

## AG/DEVELOPMENT LAND FOR SALE

**4200 N 1525 E APPROX.**  
**BUHL, ID 83316**



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$295,000
<b>ACRES:</b>	17.30+-
<b>WATER SHARES</b>	17.30+-
<b>IRRIGATION DISTRICT:</b>	TFCC
<b>IRRIGATION :</b>	Gated Pipe
<b>ZONING:</b>	R1-Residential
<b>TAXES 2020:</b>	\$304.62

### PROPERTY OVERVIEW

Nice 17.30+- acres to build your dream home or Per Planning and Zoning can be split into 1 acre lots with well and septic. Zoned R1 residential in Buhl's City Of Impact. Currently no farm lease in place.

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Note: This information is from sources deemed reliable and in which we believe to be correct, however Robert Jones Realty, Inc. Nor their agents assume no liability for errors or omissions therein. We make no guarantee, warranty or representation about it. Opinions, projection, assumptions or estimates are included for example only, and they may not represent current or future performance of the property. You, your tax and legal advisors should conduct your own investigation of the property and transaction. Prospective buyers shall check all data ( water rights, water tests, soils, home inspections, state and county regulations/permits, boundary lines, rental incomes, etc.) to their satisfaction prior to closing. This property is submitted subject to, prior sales, price change, rental or other conditions, correction or withdrawal without notice. All measurements are approximate and acreages stated are plus or minus.



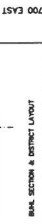
# CITY OF BUHL OFFICIAL ZONING MAP

Approved: 2/10/97  
Reaffirmed: 5/19/97  
Modified: 11/14/05  
Modified: 5/25/15 (Prel.)

LEGEND  
— AREA OF CITY IMPACT  
--- CITY LIMITS  
--- URBAN SERVICE PLANNING AREA

Not to Scale for Illustration Purposes only

Subject Property  
R-1 Residential



- LEGEND
- AG-20 AGRICULTURAL
  - AG-5 AGRICULTURAL
  - R-1 RESIDENTIAL
  - R-4 RESIDENTIAL
  - R-6 RESIDENTIAL
  - R-16 RESIDENTIAL
  - RP RESIDENTIAL - PROFESSIONAL
  - B1 CENTRAL BUSINESS DISTRICT
  - B2 NEIGHBORHOOD BUSINESS DISTRICT
  - BS COMMUNITY BUSINESS DISTRICT
  - I-1 LIGHT INDUSTRIAL DISTRICT
  - I-2 HEAVY INDUSTRIAL DISTRICT
  - AZ AIRPORT ZONE
  - PUBLIC SCHOOLS
  - IDENTIFIED PUBLIC AREAS
  - NOT A ZONE
  - ENTRY CORRIDOR
  - PRINCIPAL ARTERIAL

