

Sample Property, Canyon County, Idaho

Prepared October 16, 2026 · 38 recorded wells within 2 miles · Canyon County

WATER OUTLOOK

Fair

Water looks available, but at least one factor below deserves a closer look before you buy.

- Most wells 150–200 ft deep
- Only 79% of nearby wells produce 5+ gal/min
- Nearby tests within federal limits
- No limits on new household wells found

EXPECTED WELL DEPTH FOR THIS AREA

150–200 ft

CONFIDENCE: HIGH

172 ft

Median depth

32 ft

Median water level

8 gpm

Median yield

34

Wells with a depth

Can I build here? At a glance

|                           |                                             |       |
|---------------------------|---------------------------------------------|-------|
| Well depth                | Most wells 150–200 ft deep                  | GOOD  |
| Enough water for a home   | Only 79% of nearby wells produce 5+ gal/min | CHECK |
| Water quality nearby      | Nearby tests within federal limits          | GOOD  |
| State well restrictions   | No limits on new household wells found      | GOOD  |
| Septic suitability (soil) | Soil rated Somewhat limited for septic      | CHECK |
| Flood zone                | Minimal flood risk (Zone X)                 | GOOD  |

USE THIS IN YOUR OFFER

Budget about \$9,400–\$18,600 for a household well here (estimate, page 4). Use it to plan your budget, compare driller quotes, or discuss price with the seller. Questions to ask the seller are on page 4.

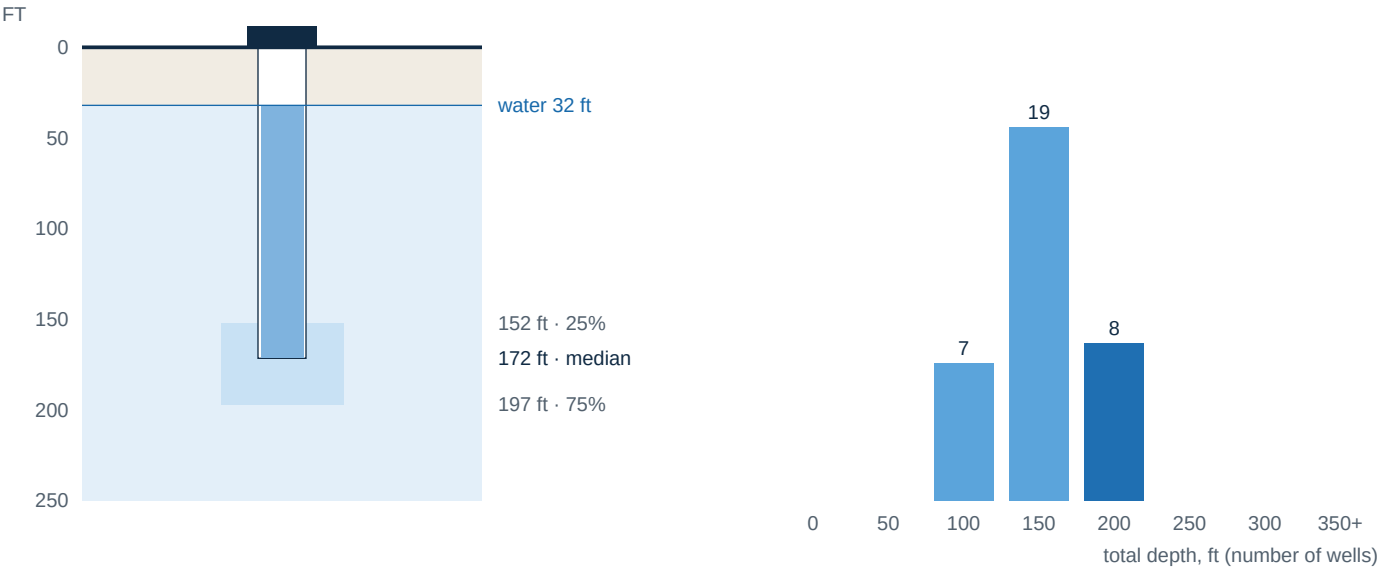
Well depth and water

Key findings

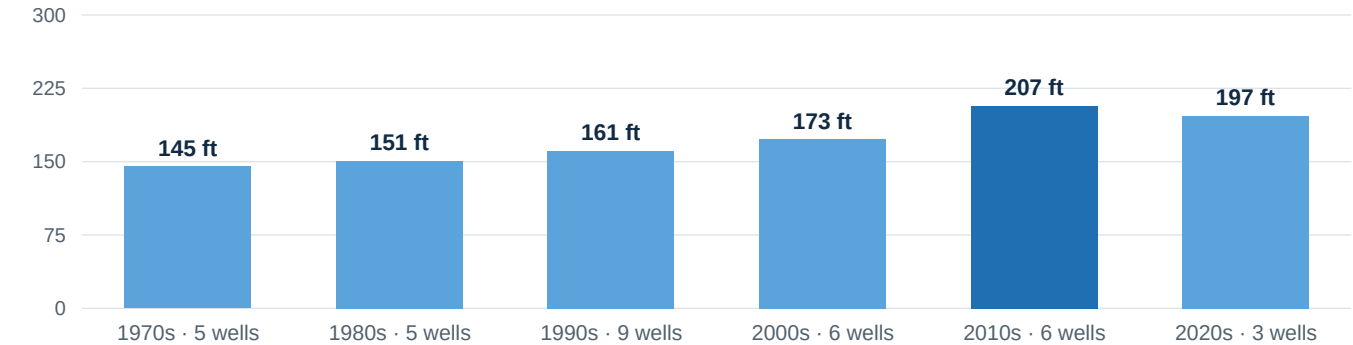
- **Water is widely available nearby.** 34 nearby wells recorded a depth; half were drilled between 150 and 200 ft.
- **Water sits fairly high.** After drilling, water typically stood about 32 ft below ground, which keeps pump costs moderate.
- **Flow varies here.** 79% of 38 nearby wells with a recorded yield produce at least 5 gallons per minute, a common minimum for a household.
- **Newer wells go deeper.** Wells drilled since 2005 are about 49 ft deeper (median) than those before 1995. Budget toward the upper end of the range.

Typical well, to scale

Depths of nearby wells



Are wells getting deeper?



Median depth of nearby wells by the decade they were drilled.

Water quality, yield and land checks

Will a well produce enough water?

|             |         |           |         |
|-------------|---------|-----------|---------|
| Under 5 gpm | 5–9 gpm | 10–19 gpm | 20+ gpm |
|-------------|---------|-----------|---------|

79% of 38 nearby wells with a recorded yield produce at least 5 gallons per minute. Red = under 5 gpm. A pressure tank lets a home run on less, but low-yield wells may need storage tanks.

Water quality at nearby monitoring wells

| MONITORING SITE   | DISTANCE | NITRATE (mg/L) | ARSENIC (ug/L) | RESULT |
|-------------------|----------|----------------|----------------|--------|
| Monitoring well A | 0.9 mi   | 4.1 (2023)     | 3.0 (2023)     | WITHIN |
| Monitoring well B | 2.6 mi   | 8.2 (2022)     | < 1.0 (2022)   | WITHIN |
| Monitoring well C | 5.1 mi   | —              | 6.5 (2024)     | WITHIN |

Limits: nitrate 10 mg/L as N, arsenic 10 ug/L (EPA). "<" = not detected. Nearby results don't describe a new well; test your own water.

Land checks

**Groundwater restrictions**

Not inside a Critical Ground Water Area, Ground Water Management Area, Moratorium Area, Area of Drilling Concern, Area of Ground Water Concern or Nitrate Priority Area.

GOOD

**Septic suitability (USDA soil survey)**

USDA rates the main soil here (Example silt loam, 85% of the area) as Somewhat limited for septic drain fields: slow water movement. This is a soil-map rating, not a site test. The health district's site evaluation decides what system is allowed; limited soils may need a costlier alternative system.

CHECK

**Flood zone (FEMA)**

Minimal flood risk (Zone X). Outside FEMA's high- and moderate-risk flood areas. Not an official flood determination; lenders order their own.

GOOD

Nearest wells, cost and next steps

Nearest recorded wells

| WELL ID | DISTANCE  | DEPTH    | WATER | YIELD  | YEAR | USE        | RECORD                   |
|---------|-----------|----------|-------|--------|------|------------|--------------------------|
| 372187  | 0.04 mi * | ● 221 ft | 65 ft | 25 gpm | 2007 | Domestic   | <a href="#">IDWR map</a> |
| 372544  | 0.10 mi   | ● 197 ft | 56 ft | 9 gpm  | 2022 | Domestic   | <a href="#">IDWR map</a> |
| 372034  | 0.12 mi   | ● 205 ft | 58 ft | 12 gpm | 2012 | Domestic   | <a href="#">IDWR map</a> |
| 372612  | 0.14 mi   | ● 161 ft | 23 ft | 30 gpm | 1995 | Domestic   | <a href="#">IDWR map</a> |
| 372578  | 0.15 mi   | —        | 22 ft | 22 gpm | 1972 | Irrigation | <a href="#">IDWR map</a> |
| 372340  | 0.17 mi   | ● 151 ft | 24 ft | 3 gpm  | 1980 | Domestic   | <a href="#">IDWR map</a> |
| 372136  | 0.22 mi   | ● 207 ft | 32 ft | 18 gpm | 2006 | Irrigation | <a href="#">IDWR map</a> |
| 372527  | 0.30 mi   | ● 203 ft | 32 ft | 8 gpm  | 2022 | Domestic   | <a href="#">IDWR map</a> |

\* Approximately located: older records may sit at the center of a 40-acre block instead of the exact lot.

Estimated cost to drill

\$9,400 – \$18,600

Estimate for a 150–200 ft household well using Idaho market averages: drilling \$28–65/ft, PVC casing about \$8/ft and about \$4,000 for the pump system. Add more for basalt, steel casing (\$30–130/ft), trenching to the house (\$50–150/ft) or a remote site (\$500–2,500 rig move).

Questions to ask the seller

- ☐ Is there an existing well? Ask for its IDWR well ID or driller's report, plus a recent flow test and water test.
- ☐ Has the lot passed a septic site evaluation? Ask for the health district permit, or make your offer contingent on one.
- ☐ How much water do nearby wells actually produce? Consider making your offer contingent on a test well or flow test.
- ☐ Newer wells nearby go deeper. Ask drillers to quote the deeper end of the range.
- ☐ Is the parcel inside city limits or required to connect to city water? Does it come with irrigation water or district shares?

Get a free quote from a licensed driller who works this county

[welldepthfinder.com/quotes](https://welldepthfinder.com/quotes)

About this report. Well records: Idaho Department of Water Resources. Restriction areas: IDWR maps. Water quality: national Water Quality Portal (USGS, EPA, state agencies). Soils: USDA NRCS soil survey. Flood zones: FEMA National Flood Hazard Layer or IDWR's digitized FIRMs. Well Depth Finder is independent and not affiliated with any agency. This report summarizes public records near the property; it is not a guarantee of depth, yield or water quality, not a septic site evaluation, not an official flood determination, and not engineering, legal or financial advice. This is a sample with illustrative numbers.