



FOR SALE

29.40 Acres

Zoned Agricultural

Offered For

\$799,500

22372 Highway 95

Wilder, ID 83676



Rick McGraw | 208.880.8889

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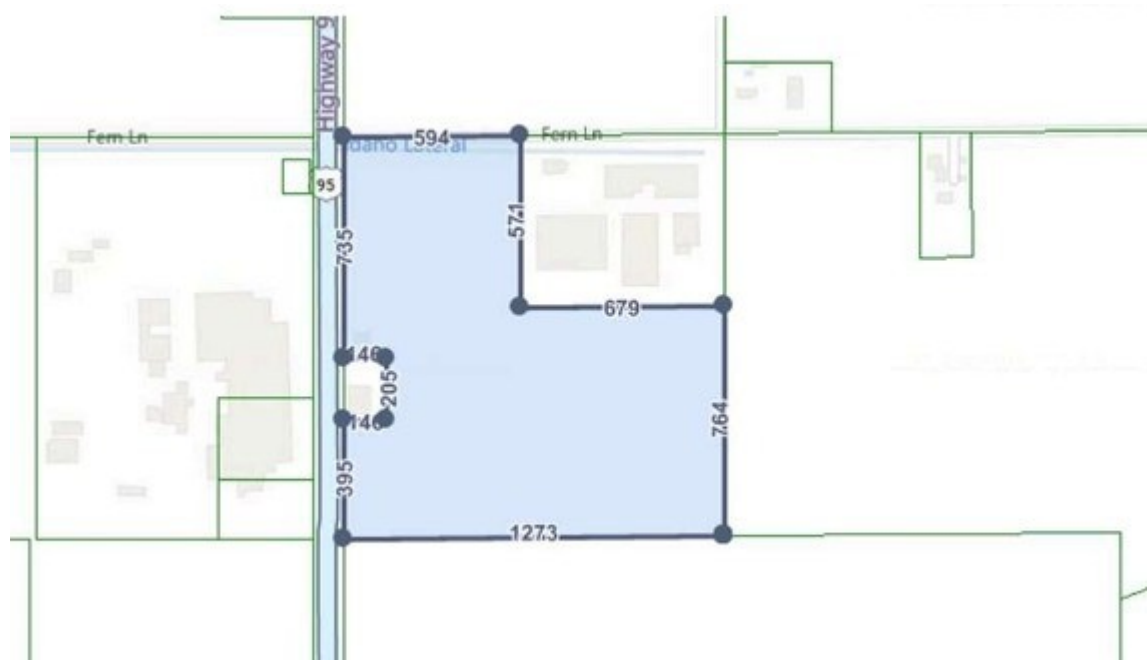
Derek Phinney | 208.794.7098

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PROPERTY SUMMARY

- **Price:** \$799,500
- **Lot Size:** 29.40 acres
- **Zoned:** Agriculture
- Most recently farmed for hops
- Full Irrigation system with water shares, pump, and underground mainline
- **Versatile 1,274 SF Building** (current use is office, potential for residential use)
- **Located** in opportunity zone with proximity to industrial area
- **Potential** for row crops, hops and other agricultural endeavors
- **Option to purchase adjoining parcel with industrial building**



Contact Listing Agents for Full Information Package

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PROPERTY HIGHLIGHTS

Located just off Hwy 95 in the thriving community of Wilder, this 29-acre farm offers endless potential for agricultural ventures, development, or investment opportunities. The property lies within an opportunity zone and is currently zoned for agriculture, with the added advantage of being contiguous to industrial uses.

Most recently, the land was farmed for hops, but its rich soil and efficient irrigation system make it well-suited for a variety of row crops. The property comes complete with full water shares, a 25-horsepower pump, and an underground mainline set up for a drip irrigation system, ensuring reliable and efficient watering for your crops.

On-site, you'll find a versatile 1,274 SF building currently used as an office but could easily be converted into a residence or other functional space. Whether you're looking to farm or expand your business, this property offers the flexibility you need.

Additionally, there is an adjoining parcel with an industrial building available for purchase as part of a package deal, offering even more possibilities for growth and development.



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Wilder, Idaho



Area Summary

- Wilder Idaho is a small farming community located in western Idaho. The area is surrounded by the rolling hills of the Owyhee Mountains and many vineyards and wineries. Some would say that Wilder is in the heart of Idaho wine country. The town's economy is primarily supported by agricultural, manufacturing and health care. There are large agricultural lands that produce hops and onions as their main crops.
- Wilder is part of the Treasure Valley and only 40 miles from Boise and the state capitol and only 45 minutes from the Boise Airport. Wilder's ideal location provides a refuge from the city without compromising metropolitan access.
- Idaho's commercial market is one of the fastest-growing commercial markets in the United States with a 250% increase in commercial and industrial construction over the past 15 years. Due to the strong commercial growth, Wilder is experiencing new housing developments and Industrial opportunities such as Industrial buildings with office space and Highway 95 frontage.
- Wilder offers opportunities for entrepreneurs to build commercial or industrial or transportation businesses. This small farming community and it's location has a lot to offer.

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