



<b>Prop Type:</b> Vacant Land		<b>Status:</b> Active		<b>Address:</b> 20 Purdy Way		<b>Price:</b> \$ 495,500	
		<b>Start Showing Date</b> <b>Area</b> South Blaine Co <b>City</b> Picabo <b>State/Province</b> ID <b>Zip Code</b> 83348 <b>County</b> Blaine <b>Subdivision</b> Other <b>Assessor's Parcel #</b> RP004580000020 <b>Waterfront if Appcbl</b> Yes		<b>Sub Type</b> N/A <b>Taxes</b> \$ 1,361 <b>Tax Year</b> 2024 <b>Assn Dues</b> \$ 1,000 <b>Assn Dues Frequency</b> Annual <b>Spec Assess</b> <b>Spec Assmt Frequency</b> <b>Primary Assc or Other</b> <b>Primary Frequency</b> <b>Waterfront if Appcbl</b> Yes <b>Concession Negotiable</b> No <b>Concession Remarks</b>			
		<b>Zoning:</b> BC/R-5		<b>Terms:</b> Cash			
<b>Parcel Acres Apx</b> 1.36 <b>Parcel Size Per</b> Plat <b>Parcel SqFt Apx</b> 59,242 <b>Possession</b> On Closing		<b>Documents:</b> Aerial View; Plat <b>Other Disclosures:</b> CC & R's		<b>Utilities On Site:</b> Electric; Well-Community <b>Utilities at Road:</b> Electric; Well-Community <b>Waterfront:</b> Irrigation Canal			
<b>Road Surface:</b> Paved <b>Road Access:</b> Private; Public		<b>Legal:</b> Picabo Fly-In Subdivision Lot 2 <b>Features Exterior:</b> Fence; Horses Allowed; Views; Undergrnd Utilities					
<b>Excluded Items:</b> Seller's personal property <b>Excluded Parties:</b> None <b>Public Remarks:</b> Too unique to classify. This lot is one of only 6 within the Picabo Fly-In Subdivision. Adjacent to private air strip. If you have a plane or many toys or just like the recreational opportunities surrounding Picabo, this lot is a must see. Lot 2 is ideally situated to take advantage of the inspiring vistas, peaceful pastures, seasonal canal and close to Silver Creek. Imagine what you can do! <b>Directions:</b> South on Highway 75 (Main Street, Bellevue) to Gannett Road, left to Highway 20, East to Picabo Angler, Silver Creek C Store. Go north past the airstrip. Please do not enter without permission.							
<div>  <div> <i>Provided as a courtesy of</i>  <b>Robin Christensen, Robin Christensen Real Estate Inc., AB, GRI</b>            Keller Williams Sun Valley Southern Idaho            P.O. Box 3395            Hailey, ID 83333            Office - (208) 720-2905            Mobile - (208) 720-2905  <a href="mailto:robin@robinsells5b.com">robin@robinsells5b.com</a>  <a href="http://www.robinchristensen.com">http://www.robinchristensen.com</a> </div> </div>							