

- \* Good septic system, well, cement patio and house Foundation on the island. ..
- \* Private Oxbow lake..
- \* A 100ft. Long bridge that has had log trucks and cement trucks across it.. \$100,000 build price.
- \* Two creeks..
- \* Priest River frontage.
- \* Stands of Timber..
- \* Gravel source..
- \* Numerous trails..
- \* Bear, Moose, elk, deer, waterfowl
- And plenty of fish.. \*\*\*\*
- \* 1/4 mi. east side borders State property.
- \* Large green house.. garden area..
- \* 20x36 horse barn on island.
- \* 30x40 ft pole building storage.
- \* 30x30 shop..
- \* 16x16 log gazebo
- \* Guest cabin sleeps four..
- \* 16x16 wood shop..
- \* 30x32 pole structure for parking..
- \* 2 bed log home. 1000sf.
- With basement..
- \* Off grid elect system 2,700 Watt panels. Magna Sine inverter 24v.
- Large batteries. Two 8.5 propane generators, one for backup. All on automatic on off. Seasonal hydro power that provides all needs...
- all housed with concrete floor.
- \*Numerous pieces of equipment
- Available.
- \* Bunker..
- \* \*\*Possible\* established Priest River/ Lake Fly Fishing Guide service available..