\$3,552,180 - 9466 Happy Valley, Nampa

MLS® #98961665

\$3,552,180

Bedroom, Bathroom, Land on 118.41 Acres

0 Not Applic., Nampa, ID

118.406+- acres available. The northern 77+acres of the property is within Nampa's area of
impact and has a future land use of residential
mixed use. The entire property is currently
located in Canyon County and is zoned
agriculture. 1,590 sf home on the property.
Property is not currently being farmed. No city
sewer / water to property.



MLS® # 98961665 Price Per Acre \$29,999

Acres 118.41

Type Land

Sub-Type Unimproved Land

Status Active

Community Information

Address 9466 Happy Valley

Area Nampa South (86) - 1260

Subdivision 0 Not Applic.

City Nampa County Canyon

State ID

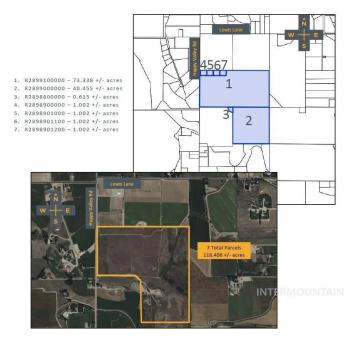
Zip Code 83686

Amenities

Utilities Electricity Available, Propane

Golf Course N





Exterior

Lot Description Over 40 Acres

Additional Information

Date Listed September 15th, 2025

Days on Market 3

RE / Bank Owned Yes

Property Taxes \$20,000

Tax Year 2019

Office Idaho Land Brokerage, LLC

Contact Info ryan@idaholandbrokerage.com

Listing Details

Listing Office Idaho Land Brokerage, LLC



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Listing information last updated on October 14th, 2025 at 4:48am MDT