

# BUILD-READY FOOTHILLS ACREAGE — 6 ACRES

**Horseshoe Bend, Idaho | Panoramic Views | Build-Ready**  
**Offered at \$325,000**

A rare opportunity to build immediately on a private foothills view parcel with major infrastructure already complete — saving months of time, upfront costs, and uncertainty.

## Property Highlights

- 6 private acres with sweeping foothills/mountain views
- High-producing 40 GPM well (documented)
- Septic site evaluation (4BR) on file
- Idaho Power termination box installed
- Graded building pad (ready for construction)
- Stamped architectural plans for a modern ~4,000 SF home included (optional)
- Geotechnical report available



## Location Notes

- Cottonwood Creek corridor nearby
- Near the Hwy 55 corridor
- Private setting with access off Summit Ridge Rd. / Bread Loaf Rd.



## Why This Parcel Stands Out

Most land takes months of feasibility work before building can begin. This parcel removes the biggest barriers — key utilities and site readiness are already in place — so you can move directly into the build phase.



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