



Ready to Build Rural Parcel

5 +/- Acres | Bannock County, ID | \$300,000



ADDRESS

4911 S Marsh Creek Road
Mccammon, ID 83250

LOCATION

From McCammon take Merrill Road West, turn north (right) onto S Marsh Creek Road, property is approximately two miles up on the Left.

PROPERTY SUMMARY

This 5-acre parcel offers a peaceful rural setting with fantastic building potential. The front half of the land has a gentle slope, while the back features a hill, allowing for multiple building options. You can build on the flat portion for easy access or utilize the hill for a home with a walk-out basement. Almost half of the property is perfect for crops, animals, or a large yard.

The property is already set up for convenience with **electricity**, a **power meter**, a **functioning well**, and a **permitted septic tank**. Bannock County requires the back portion to remain open space, which still offers many uses but no permanent structures.

Located along a county-maintained road, this land is ideal for rural living. **160 acres of BLM ground** is just a short walk away, offering ample hunting and outdoor opportunities. Wildlife such as deer and turkeys frequently visit.

This land is ready for your dream home, hobby farm, or any rural endeavor.

nationalland.com/listing/ready-to-build-rural-parcel



National Land Realty
3199 Dartagnan Drive
Pocatello, ID 83204
NationalLand.com



Todd Dye
Office: 208-516-3356
Cell: 208-317-0934
Fax: 864-331-1610
Tdye@NationalLand.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.