



PUBLISHED RESERVE: \$249,500

LAST ASKING: \$299,500

SIZE: 10.2± Acres

ZONING: NR (Natural Resources)

PROPERTY INSPECTION: Open House Dates
 Saturday, October 18, 11:00 a.m. to 3:00 p.m.
 Sunday, October 19, 11:00 a.m. to 3:00 p.m.
 Saturday, November 15, 11:00 a.m. to 3:00 p.m.
 Sunday, November 16, 11:00 a.m. to 3:00 p.m.
 Please verify arrival time by calling the Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: This former corporate fly fishing retreat is located two miles from the historic town of Avery, along a Wild and Scenic stretch of the St. Joe River, within the panhandle of northern Idaho. It is one hour east of St. Maries and within a two hour drive of Coeur d'Alene. The 10.2± acre property has 1,100± feet of low-bank St. Joe River frontage, and could be used as either a private retreat, or as a commercial operation, subject to an approved conditional use permit from Shoshone County, as a base camp for fishing, hunting and snowmobiling.

There are two buildings that have been used as a retreat by public corporations and investment firms in the forest products and timber business.

The 1,237± square foot three bedroom, two bathroom cabin has been recently renovated and is being sold fully furnished. The cabin can accommodate up to six, with a great room and natural rock fireplace, equipped kitchen and laundry. There is electric heat and the cabin is served by an on-site well and septic, and there is telephone service. The cabin has a covered deck with a view of the St. Joe River. Fishhook Creek has 1,050± feet of frontage along the eastern boundary.

The second building is 754± square feet and is located below the cabin, along Siberts Old River Road, with frontage on the St. Joe. It has been used as a garage and for storage. There is 300± square feet of unfinished space that has potential for additional guests or caretaker quarters with the addition of a full bathroom. Power and water will need to be extended. A new 1,000 gallon septic tank was installed in 2009. There is an easement to Molpus Timberlands to access a former log landing on the adjoining property.

There is four-season access to the cabin from St. Maries, Idaho along the St. Joe River Road.



The St. Joe River is considered a blue-ribbon stream and offers year-round catch and release fishing for native cutthroat as well as rainbow and bull trout. The surrounding St. Joe National Forest offers excellent big game hunting for trophy elk, deer and bear. There are over 80 miles of groomed