

\$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.



Essential Information

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