



Residential Development Land adjacent to Super 1 Anchored shopping center

- 4.38 Acres
- Up to 35 residential units
- Utilities delivered to site
- Only Sewer in all of Athol
- Burgeoning, in-demand market!

Contact: **Steve Ridenour**
(208) 660-5010
sridenour@naiblack.com

KC Reese
(208) 755-7629
kc.reese@naiblack.com

SALE PRICE - \$1,525,000

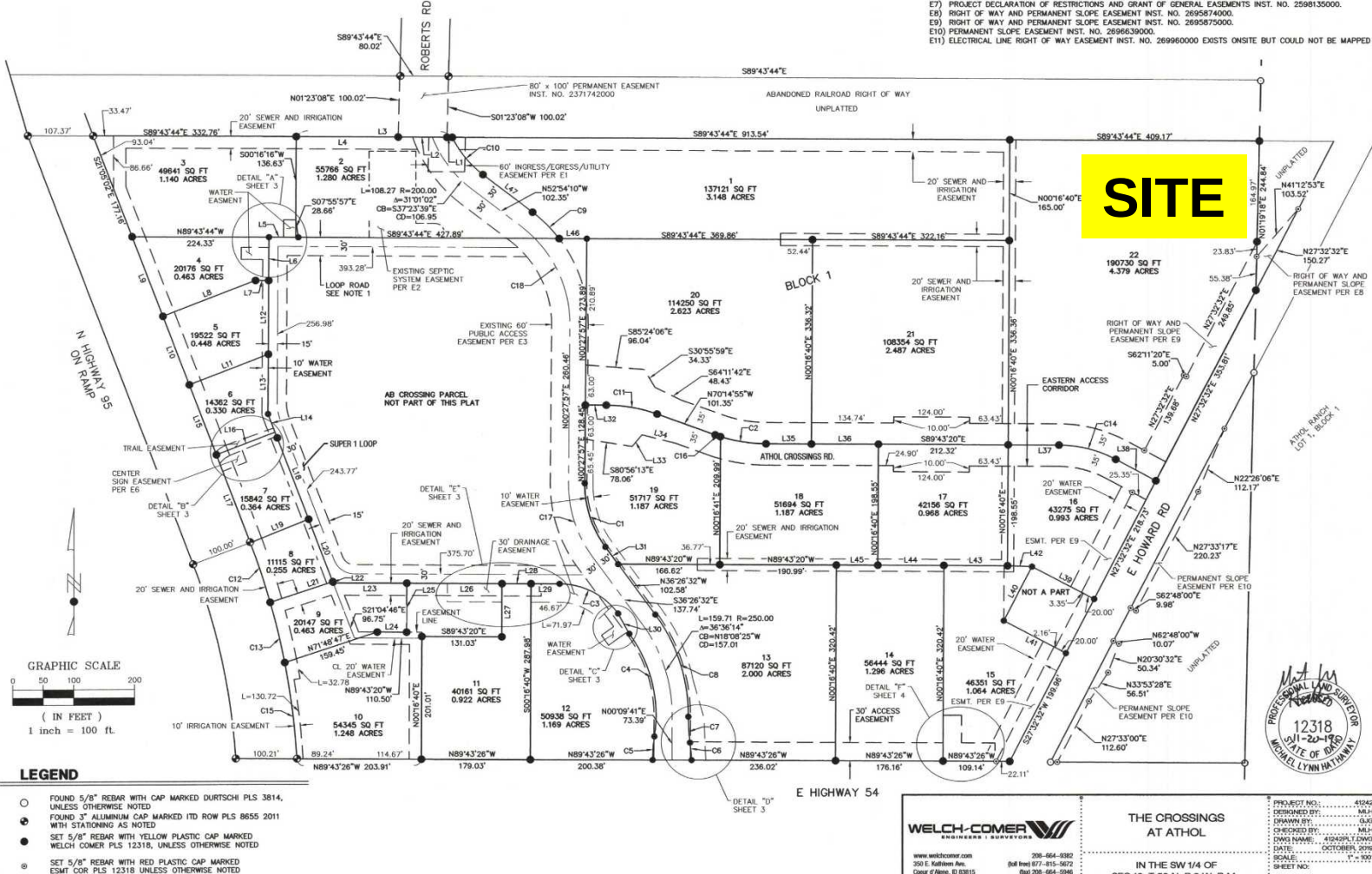
THE CROSSINGS at ATHOL

LOCATED IN THE SW 1/4 OF
SECTION 10, TOWNSHIP 53 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CITY OF ATHOL, KOOTENAI COUNTY, IDAHO

CONFORM COPY INSTRUMENT No. 2788807000

EASEMENTS AND DECLARATIONS

- RECORDS OF KOOTENAI COUNTY
- E1) QUITCLAIM DEED AND GRANT OF INGRESS, EGRESS AND UTILITY EASEMENTS INST. NO. 1478464.
 - E2) DECLARATION OF RESERVATION OF SEPTIC SYSTEM EASEMENT INST. NO. 259813200.
 - E3) GRANT OF EASEMENT INST. NO. 259813200.
 - E4) ELECTRIC LINE RIGHT OF WAY EASEMENT, RECORDED AS INST. NO. 2611593000, EXISTS ONSITE BUT COULD NOT BE MAPPED.
 - E5) RIGHT OF WAY EASEMENT, RECORDED AS INST. NO. 261245000, EXISTS ONSITE BUT COULD NOT BE MAPPED.
 - E6) DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS INST. NO. 2598134000.
 - E7) PROJECT DECLARATION OF RESTRICTIONS AND GRANT OF GENERAL EASEMENTS INST. NO. 2598135000.
 - E8) RIGHT OF WAY AND PERMANENT SLOPE EASEMENT INST. NO. 2695874000.
 - E9) RIGHT OF WAY AND PERMANENT SLOPE EASEMENT INST. NO. 2695875000.
 - E10) PERMANENT SLOPE EASEMENT INST. NO. 2696639000.
 - E11) ELECTRICAL LINE RIGHT OF WAY EASEMENT INST. NO. 2699660000 EXISTS ONSITE BUT COULD NOT BE MAPPED



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105 N 1st St., Ste 300,
Coeur d'Alene, ID 83814

PROFESSIONAL LAND SURVEYOR
MICHEL LYNN HATTINWAY
12318
N 1-20-195
DATE OF REG. OCTOBER 2016
EXPIRATION DATE OCTOBER 2019
SHEET NO. 2 OF 6



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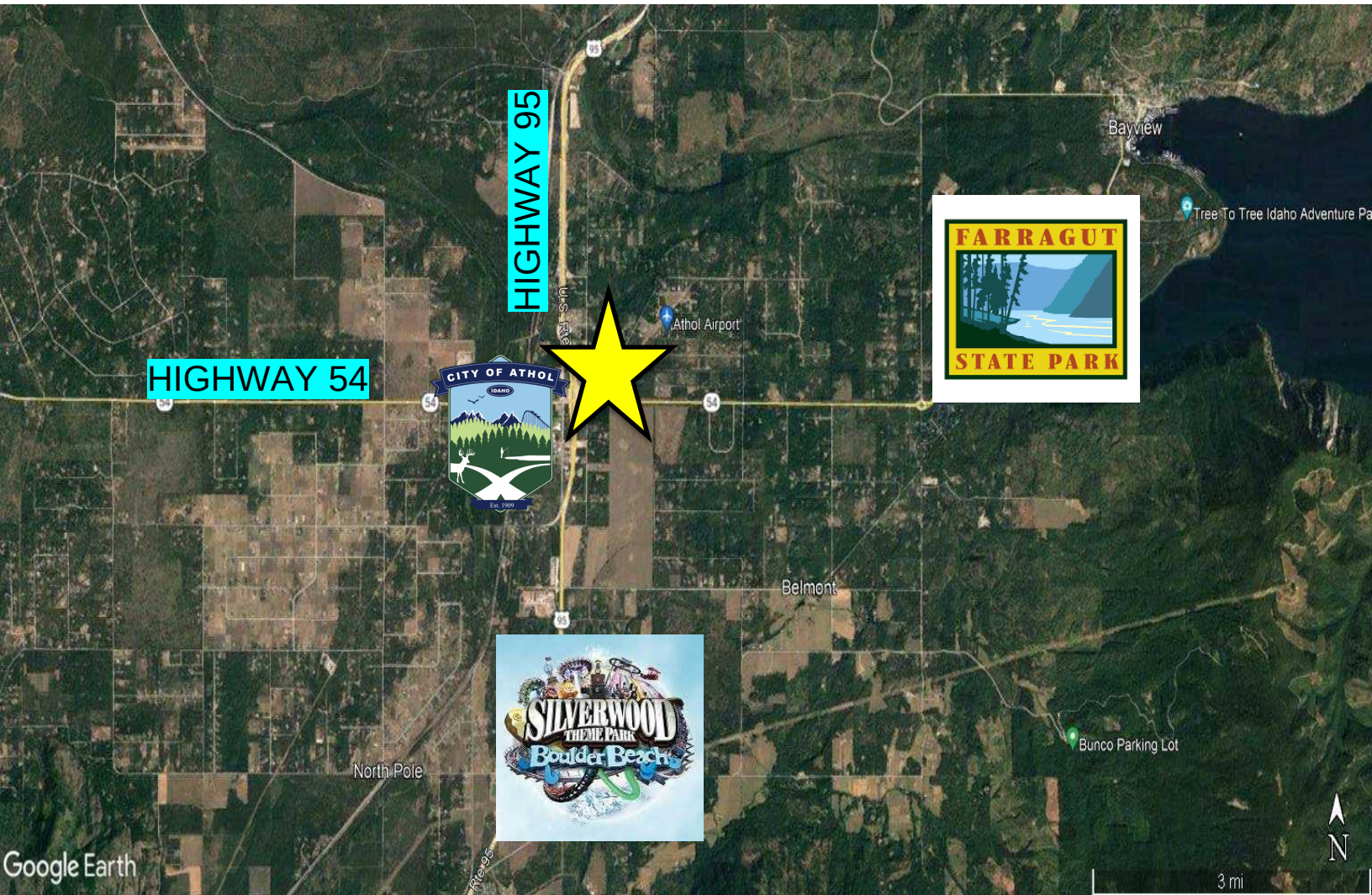
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