

# TBD RIVERSIDE ROAD, CALDWELL, ID 83607



## EXECUTIVE SUMMARY

**ASKING PRICE: \$2,750,000**

This asset presents a rare combination of approved residential density, secured water rights, income-producing agricultural use, and exceptionally low holding costs in a constrained Lake Lowell submarket. Ideal for a luxury developer, land-banking investor, or buyer seeking both capital preservation and long-term potential upside.

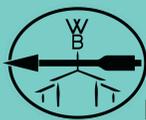
### Asset Overview

- ±40.82 acres overlooking Lake Lowell
- Located within the Snake River Valley American Viticultural Area (AVA)
- Administratively approved 8-lot residential plat



## INVESTMENT HIGHLIGHTS

- Entitlement Potential: Eight (8) residential lots already administratively approved, materially reducing development timeline and risk
- Scarcity: Large-acreage Lake Lowell view parcels with approved lots are exceedingly rare in Canyon County
- Water Security:
  - Full surface water rights through Wilder Irrigation District
  - Two irrigation wells with supplemental groundwater rights
  - Designed for irrigation reliability, even in drought years



# TBD RIVERSIDE ROAD, CALDWELL, ID 83607



## Income-Producing Interim Use:

- Professionally maintained orchard producing peaches, Empress plums, apricots, and select almond trees
- Modern drip irrigation throughout
- Fruit currently sold to a local market

## Ultra-Low Carry Cost:

2025 property taxes: \$255.34

## LOCATION & ACCESS

- Boise Airport: ~34 min
- The Village at Meridian: ~34 min
- Nampa Marketplace: ~18 min
- Downtown Caldwell: ~15 min
- Snake River AVA Wineries: ~5-10 min
- Snake River Boat Ramp: ~ 7 min
- Lake Lowell Boat Ramp: ~4 min

White Barn Real Estate  
Contact Matt Wilke  
Broker

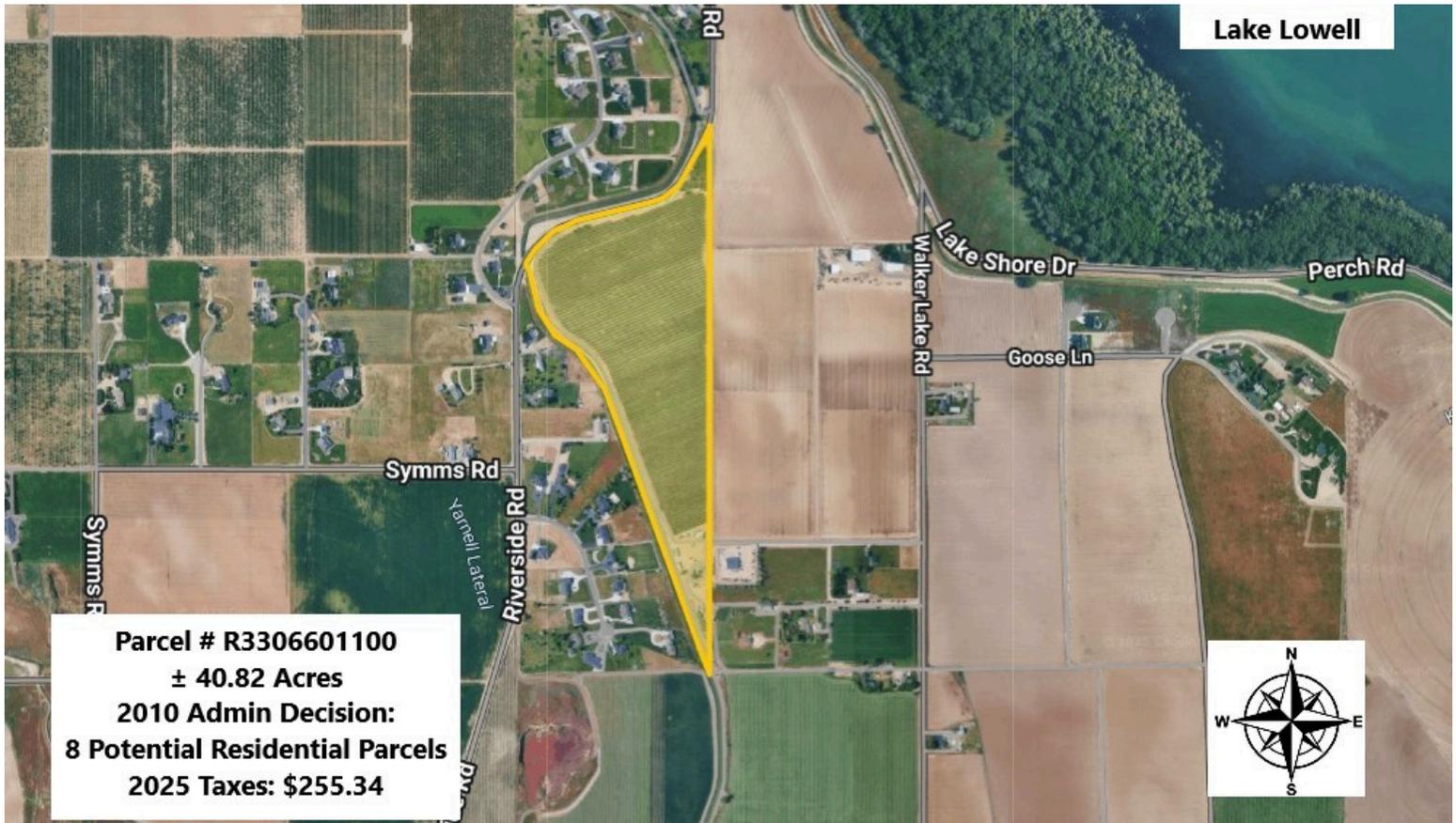
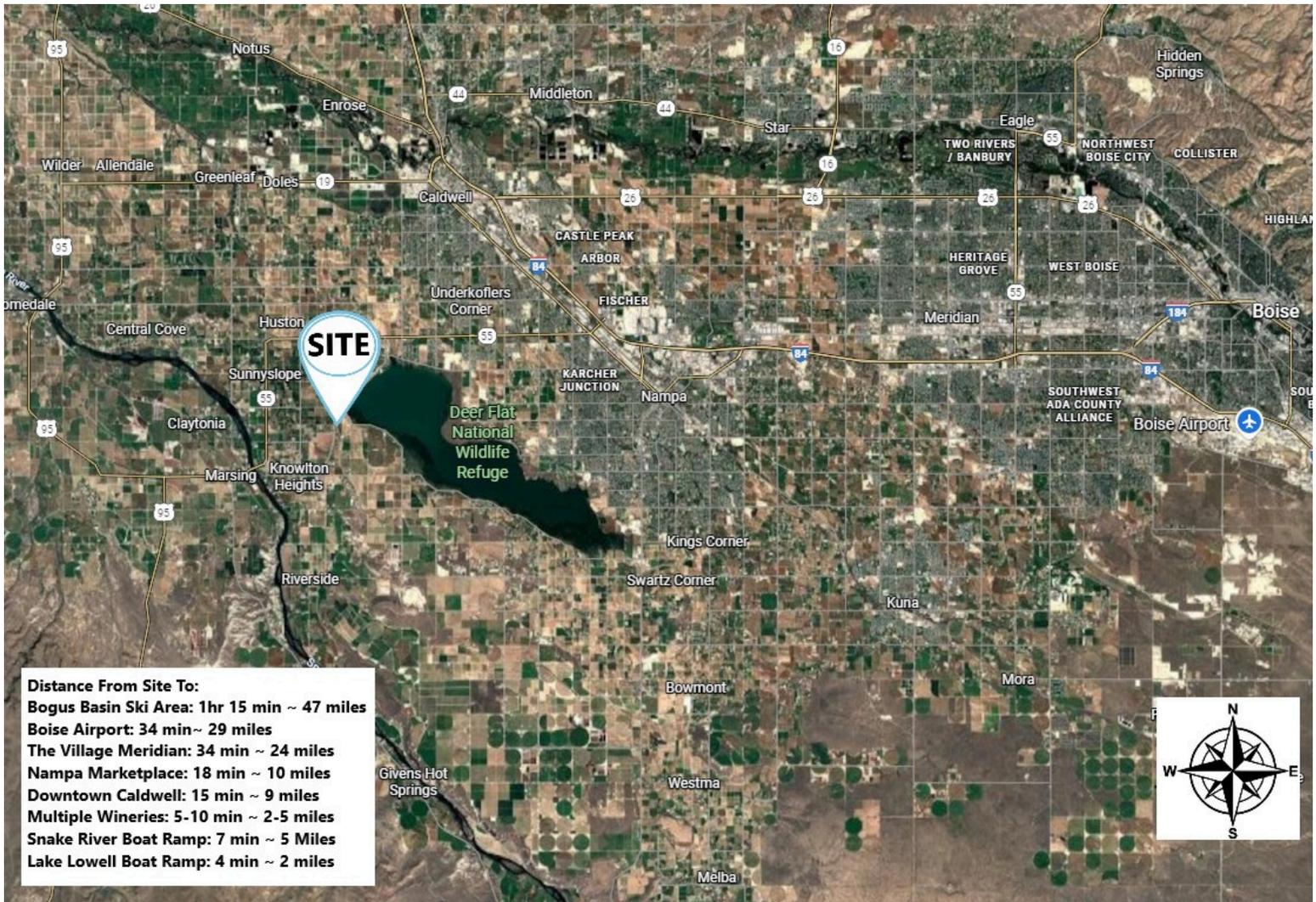
208-412-9803

Email: [matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)

## SURROUNDING AREA

- Established multi-million-dollar homes
- Beautiful view corridors, elevation, and privacy
- Strong demand for luxury estates, view lots, and multi-generational compounds.







CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

1115 Albany Street | Caldwell, Idaho | Phone (208) 454-7458
Fax: (208) 454-8633 | www.canyonco.org/dsd.aspx

2010057855

DECISION
ADMINISTRATIVE LAND DIVISION
Canyon County Code of Ordinances
07-26-01 (1) A & 07-26-03
Administrative Land Division of Original Parcel

RECORDED

2010 DEC 14 PM 1 58

Thomas Baxter PROPERTY OWNER/APPLICANT
LS2010-14 DSD CASE NUMBER
WILLIAM H. HURST CANYON COUNTY RECORDER
ASSESSOR ACCOUNT(S) AFFECTED R33077 Govt. Lots 6 & 7 / R33066-011 Govt. Lot 2, 3, & 4
All references herein to parcels are as shown on the recorded record of surveys, instrument #2010056769/3 #2010056770.

The application is to divide R33066-011 which includes Government Lots 2, 3, & 4 into 2 parcels each for a total of 6 parcels. The application also includes the transfer of 1 residential building permit from each of Government Lots 6 and 7 on R33077 to a portion of Government Lot 3 on R33066-011 leaving one residential building permit on each of Government Lots 6 & 7, described as follows:

REQUEST Alan Mills
TYPE Buss Fee 2700

RESIDENTIAL PARCELS GOVERNMENT LOT 2:

- PARCEL 1 (shown as parcel 1 on the attached R.O.S. #2010056769): 5.72 acres more or less
PARCEL 2 (shown as parcel 2 on the attached R.O.S. #2010056769): 1.43 acres more or less

RESIDENTIAL PARCELS GOVERNMENT LOT 3:

- PARCEL 3 (shown as parcel 3 on the attached R.O.S. #2010056769): 6.75 acres more or less
PARCEL 4 (shown as parcel 4 on the attached R.O.S. #2010056769): 6.33 acres more or less
PARCEL 5 (shown as parcel 1A on the attached R.O.S. #2010056770): 6.75 acres more or less
PARCEL 6 (shown as parcel 2A on the attached R.O.S. #2010056770): 6.33 acres more or less

RESIDENTIAL PARCELS GOVERNMENT LOT 4:

- PARCEL 7 (shown as parcel 3A on the attached R.O.S. #2010056770): 3.26 acres more or less
PARCEL 8 (shown as parcel 4A on the attached R.O.S. #2010056770): 4.25 acres more or less

CONDITIONS OF APPROVAL: Private Road and Driveway Requirements: 07-10-03 (1) B. & (3) B & C

The application documents, including the meets and bounds description(s) and, the record of survey and/or perpetual easement(s) for ingress/egress evidence the land division tentatively approved. Therefore, the administrative land division is hereby approved. Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land division decision.

Director State of Idaho )
County of Canyon County )
Date 12/14/10

On this 14 day of December, in the year of 2010, before me Connie Lou Aebischer, a notary public, personally appeared Kevin LoPiccolo, personally known to me as the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.



Notary: Connie L. Aebischer
My Commission Expires: April 5, 2011

# RECORD OF SURVEY FOR TOM BAXTER

2010056769

GOVERNMENT LOTS 2 AND 3 OF SECTION 30  
TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN  
CANYON COUNTY, IDAHO  
2000

RECORDED

200 DEC 8 09 10 26

WILLIAM J. JULIST  
CANYON CITY REGISTER  
BY

### LEGEND

- SET 5/8" X 3/4" IRON PIN WITH PLASTIC CAP, LANDMARK PLS 8890
- ⊙ SET W/2" NAIL IN BRIDGE DECK
- ⊙ FOUND BRASS MONUMENT AS NOTED
- ⊙ FOUND ALUMINUM CAP MONUMENT AS NOTED
- ⊙ FOUND 5/8" IRON ROD
- ⊙ FOUND 1/2" IRON ROD
- ▲ CALCULATION POINT - NOTHING FOUND OR SET
- W.C. WITNESS CORNER
- BOUNDARY LINE
- SECTION LINE
- ROAD CENTERLINE
- CANAL CENTERLINE
- EXISTING EASEMENT/PREScriptive RIGHT-OF-WAY
- PROPOSED EGRESS/ACCESS & UTILITY EASEMENT

### NARRATIVE

THE PURPOSE OF THIS SURVEY FOR TOM BAXTER IS TO DELINEATE FOUR PARCELS OF LAND AND A EGRESS/ACCESS & UTILITY EASEMENT LOCATED IN GOVERNMENT LOTS 2 AND 3 OF SECTION 30 AS SHOWN HEREON. THIS SURVEY WAS CONDUCTED TO ACCOMMODATE ADMINISTRATIVE LAND DIVISION AS PER CANYON COUNTY DEVELOPMENT SERVICES TRACKING NO. 152010-14. THIS LAND DIVISION IS AN EGRESS & BUILDING PERMIT CONSULTATION. THIS RECORD OF SURVEY IS A CONDITION OF APPROVAL AS REQUIRED BY CANYON COUNTY DEVELOPMENT SERVICES AND IS IN COMPLIANCE WITH IDAHO CODE 55-1901 THROUGH 55-1911.

### CURVE TABLE

#	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEG
C1	292.74	395.00	49°00'11"	195.12	285.20	N02°19'18"E
C2	137.22	825.00	17°34'40"	66.86	134.64	S25°52'17"E
C3	376.42	526.00	46°32'50"	197.90	370.64	N07°00'30"E
C4	276.34	1000.00	16°00'10"	140.88	276.42	S47°27'37"E
C5	380.77	666.00	37°01'31"	183.38	358.34	S09°04'27"E
C6	86.00	538.00	9°25'47"	44.12	87.80	N32°27'17"E

### REFERENCES

RECORD OF SURVEY INSTRUMENT NO. 2010011827

### BASIS OF BEARING

THE WEST BOUNDARY OF GOVERNMENT LOT 3, SECTION 30, BETWEEN MONUMENTS FOUND AT THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3 TRACT AS NORTH 02°04'41" EAST PER RECORD OF SURVEY INSTRUMENT NO. 2010011827. ALL BEARINGS ARE ONE.

### NOTES

- THE RECORDING OF THIS RECORD OF SURVEY DOES NOT EMPOWER THE OWNERS OF THE PARCELS TO CONVEY OWNERSHIP BASED SOLELY ON THIS MAP. A WRITTEN CONFORMANCE MUST ACCOMPANY SUCH A CHANGE OF OWNERSHIP.
- LANDMARK ENGINEERING AND PLANNING, INC. ASSUMES NO LIABILITY FOR PRESENT OR FUTURE COMPLIANCE OR NON-COMPLIANCE WITH CANYON COUNTY PLUMBING AND ZONING ORDINANCES RESTRICTING AS IT PERTAINS TO BUILDING PERMITS AND THE ISSUANCE THEREOF.

SURVEY BOOK NO. 234-30-3-3-0-0-0

PLAT NO. 234-30-3-3-0-0-0

DRAWING NO. C100217 802-1



### LINE TABLE

LINE #	BEARING	LENGTH
L1	N12°30'00"W	225.46'
L2	N07°14'47"E	212.80'
L3	N77°21'50"E	87.20'
L4	S03°32'12"W	176.47'
L5	S18°28'20"E	53.50'
L6	S08°14'14"W	80.02'
L7	N30°27'10"W	203.80'
L8	N03°10'27"E	143.27'
L9	N37°18'50"E	184.71'
L10	N12°10'21"W	244.71'
L11	N03°00'00"W	27.82'
L12	N10°28'11"W	38.18'
L13	N02°22'07"E	154.27'
L14	N02°30'17"E	28.68'
L15	N08°30'14"E	103.19'

### EASEMENT LINE TABLE

LINE #	BEARING	LENGTH
E16	N77°21'50"E	87.20'
E17	N77°21'50"E	86.00'
E18	S18°28'20"E	53.50'
E19	S18°28'20"E	53.50'
E20	S18°28'20"E	53.50'
E21	S18°28'20"E	53.50'
E22	S18°28'20"E	53.50'
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E29	S18°28'20"E	53.50'
E30	S18°28'20"E	53.50'

### CERTIFICATE OF SURVEYOR

I, Fritz Broomell, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, and that this map is an accurate representation of said survey, and that it is in conformity with the Corner Publication Act, Idaho Code 55-1901 through 55-1912.



# RECORD OF SURVEY FOR TOM BAXTER

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RECORDED

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