

Kelly MT Ranch

3,915 Acres

32 tax parcels

160 acres currently in hay (Approx.)

5-7 MMBF of timber

Farm house with deferred maintenance

2nd house with significant deferred maintenance

Lease income from cell tower

Frontage on 3 different county roads.

Significant herds of Deer Elk & Bear

Significant views of Roosevelt Lake and the Kettle River

Three old homesteads from the 1800

One small lake \ big pond

Two old mines, only one located

Five minutes from Kettle Falls.

Offered at \$9,000,000

Purchaser to verify all information to their own satisfaction.