



## **Sunnyside Bench Overlook, Nez Perce County, Idaho, 90.25 Acres**

**\$799,000**

- Big Game, Fishing, River Frontage, Stream/River, Wildlife Viewing

Catch your breath at this remarkable dream property with amazing 360 degree views overlooking the Clearwater River valley. Sought-after river frontage and so many development possibilities. Multiple build areas, sloping and level. Abundant wildlife for hunting and world-class fishing nearby. Power at road, easy access and a great location for building a homestead with seclusion, yet close to town. A stunning place for recreation with rare large private acreage!

### **Main Info**

- Street Address : Sunnyside Bench
- Lot Size Acres : 90.25 Acres
- Postal / Zip Code : 83541
- Dwelling : No
- State / Province : Idaho
- County : Nez Perce
- Closest City : Lenore

### **Broker Info**



## **Mike McCooey**

**Clearwater Properties of Idaho**

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Mike McCooey was made for Idaho! He is an avid outdoorsman and conservationist. He loves the great outdoors and big game hunting, fishing, hiking and camping in Idaho's back country. He also enjoys snow skiing in the winter, wakeboarding in the summer or scuba diving with his wife and teammate, Renae. Mike is also involved in his community supporting local youth ministries. He is an experienced agent with a passion for the outdoors and recreational properties. Mike loves to thoroughly research and gain an intimate understanding of a client's property in creatively finding the highest and best use. His experience and knowledge are an incredible resource and you will appreciate the high level of service Mike and Renae will provide.

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