



River Front Residential Property – Emmett, Idaho

24 +/- Acres | Gem County, ID | \$895,000



ADDRESS

TDB E. Idaho Boulevard
Emmett, ID 83617

LOCATION

From Boise Airport take I84 W to Eagle Rd exit to the north. L on Chinden Blvd. Take ID16 NB lane to Emmett. At Emmett take ID52. After crossing bridge, proceed 1.5mi on ID52 turn NE at curve. R on Idaho Blvd. Property straight south of 90° turn. Private driveway on left.

PROPERTY SUMMARY

The Property. This property has potential for four separate home sites for residential and recreational use. All 4 properties can have frontage on the Payette River. The approximately 24 +/- acres of relatively flat terrain is located along the north bank of the Payette River in Gem County, Idaho. The property is northeast of the Emmett central business district in an area of new homesites located from east of Emmett to the Black Canyon Reservoir Dam on both the north and south sides of the Payette River. The property sits below “The Butte” which is located to the south of the Payette River.

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National Land Realty
4325 W Farm View Dr
Boise, ID 83714
NationalLand.com



Todd Walter
Office: 208-494-9187
Cell: 803-422-7646
Fax: 864-331-1610
Twalter@NationalLand.com

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