

51.5 ACRES FOR SALE

Sage Acres Lane Farm

17391 Homedale Road | Caldwell, ID

Colliers

Accelerating success.

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Highlights

- 51.5 acre Farm that includes two legal parcels and three residential building permits (including existing home)
- 38 +/- acres of surface/gravity irrigated high quality farm fields in the Huston/Deer Flat area of Canyon County
- Currently in field corn
- Grows a variety of crops well and is always rented
- Demand and competition for rental farm ground in the area is good
- Some west-sloping ground, mostly flat
- In the Snake River Valley American Viticulture Area (AVA) - Idaho's first and oldest AVA
- Good access to Sage Acres Lane and Homedale Rd
- Close to Lake Lowell National Wildlife Refuge and under the refuge's waterfowl flyways
- Site located in Vallivue School District

Property Information

Property Type	Farmland
Land Size	51.5 Acres
Location	SWC Homedale Rd and Sage Acres Ln, Caldwell, Canyon County, ID
Parcel No.	R3266600000 & R3266701000
Zoning	AG
Property Access	Homedale Rd or Sage Acres Ln

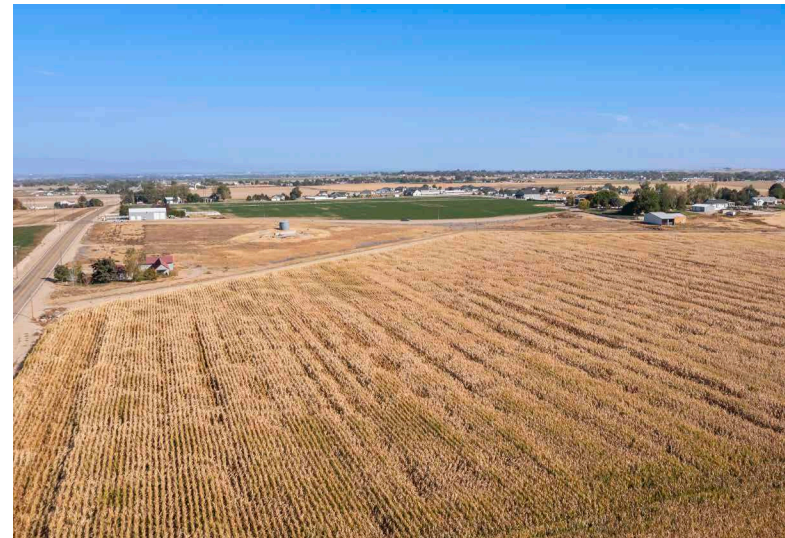
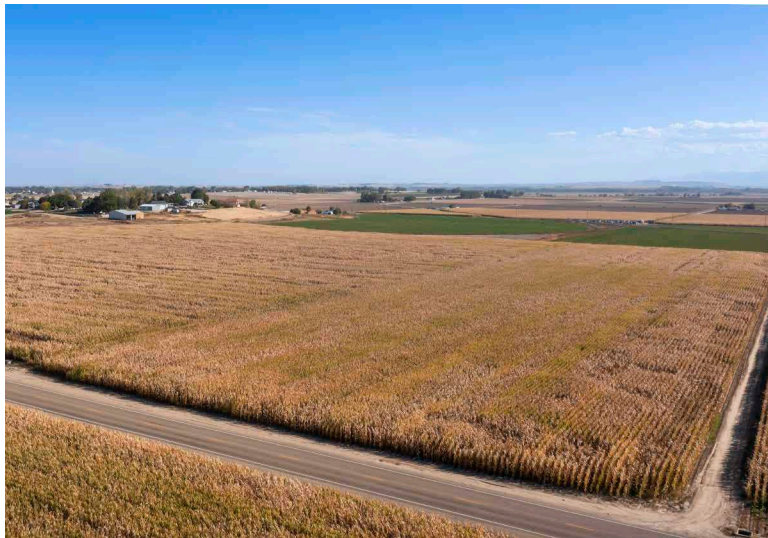
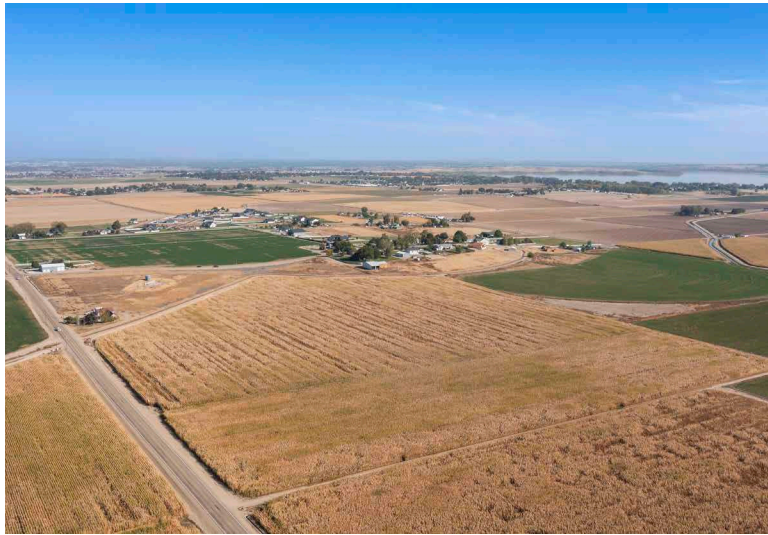
Price \$2,200,000



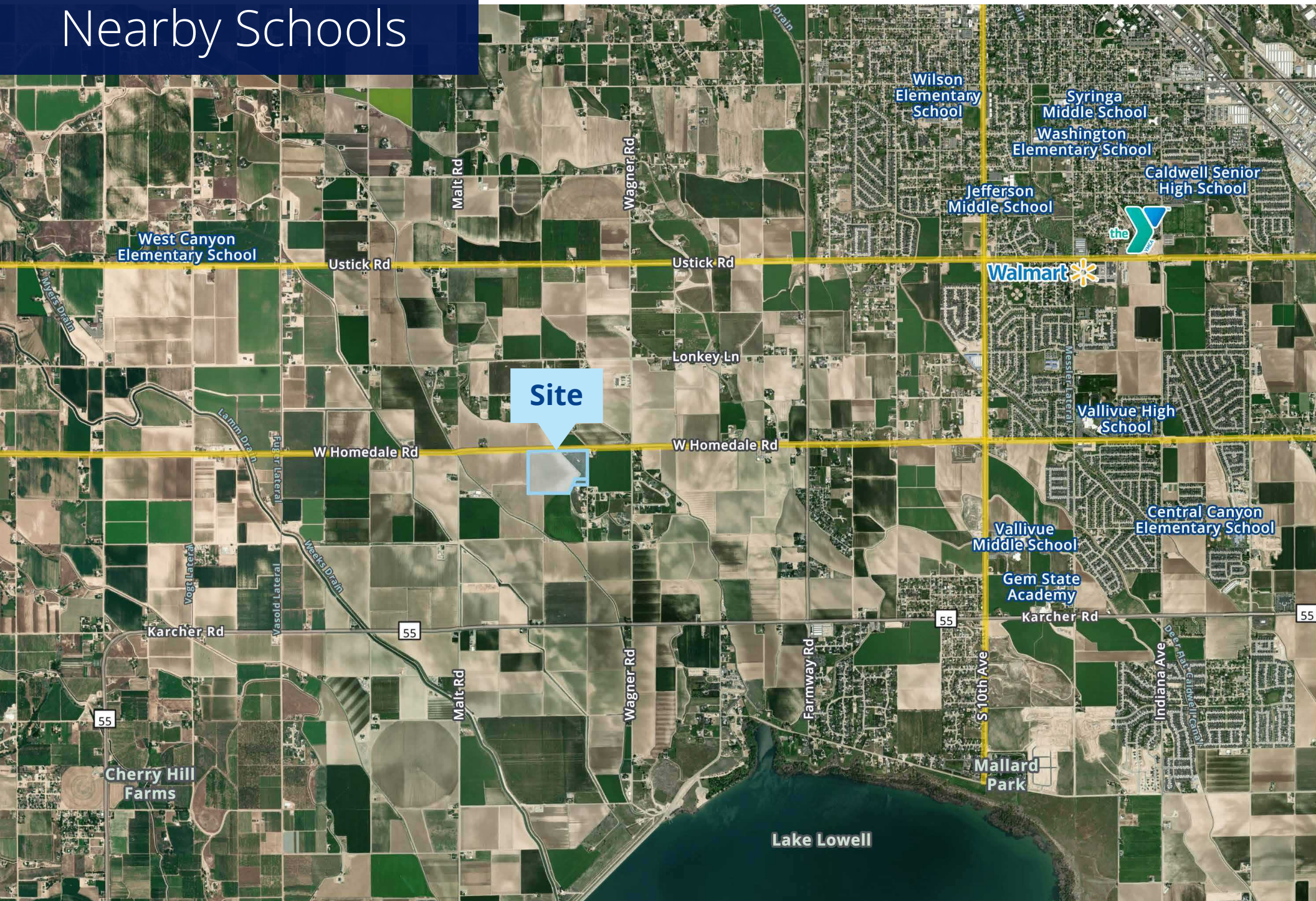
Demographics

	1 Miles	3 Miles	5 Miles
Population	223	13,129	54,297
Households	73	4,422	17,851
Avg. Income	\$103,711	\$89,019	\$83,337

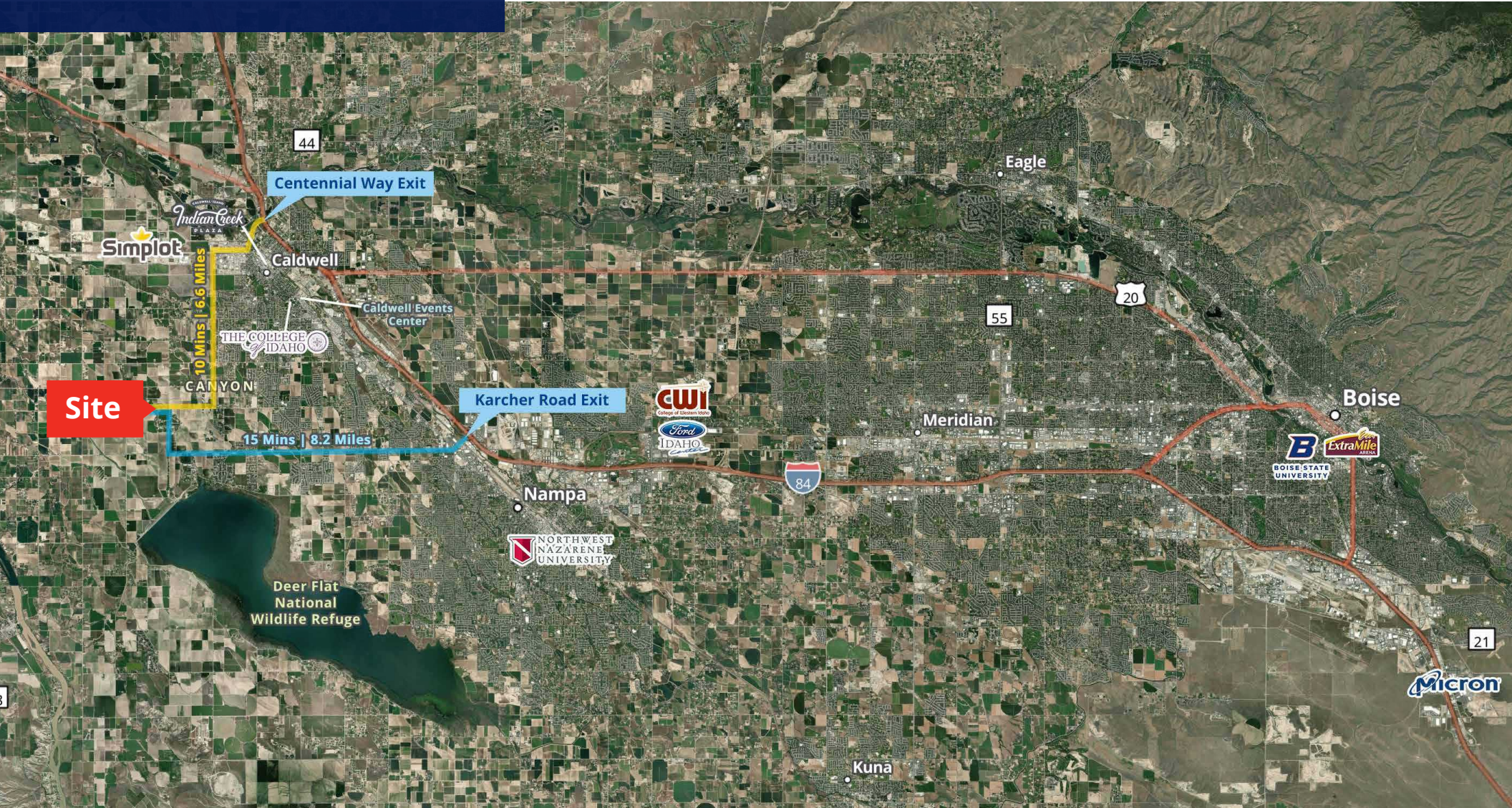
Property Gallery



Nearby Schools



Location



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