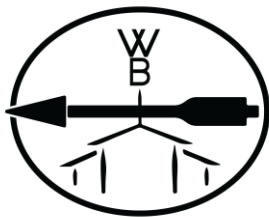


# TBD Ustick, Nampa- For Sale

5635 Ustick Rd, Nampa, ID 83646



Matt Wilke  
White Barn Real Estate  
Mills & Co. Realty, Inc.  
208.412.9803

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## Property Information

Location: 5635 Ustick Rd, Nampa, ID 83646

Type: Development

Acres: 40.25 Acres

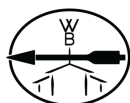
Price: \$1,408,750

This property is situated nicely in the path of growth. (+/-)1275 ft. Ustick road frontage on north side of property.

## Agent Remarks

Minutes from the Idaho Center, CWI Campus, Interstate I-84 and the new 1800 student Owyhee High School being built just 3 minutes away. Natural Gas line on Ustick. 38 acre Supplemental Water Right with period of use between 3/15 to 11/15.

Great Potential for a School, Golf course, or anything requiring water before or after the irrigation season has ended or during short water years. BTVAI.



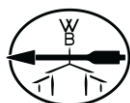
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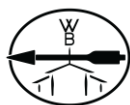


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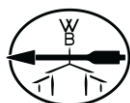
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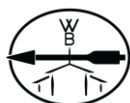
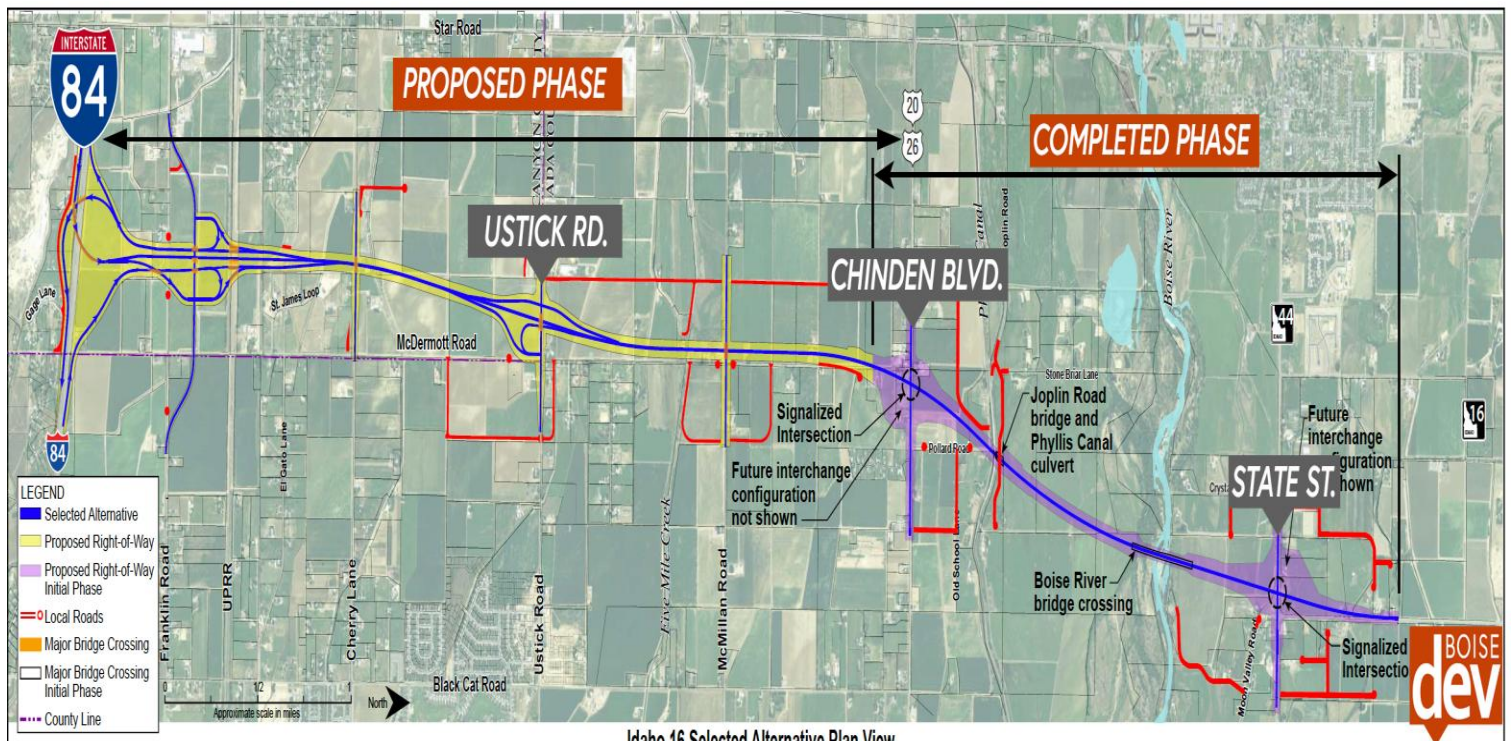


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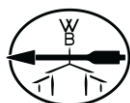
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