



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

1.17± ACRES
CANYON COUNTY, ID
\$229,000



OFFICE (208) 505-9998 | WWW.SMALLTOWNPROPERTIES.COM

THE CANYON 1.17

PROPERTY PROFILE

LOCATION:

- 19579 Fish Road
Wilder, ID 83676
- Canyon County
- 20± Minutes to Indian Creek Plaza
- 45± Minutes to the Boise Airport

COORDINATES:

- 43.65489, -116.95226

TAX INFORMATION:

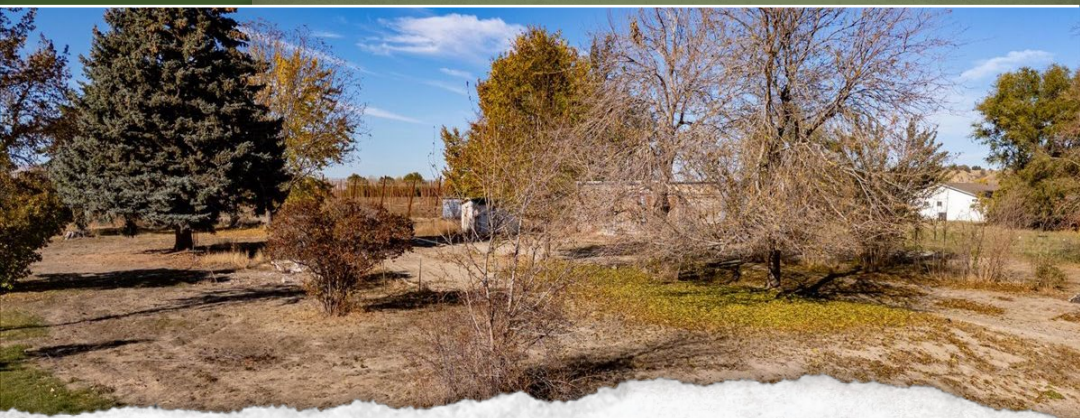
- 2023 - \$84.83

PROPERTY USE:

- Rural Residential
Building Lot
- Potential Pasture
- Small Livestock
- Garden

PROPERTY INFORMATION:

- 1.17± Acre Building Lot
- Well, Power & Septic in Place
- 1,300± SqFt Shop



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CANYON 1.17

INTRODUCING A GREAT OPPORTUNITY TO OWN A RURAL BUILDING LOT IN CANYON COUNTY, ID WITH WELL, POWER AND SEPTIC IN PLACE. Enjoy the peace and quiet in this area surrounded by farm fields with a nice golf course and the Snake River nearby. No HOA or CCR's means you can build your barndominium, custom home, or move your manufactured home and be ready to plug into the existing utilities. A 1,300± square foot older shop with power gives you room to work, park and store your toys. This 1.17± acre rural residential building lot is conveniently located about 20 minutes from Indian Creek Plaza and roughly 45 minutes to the Boise airport.

**For more information on making 19579 Fish Road
your own, call Oscar Evans today!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

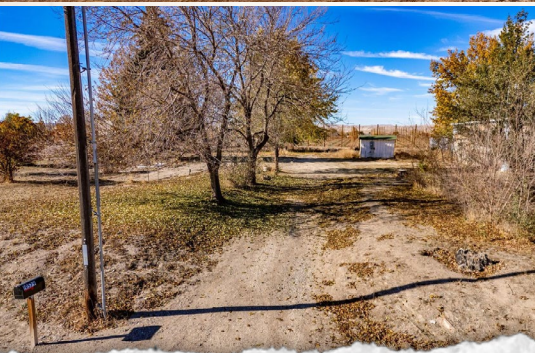
5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1.17 ± ACRES

CANYON COUNTY, IDAHO



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1.17 ± ACRES

CANYON COUNTY, IDAHO



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

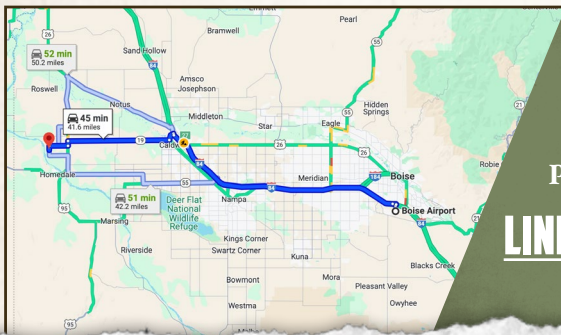
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1.17 ± ACRES

CANYON COUNTY, IDAHO

land id. **LINK**



Directions From I-84: Take Exit #27 S on Centennial. West on ID-19/ Simplot Blvd. S on ID-55. W on Lower Pleasant Ridge Road. S on Fish Road.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

