



**Juliaetta Gem, Nez Perce County, Idaho, 11.15 Acres**

**\$524,500**

- Fishing, Off-Road, Snow sports, Wildlife Viewing

This 11 acre homesite has an awesome birdseye view of the Clearwater River with Gibbs Eddy Boat Launch at the bottom of the hill. Lewiston is 20 minutes, 30 minutes to Orofino and a little over an hour to Dworshak Reservoir. Minutes to lots of hunting. Power is at the property line. Nicely maintained gravel road right to the property at end of the road, no thru traffic.

**Main Info**

- Street Address : TBD Clearwater Ridge Drive
- Lot Size Acres : 11.15 Acres
- Postal / Zip Code : 83535
- Dwelling : No
- State / Province : Idaho
- County : Nez Perce
- Closest City : Juliaetta

**Taxes**

Tax Year : 2023

Estimated Taxes per year are \$174.00

**Broker Info**



**Rob Pruitt**

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Rob is a full-time, licensed Real Estate Agent. Born and raised in the southern California desert, Rob came to the North Idaho area in 1981 and has never looked back. He truly loves this part of the world. Rob has worked in various jobs over the years and would be fittingly described as a “Jack of all trades.” He was best known as a horseshoer for many years, but later also became known for the welding and machine shop he owned and operated. Having been raised by a small-town general

contractor and working himself as a city building inspector, he has never been able to let go of the construction trade, most recently working as a Construction Superintendent. Rob raised his family, a son and two daughters, predominantly on wild game, fish and home raised meat at the same 15-acre home since 1982. All three of his children and six grandchildren still live within a few miles of him.

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