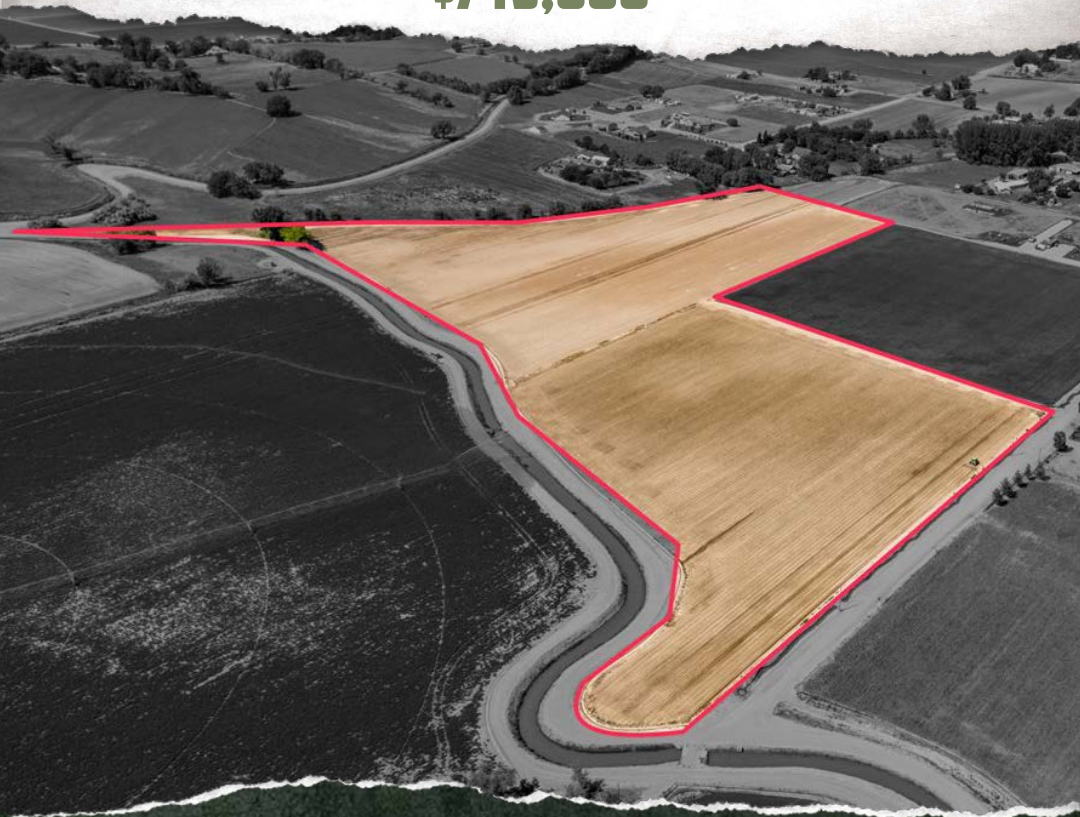




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

26.4± ACRES
CANYON COUNTY, ID
\$749,000



OFFICE (208) 505-9998 | WWW.SMALLTOWNPROPERTIES.COM

THE CANYON 26.4

PROPERTY PROFILE

LOCATION:

- Stubb Lane
Parma, Idaho 83660
- Canyon County
- 5.4± Miles N of Parma
- 10± Miles W of Interstate 84
- 13± Miles S of Fruitland
- 21± Miles NW of
Indian Creek Plaza
- 48± Miles NW of
the Boise Airport

COORDINATES:

- 43.831952, -116.965513

TAX INFORMATION:

- \$486.20 in 2024

PROPERTY USE:

- Irrigated Farmland
- Development
- Rural Acreage
- Livestock
- Small Equestrian Community

PROPERTY INFORMATION:

- 26.4± Acres
- Currently 6 Approved Lots
- Possibility for More Lots
- Gently Sloping
Irrigated Farmland
- Great Views



SMALLTOWN
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OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CANYON 26.4

WELCOME TO A 26.4± ACRE UNIQUE TRACT, PERFECT FOR DEVELOPMENT AND INVESTMENT, SITUATED IN APPLE VALLEY NEAR PARMA AND FRUITLAND, IDAHO. The rural acreage is located on Stubb Lane, roughly ten miles west of Interstate 84. This secluded but accessible Canyon County land is currently approved for six lots but can be split to provide up to 11 total lots, according to the county. This gently sloping irrigated farmland offers fantastic views and is only slightly above farm value. As this area continues to grow, there is great potential for the land. Take advantage of the strong demand for rural small acreage lots in the Treasure Valley area with this rare opportunity.

For additional information, contact Oscar Evans today!



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ABOUT CANYON COUNTY

CLIMATE: Canyon County enjoys a climate with all four seasons, including snowy winters, and a semi-arid environment with lots of sunshine. The Treasure Valley area, where Canyon County is located, has a relatively mild climate, with winters often having milder temperatures than other areas at similar latitudes. The surrounding mountains receive more snowfall due to higher elevation and orographic wind effects. Much of the winter precipitation occurs overnight.

RECREATION: Canyon County is the heart of Idaho's Wine Country and Sunnyslope Wine Trail. Outdoor recreation abounds in the Caldwell area. The Boise River meanders through the north portion of the county, Indian Creek winds through downtown Caldwell, Lake Lowell is in the middle of the county, and the Snake River forms the southern boundary.

Canyon County enjoys a mix of some of the richest and most diverse productive irrigated farmland in the nation, which provides a myriad of crops along with wide-open views. You're seldom more than 20 minutes from the dining, social, recreation, and nighttime activities of the cities and small towns. Nampa is home to the Ford Idaho Center and the famous Snake River Stampede, while Caldwell hosts the Canyon County Fair and Caldwell Night Rodeo. You can enjoy six golf courses, dozens of indoor and outdoor pickleball, tennis, and basketball courts, and sports complexes, as well as the College of Idaho and Northwest Nazarene University.



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ABOUT PARMA, IDAHO

PARMA IS THE FOURTH LARGEST TOWN IN CANYON COUNTY. It is known for some of its popular attractions, which include Old Fort Boise, Motor-Vu Drive-In Movie Theatre, Parma Ridge Winery, and Apple Lucy's Restaurant. It is an agricultural community surrounded by fertile farmland and home to multiple packing and processing facilities such as Champion Produce, Obendorf Hops, Gooding Farms, and JC Watson Company. Several ag technology and manufacturing companies, such as Aqua Irrigation, Parma Company, and Riverside, call Parma home.



SMALLTOWN
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26.4± ACRES **CANYON COUNTY, IDAHO**



SMALLTOWN
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FARM | RANCH

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26.4± ACRES

CANYON COUNTY, IDAHO

land id. **LINK**



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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OwB	Owyhee silt loam, 1 to 3 percent slopes	16.69	63.29	0	21	6c
NsC	Nyssaton silt loam, 3 to 7 percent slopes	6.05	22.94	0	20	6c
OwA	Owyhee silt loam, 0 to 1 percent slopes	2.29	8.68	0	21	6c
DrA	Draper loam, 0 to 1 percent slopes	1.26	4.78	0	23	6c
GwC	Greenleaf-Owyhee silt loams, 3 to 7 percent slopes	0.08	0.3	0	21	6c
TOTALS		26.37(	100%	-	20.87	6.0



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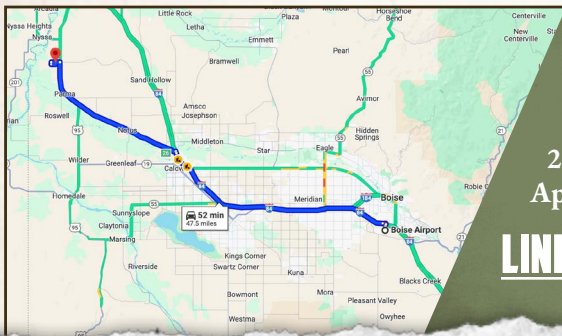
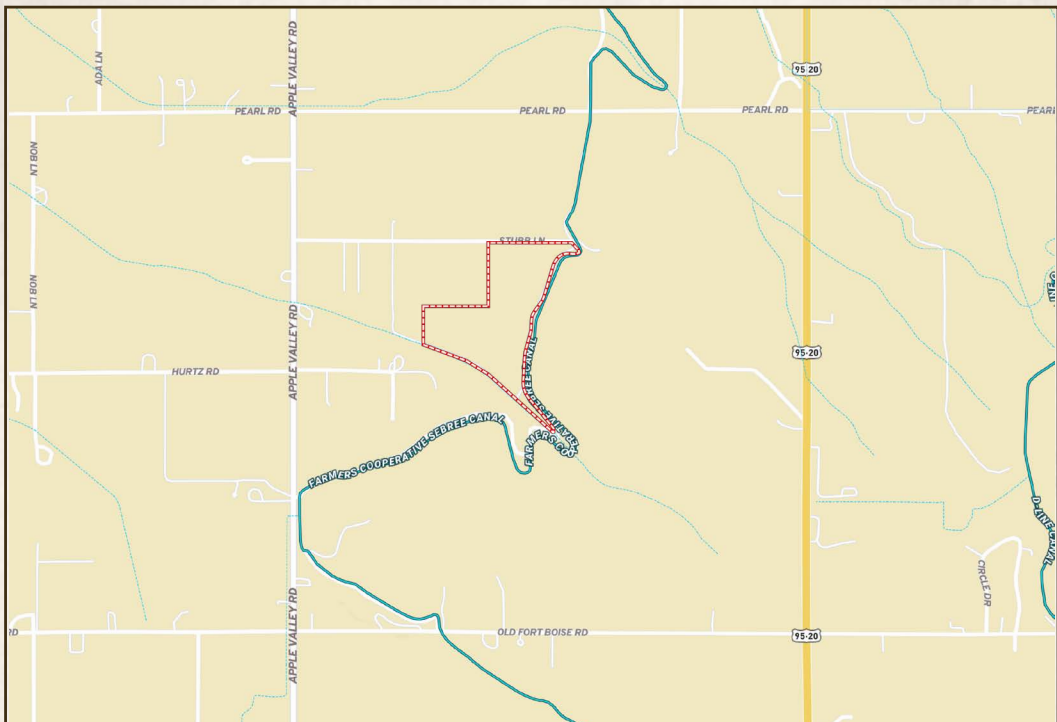
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26.4± ACRES

CANYON COUNTY, IDAHO



Directions From the Boise Airport:
Follow I-84 W to US-20 W/US-26 W.
Exit 26 from I-84. Travel west on US-
20 W/US-26 to Pearl Road. Go south on
Apple Valley Road to Stubb Lane.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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