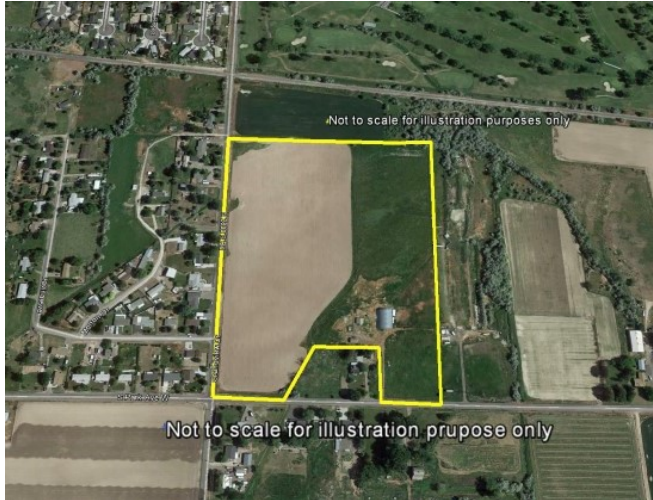


# RESIDENTIAL MEDIUM DENSITY

2800 E. 3800 N.  
TWIN FALLS, ID 83301



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$839,400
<b>DEEDED ACRES:</b>	27.98 +-
<b>IRRIGATED ACRES:</b>	25 +-
<b>WATER SHARES:</b>	28 +-
<b>ZONING:</b>	R-4
<b>TAXES 2020:</b>	\$2,230.96

## PROPERTY OVERVIEW

Potential Medium Density Residential site or commercial corner on 2800 East and 3800 North. Property is in the city limits and has 28 shares of Twin Falls Canal Company water. There is a 1978 built Quonset with 5,828 +- SF. of storage.

### MARK E. JONES- GRI,CRS

Associate Broker, Realtor

208.308.3030



### ROBERT JONES REALTY, INC.

1766 Addison Ave. E.

Twin Falls, ID 83301

208.733.0404

### JULIE JONES, ABR

Realtor

208.404.1106

Note: This information is from sources deemed reliable and in which we believe to be correct, however Robert Jones Realty, Inc. Nor their agents assume no liability for errors or omissions therein. We make no guarantee, warranty or representation about it. Opinions, projection, assumptions or estimates are included for example only, and they may not represent current or future performance of the property. You, your tax and legal advisors should conduct your own investigation of the property and transaction. Prospective buyers shall check all data (water rights, water tests, soils, home inspections, state and county regulations/permits, boundary lines, rental incomes, etc.) to their satisfaction prior to closing. This property is submitted subject to, prior sales, price change, rental or other conditions, correction or withdrawal without notice. All measurements are approximate and acreages stated are plus or minus.