

JACOT CREEK RANCH ON THE SHADOWY ST. JOE RIVER

- Located on the St. Joe River 3 miles upstream from the city of St. Maries Idaho
- Nearly 1590 feet of St. Joe River frontage.
- Home
 - Three bedroom, 2 bath, utility and storage
 - 650 square feet of dock plus PWC Dock
 - 16 x 24 boat house
 - 850 s.f. of deck overlooking the river and Jacot Creek
 - 2000 s.f. shop building including a 300 s. f. insulated workshop
 - Last remodeled in 2008 with all permits
- Land
 - +/- 64.59 acres encompassing 11 deeded and recorded lots
 - 8 recreational lots with river frontage
 - 3 homesite lots with river access. Two at 5 acres and one at ~47 acres
 - All road and utility access needs are deeded and recorded
 - 40 acres in Wetland Reserve (includes 3 duck ponds)
 - 5 acres in fenced pasture
 - Large electric fenced garden area
 - The shoreline along the river has been rip-wrapped with large rocks
- Access
 - Railroad Grade Road – owned and maintained by Benewah County
 - St. Joe River and Lake Coeur d’Alene
- Utilities
 - Free unlimited water with water rights on Jacot Creek – 1000 gallon cistern up stream
 - State of the art water filtration system
 - Electricity provided by Avista
 - Propane – heaters, hot water, and stove
 - Internet
 - Cell Phone
- Neighbors – darned few! Very secluded with large buffer area.
 - Land to the east is in a conservation easement never to be developed
 - Ownership to the South and West is Potlatch Deltlc – a major forest REIT
 - Ownership across the St. Joe River is owned by same family since 1800’s.
- Recreation – unlimited outdoor recreation
 - Water sports, fishing, hunting, 4 wheeling, dirt bikes, snow cats, hiking, etc.
 - Direct access to industry, state and federal lands right from the front door.
- Wildlife
 - Everything from moose to ermine have been observed at Jacot Creek Ranch
 - Both waterfowl and neo-tropical bird migration

October 13, 2019

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Property Included and Personal Property Available

- Kitchen
 - Included – Stove, Refrigerator and Microwave
 - Available – kitchenware
- Dining Area
 - Available – bar stools, buffet, dining table and chairs and bench
- Living Room
 - Available – 2 leather recliners, couch, decorative shelves, rug
- River View Bedroom
 - Available – all furniture including bed and excluding metal coat tree
- Guest Bath
 - Available – all furniture
- Homestead Bedroom
 - Available – all furniture including bed and excluding wash stand
- Master Bedroom
 - Available – Bed, glass front cabinet, and night stands.
- Utility –
 - Included – Washer and Dryer, water filtration system
 - Available – shelving and white cabinet
- Deck
 - Available – Bar-b-q., All deck furniture excluding marble top table
- Yard Items
 - Available – riding lawn mower, canoe, fire pit insert, yard chairs, yard décor, personal watercraft with trailer, Honda ATV. J. D. 770 tractor with front loader, rototiller, ripper, and rear blade, kayak, weed whacker, sprayers, hand and garden tools, wheelbarrows
- Shop Items
 - Shelving
 - Chain saw
 - Table saw
 - Bench chop saw
 - Tool cabinets
 - Power tools
 - Hand tools
 - Compressor
 - Honda generator

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Parcel	Description	Area (Acres)	RIVER FRONTAGE
A-1	EXISTING HOME SITE	1.19	678.5 FEET
A-2	RIVERFRONT RECREATIONAL SITE	0.57	145 FEET
A-3	RIVERFRONT RECREATIONAL SITE	0.658	131.7 FEET
A-4	RIVERFRONT RECREATIONAL SITE	0.845	141.9 FEET
B-1	RIVERFRONT RECREATIONAL SITE	0.857	117.2 FEET
B-2	RIVERFRONT RECREATIONAL SITE	0.944	117.2 FEET
B-3	RIVERFRONT RECREATIONAL SITE	0.981	128.9 FEET
B-4	RIVERFRONT RECREATIONAL SITE	1.178	128.7 FEET
TRACT 1	HOME SITE W/ RIVER ACCESS	5.04	145 FOOT EASEMENT
TRACT 2	HOME SITE W/ RIVER ACCESS	5.04	145 FOOT EASEMENT
TRACT 3	HOME SITE W/ RIVER ACCESS, SHOP, WETLANDS,DUCK PONDS	47.286	145 FOOT EASEMENT

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