

1381 ACRES OF FARMLAND

\$3,000,000



PRESENTED BY:

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PROPERTY HIGHLIGHTS

- 1381+ ACRES
- PRODUCTIVE FARMLAND WITH PATCHES OF TIMBER
- PROPERTY CURRENTLY LEASED TO FARMER WHO SHARES ANNUAL PROFITS
- 30 MINUTES FROM DOWNTOWN CDA
- BUILDINGS INCLUDE OLDER FARM-HOUSE, DETACHED GARAGE & 2 NEWER METAL BUILDINGS

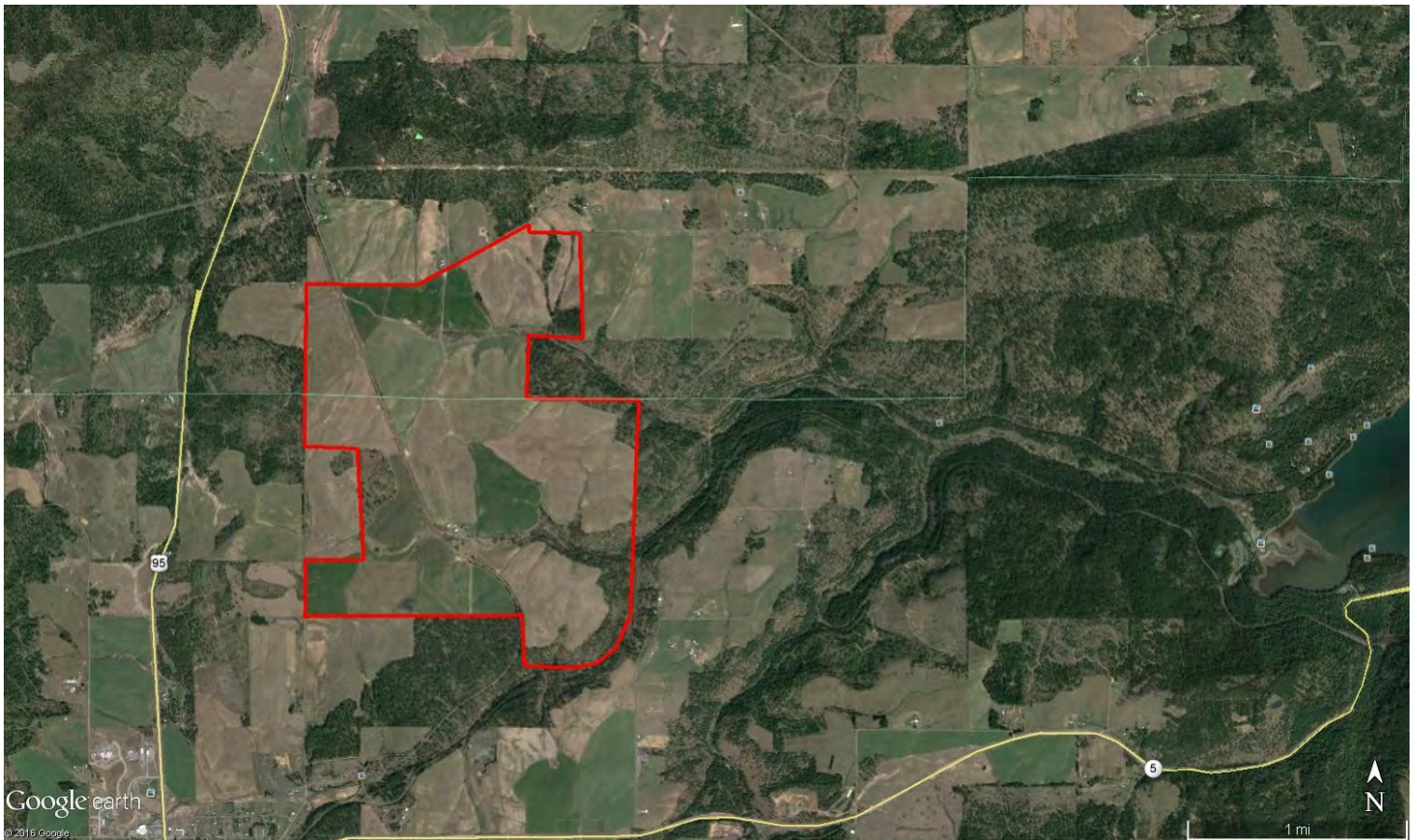


EXECUTIVE SUMMARY

PROPERTY:	1381 + ACRES
LOCATION:	445.39 ACRES LIES IN KOOTENAI COUNTY AND THE BALANCE IN BENEWAH COUNTY
LAND USE:	FARMLAND WITH PATCHES OF TIMBER. CURRENTLY GROWING WHEAT, TIMOTHY HAY & BLUEGRASS
LEASE:	CURRENTLY LEASED TO A SUCCESSFUL LOCAL FARMER WHO SHARES ANNUAL PROFITS WITH THE OWNERS
BUILDINGS:	BUILDINGS INCLUDE AN OLDER 3 BEDROOM/ 1 BATH FARMHOUSE, DETACHED GARAGE AND TWO NEWER METAL BUILDINGS USED FOR HAY AND EQUIPMENT STORAGE

RARE OFFERING OF GENTLY ROLLING PRODUCTIVE FARMLAND WITH 30 INCHES OF ANNUAL RAINFALL. THIS IS A BEAUTIFUL PARCEL OF PROPERTY AND IS 30-MINTES FROM DOWNTOWN COEUR D'ALENE. THE PROPERTY ADJOINS THE RAILS TO TRAILS SYSTEM AND IS IN THE CENTER OF ALL THE RECREATION NORTH IDAHO OFFERS. LOTS OF GAME AND WATERFOWL ON THE PROPERTY. SIGNIFICANT FUNDS HAVE BEEN SPENT TO CONTROL SOIL EROSION.

To Spokane - 43 Miles
To Coeur d'Alene - 32 Miles

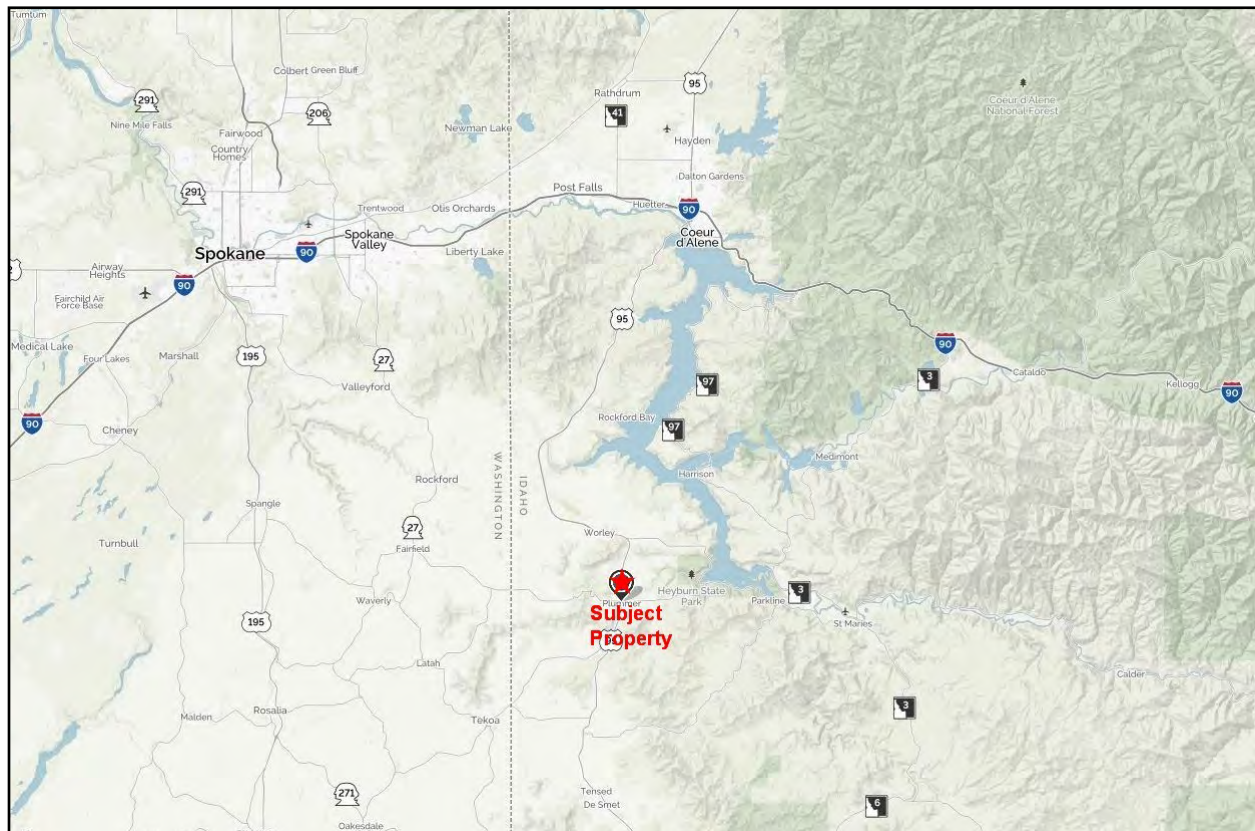


To Moscow - 50 Miles



To St. Maries - 18 Miles





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