



## River Front Investment Property with Six Separate Lots Approved

151 +/- Acres | Gem County, ID | \$13,850,000



### ADDRESS

1111 E. Idaho Boulevard  
Emmett, ID 83617

### LOCATION

From Boise Airport take 84W to Eagle Rd exit to the north. L on Chinden Blvd to ID16 NB to Emmett. At Emmett take ID52 N. After crossing bridge, go 1.5mi, turn NE at curve. R on Idaho Blvd. Property straight south of 90° turn. Private access on left, off E Idaho Blvd.

### PROPERTY SUMMARY

All offers to purchase the property are to be made to the agent for this property listing. • Any and all offers may be accepted, rejected, or negotiated by the owner.

**Property Summary:** This magnificent riverfront Property is situated on 151 +/- acres for more than one mile on relatively flat terrain along the north bank of the Payette River in Gem County, Idaho. Certain water rights allocated to the property will be conveyed with the property as well as all mineral and gravel rights. In the immediate area, there are new homesite developments from east of Emmett to the Black Canyon Reservoir Dam on both the north and south side of the Payette River. Nestled below "The Butte" landmark the property has over 58 acres of cultivated ground, 48 acres of irrigated pasture, and 69 acres of riverside pastureland for grazing.

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