



# AMERICAN RIVER

ELK CITY, IDAHO

## RECREATIONAL RIVERSIDE LOTS 1.5 TO 3 ACRES EACH CABIN RETREAT ON LOT 5 FOR BUSY RECREATIONISTS

**NITA MUSICK, BROKER**

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**MARY MANGOLD**

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### HIGHLIGHTS

- AMERICAN RIVER FRONTAGE
- UNDERGROUND POWER AVAILABLE
- MUNICIPAL SEWER SYSTEM AVAILABLE
- PHONE AVAILABLE
- 3 RAIL FENCING ALONG PERIMETER
- CONVENIENT ACCESS TO HWY 14
- TRAIL ENTRANCE NEXT TO PROPERTY
- CLOSE TO ELK CITY AIRSTRIP



### RETREAT ON LOT 5 \* 2.853 ACRES

MLS#98385375 \* PRICE \$279,000

Enjoy access to Elk City's snowmobile trailhead in the winter, hunting, flyfishing, ATVing, hiking, gold panning, rockhounding, birdwatching, berry and mushroom picking, enjoying the views and wildlife, reading, walking your dog.....Enjoy your world in Elk City, Idaho

- APPROX. 1600 SQ. FT.
- 2 BEDROOMS • 2 BATHS
- PROPANE HEAT • DRILLED WELL
- LARGE LOFT FOR EXTENDED BEDROOM OR HOBBY AREA
- VAULTED CEILING WITH LOTS OF BIG WINDOWS
- DETACHED 24 X 24 GARAGE & COVERED WRAP DECK

### TWELVE VACANT LOTS

PRICES STARTING AT \$59,500

- UNDERGROUND POWER & PHONE AVAILABLE.
- 55 MILES FROM GRANGEVILLE, IDAHO AND 115 MILES FROM LEWISTON, ID
- INVITE YOUR FRIENDS TO COME ALONG AND SEE THESE BEAUTIFUL RIVERSIDE PROPERTIES.
- ALL LOTS TO BE RATED UPON COUNTY APPROVAL OF PLATT AND APPROVAL OF MUNICIPAL SEWER SERVICE.



**BLACK SWAN**  
DEVELOPMENT

EXCLUSIVE PROPERTIES IN CENTRAL IDAHO

# Windermere

**MARY MANGOLD**

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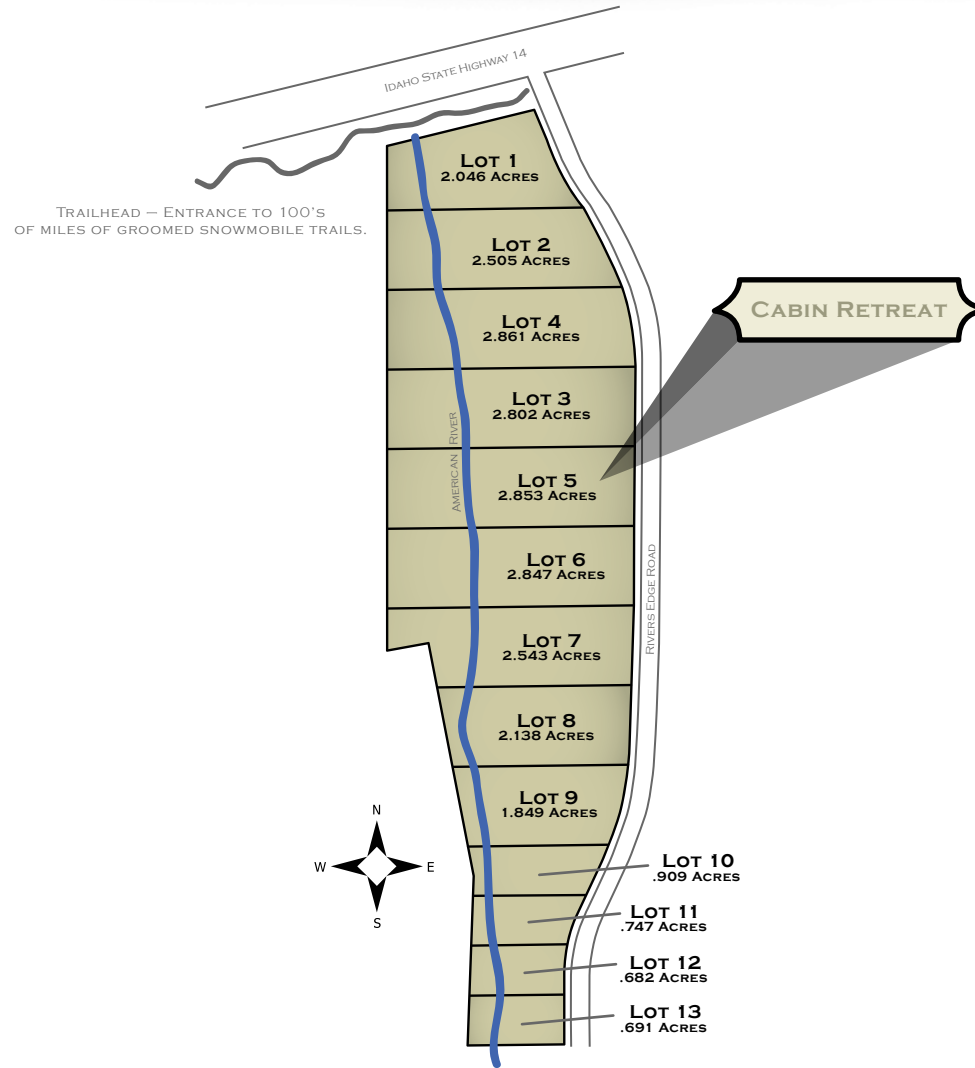


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SOLD  PENDING  AVAILABLE

\* ARTIST RENDERING. FOR REFERENCE ONLY.