

63.39± ACRES AT TOM'S CABIN ROAD



CONTACT FOR MORE INFORMATION

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 Land Advisors[®]
ORGANIZATION

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EXECUTIVE SUMMARY



SIZE

±63.39 Acres



PARCELS

RP06N02W162700



PRICE

\$1,643,000



ZONING

A-2 Rural Transitional Agriculture



UTILITIES

Electrical: Available at property

Natural gas: None

Water: No public available. Water will come from wells.

Sewer: No public available. Sewer will come from septic.



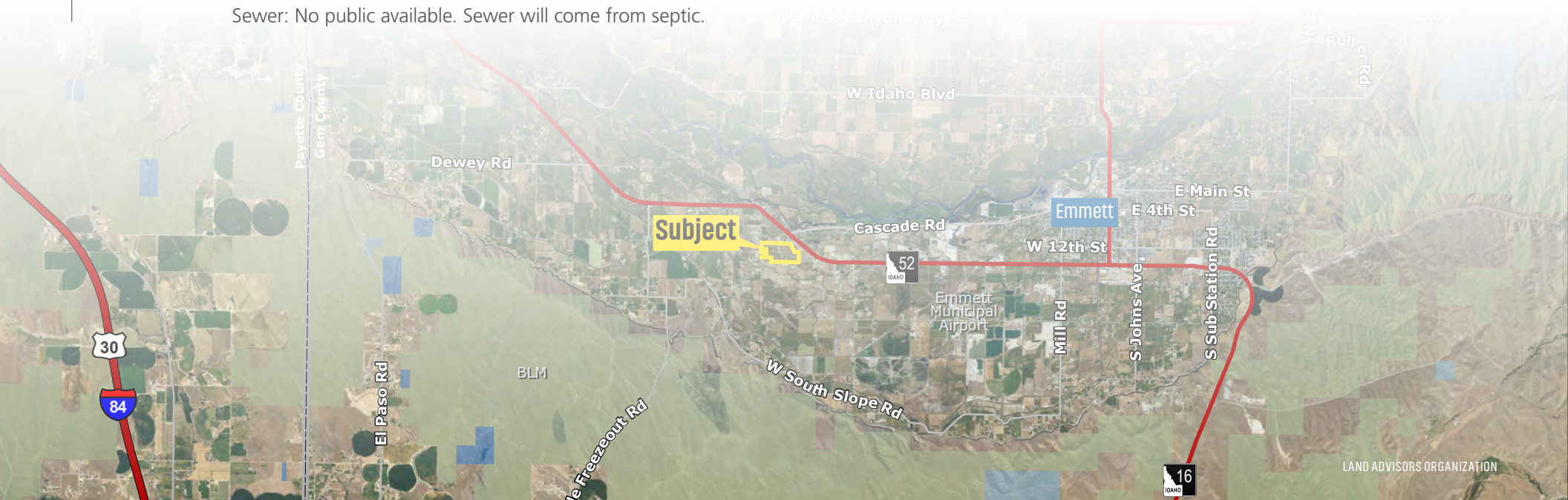
WATER RIGHTS

#65-18266 - Dated October 19, 1977



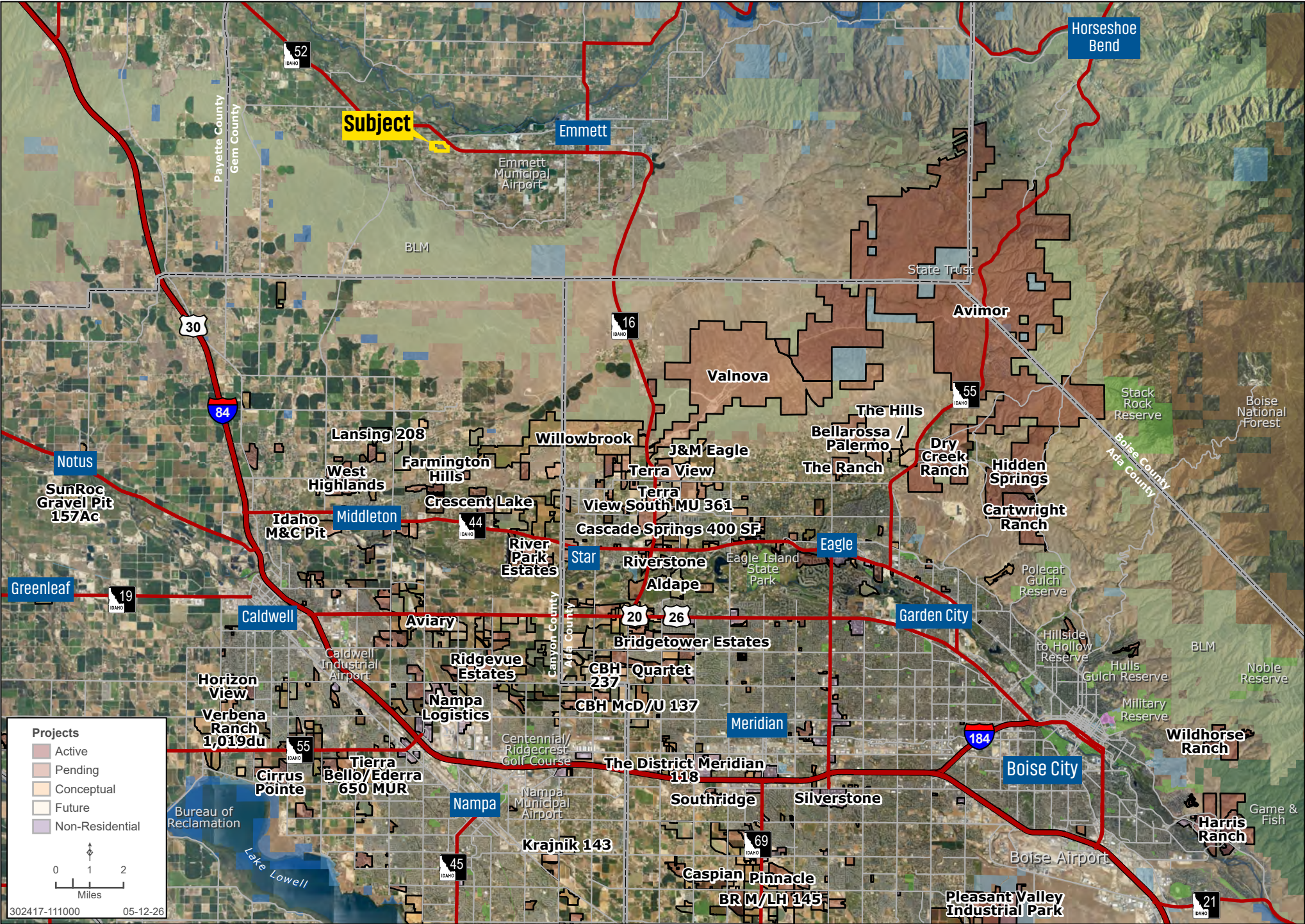
COMMENTS

Expansive rural acreage just minutes from downtown Emmett that provides open space while also being close to shopping, retail, healthcare, and schools. Whether you're seeking a private country estate with room to build your dream home and enjoy a true rural lifestyle, or looking to create estate-sized homesites, the property offers exceptional flexibility. Zoning allows the property to be subdivided into 5-acre lots, pending county approval, making it an ideal opportunity for custom homes, shops, barns, horses, and other rural amenities. Additionally, the property may have potential for a gravel extraction operation, subject to obtaining a Conditional Use Permit and all other required county approvals.



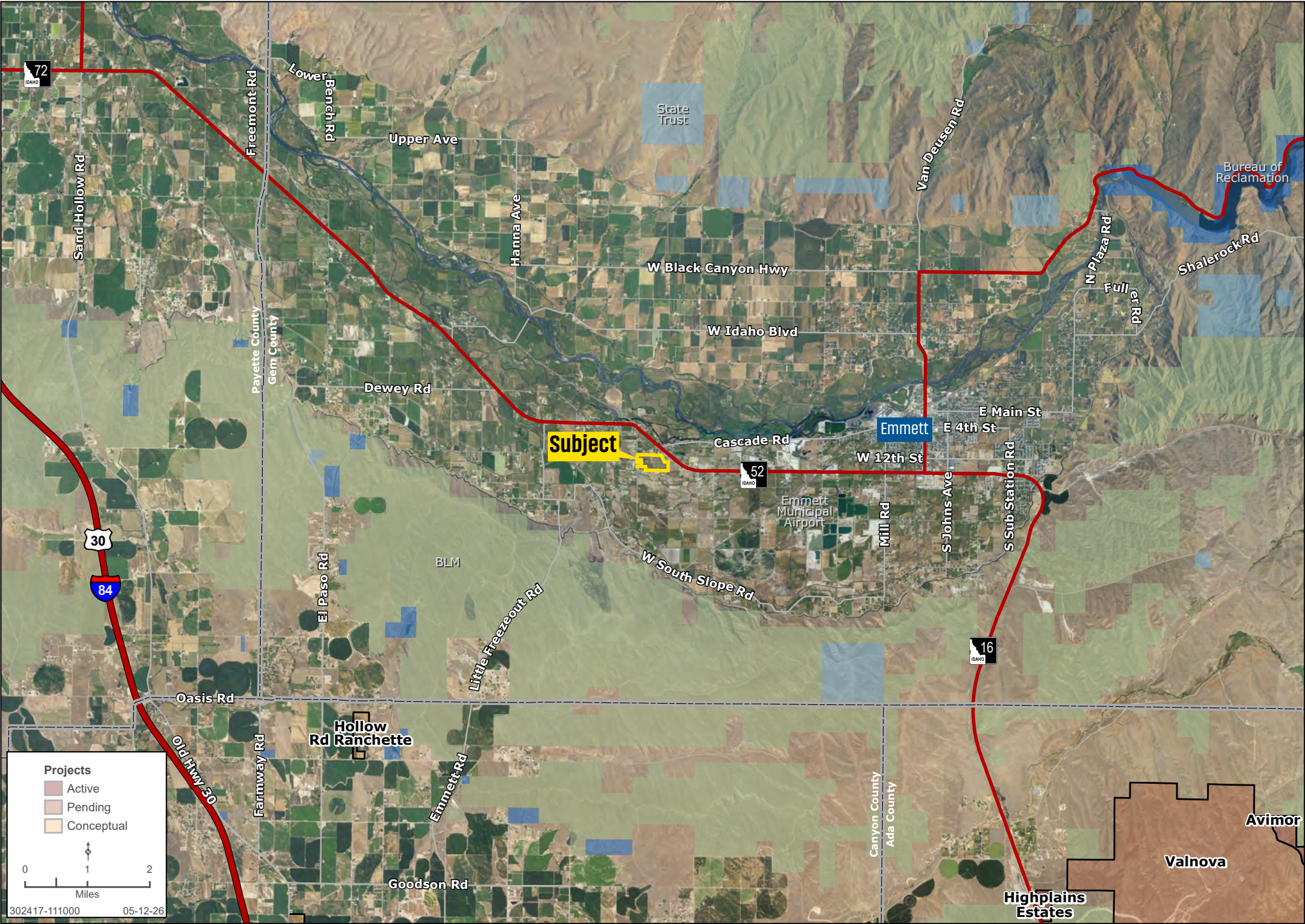
REGIONAL | WEATHERBY ±63.39 ACRES

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DEVELOPMENT | WEATHERBY ±63.39 ACRES

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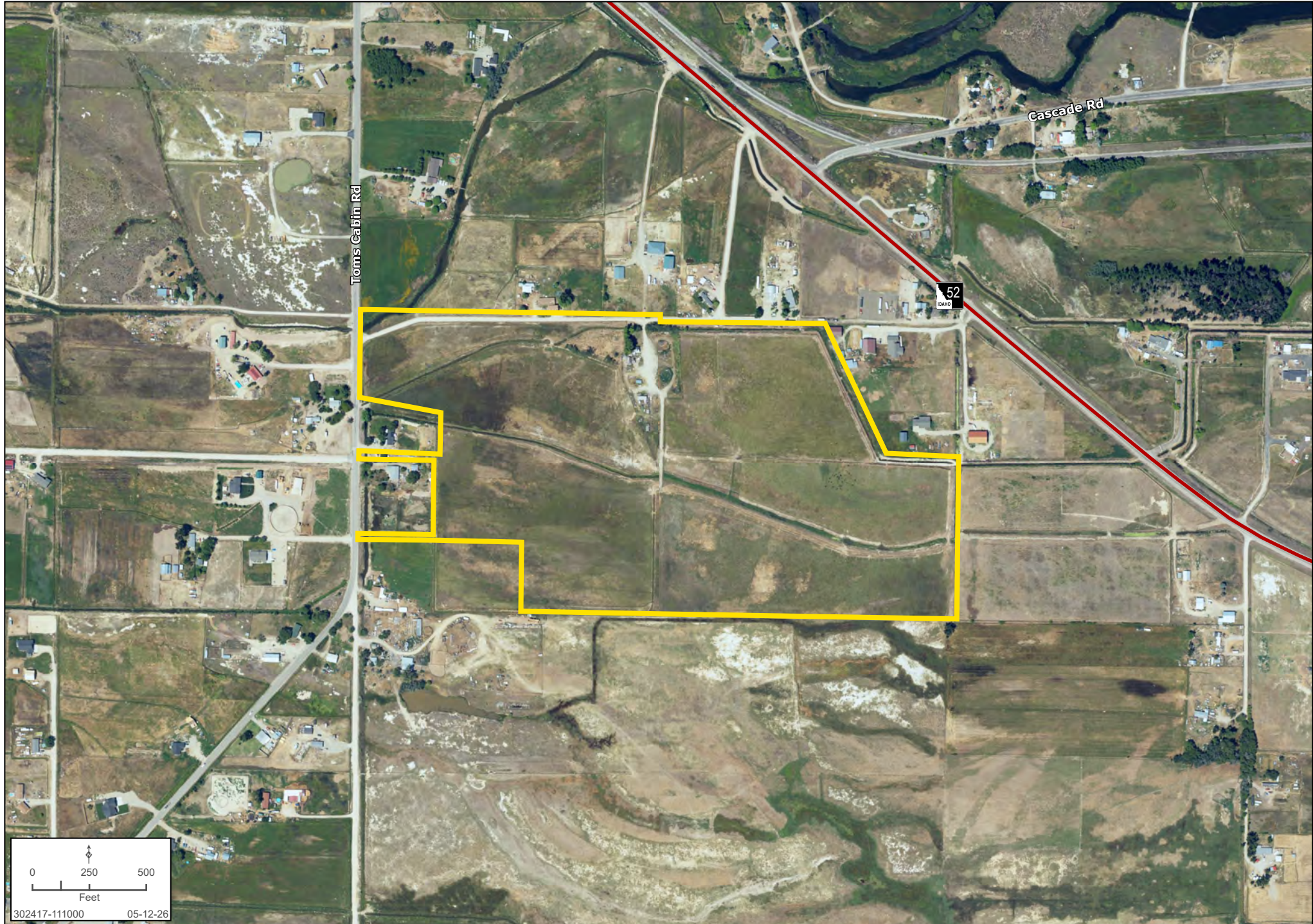
AREA | WEATHERBY ±63.39 ACRES

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DETAIL | WEATHERBY ±63.39 ACRES

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AERIAL

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