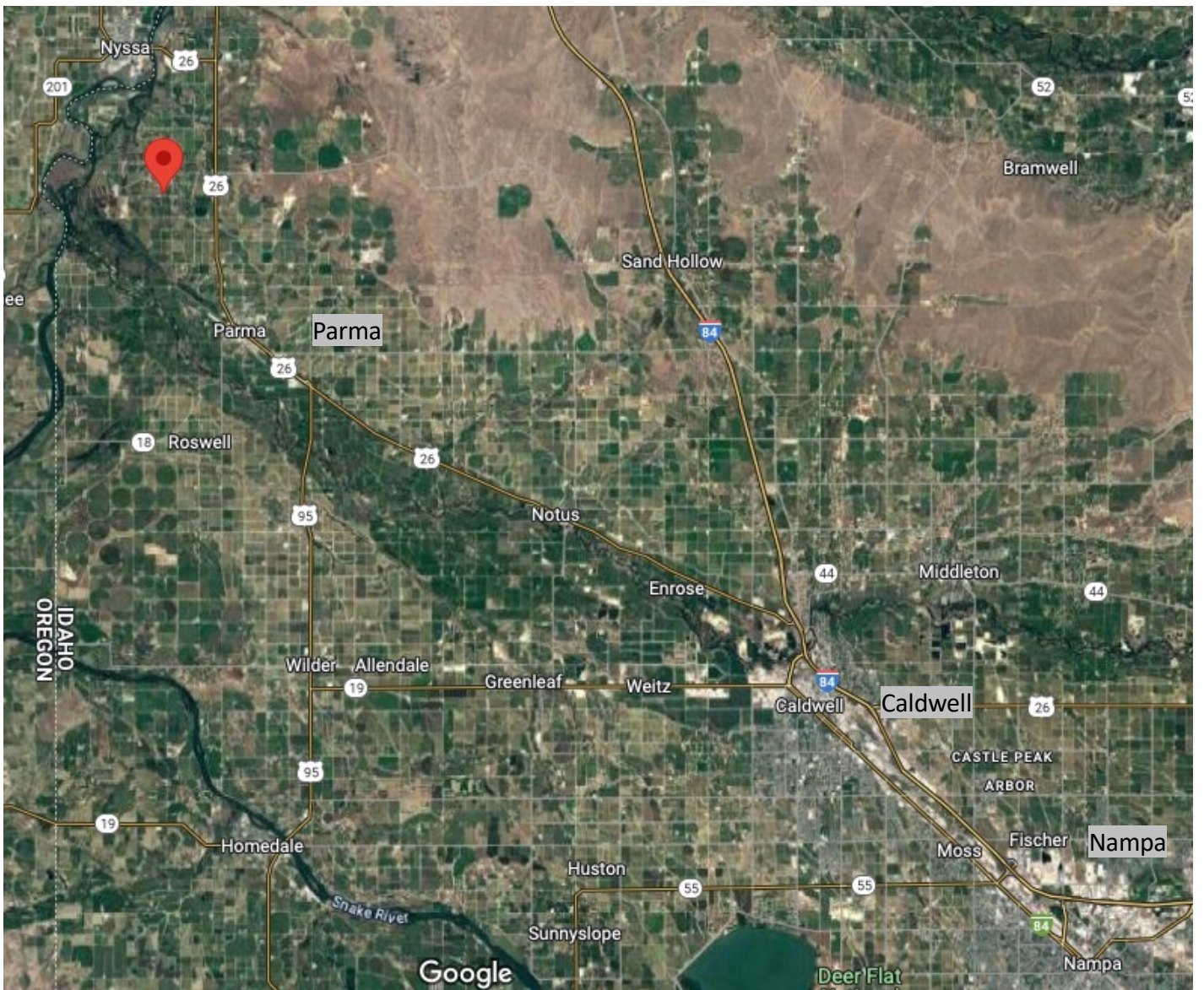
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[Google Map Link](#)





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