



# WELCOME TO TBD LON DAVIS RD CALDWELL, ID 83660

**LOT 1: \$225,000 & LOT 2: \$250,000**



## PROPERTY FEATURES

Country Living with Room to Roam! Don't miss this excellent opportunity to own a building lot in the heart of Idaho farm country—perfect for those wanting space, freedom, and flexibility.

Bring your own builder and create the lifestyle you've been dreaming of with no HOA. Enjoy wide-open views and room for all your toys, animals, and hobbies. Light CCRs help protect your investment while still allowing flexibility (minimum 1,400ft<sup>2</sup> home, 2-car garage, no commercial use).

Conveniently located with quick access across the Treasure Valley:

- Approx. 23 minutes to Lake Lowell boat launch
- 28 minutes to Ontario for tax-free shopping
- 38 minutes to Boise Airport
- About 1 hour 15 minutes to Bogus Basin for year-round recreation

Property includes irrigation availability (½ acre coverage from proposed well), making it ideal for animals, gardening, or small hobby farming.

1 of 2 lots available—don't miss your chance to secure your slice of country living! Use 25964 Lon Davis Rd, Parma, ID 83660 for directions.

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