



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# CRYSTAL LANE BUILDING LOTS CANYON COUNTY, ID

TWO LOTS AVAILABLE

2.6± ACRES | \$349,000    2.35± ACRES | \$345,000



OFFICE (208) 505-9998 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE CRYSTAL LANE LOTS

## PROPERTY PROFILE

### LOCATION:

- Crystal Lane  
Wilder, ID 83676
- Canyon County
- 3± Miles SW of the  
Timberstone Golf Course
- 3± Miles E of  
Homedale High School
- 6± Miles NW of  
the Koenig Distillery
- 13± Miles SW of  
Indian Creek Plaza
- 13± Miles W of Interstate 84
- 40± Miles W of Boise Airport

### COORDINATES:

- 43.6169, -116.0817

### PROPERTY USE:

- Building Lot
- Small Livestock
- Equestrian Estate
- Garden
- Chickens

### PROPERTY INFORMATION:

- Two Lots Available
  - 2.6± Acres: \$349,000
  - 2.35± Acres: \$345,000
- Irrigated

### TAX INFORMATION:

- TBD



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**OSCAR EVANS, ALC**

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

[oscar@smalltownproperties.com](mailto:oscar@smalltownproperties.com)

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

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE CRYSTAL LANE LOTS

**WELCOME TO A BLANK CANVAS FOR YOUR DREAM HOME, BARN, SHOP, PASTURE, AND MORE IN BEAUTIFUL CANYON COUNTY, IDAHO.** Ideally situated along the Sunnyslope Wine Trail are two irrigated estate building lots with views. Both the 2.6± acre and 2.35± acre lots are located between the desirable small town of Homedale and the larger towns of Caldwell and Nampa. You will enjoy excellent access to shopping, businesses, entertainment, and leisure activities, with ample space to enjoy the rural lifestyle. Within minutes of the Snake River, Lake Lowell, the Owyhee Mountains, three golf courses, and Interstate 84, the most challenging decision you'll face is which direction to take when leaving home. That is, if you decide to leave at all.

**Contact Oscar Evans today to learn more!**



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# ABOUT CANYON COUNTY

**CLIMATE:** Canyon County enjoys a climate with all four seasons, including snowy winters, and a semi-arid environment with lots of sunshine. The Treasure Valley area, where Canyon County is located, has a relatively mild climate, with winters often having milder temperatures than other areas at similar latitudes. The surrounding mountains receive more snowfall due to higher elevation and orographic wind effects. Much of the winter precipitation is overnight.

**RECREATION:** Canyon County is the heart of Idaho's Wine Country and Sunnyslope Wine Trail. Outdoor recreation abounds in the Caldwell area. The Boise River meanders through the north portion of the county, Indian Creek winds through downtown Caldwell, Lake Lowell is in the middle of the county and the Snake River forms the southern boundary.

**CANYON COUNTY** enjoys a mix of some of the richest and most diverse productive irrigated farmland in the nation which provide a myriad crops along with wide open views. You're seldom more than 20 minutes from the dining, social, recreation and nighttime activities of the cities and small towns. Nampa is home of the Ford Idaho Center and the famous Snake River Stampede while Caldwell hosts the Canyon County Fair and Caldwell Night Rodeo. You can enjoy 6 golf courses, dozens of indoor and outdoor pickleball, tennis and basketball courts, sports complexes, as well as the College of Idaho and Northwest Nazarene University.



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FARM | RANCH

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CANYON COUNTY, IDAHO



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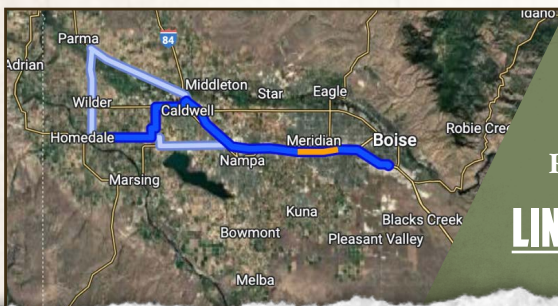
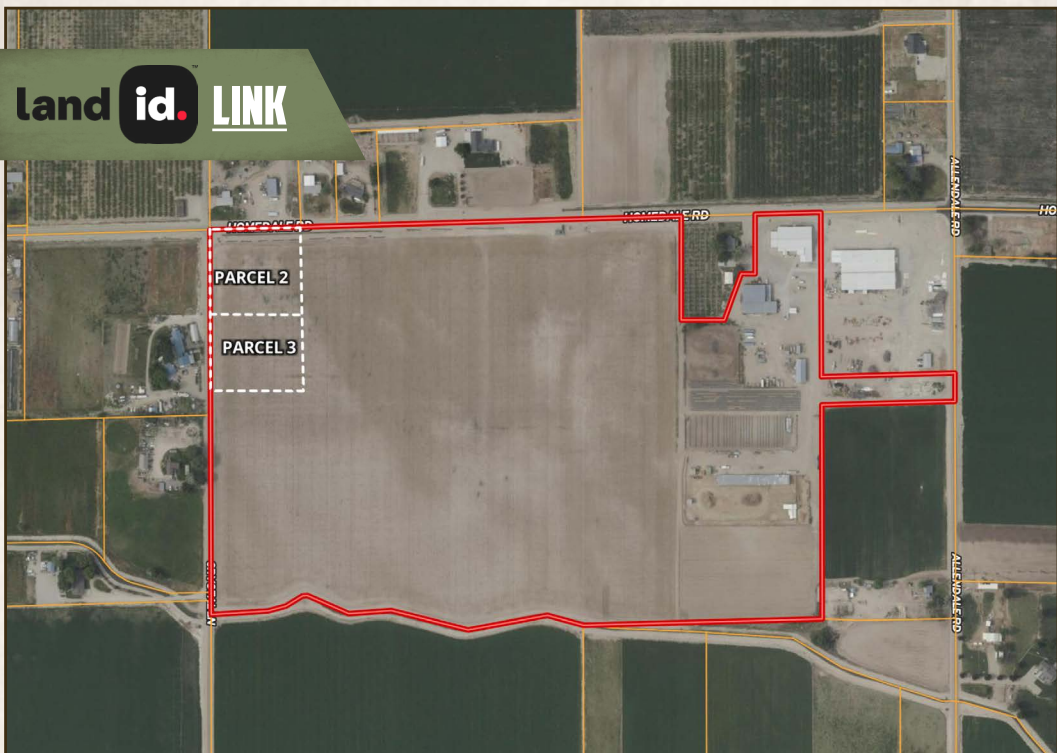
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land **id.** LINK



Directions From Exit #27 off I-84: S on Centennial. W on Simplot Blvd/ ID19. S on Allendale. W on Homedale Road to Crystal Lane.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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