



## **On Top of the World Acreage, Boundary County, Idaho, 7.00 Acres**

**\$264,000**

- Big Game, Snow sports, Wildlife Viewing

**Breathtaking views across three nations await** on this exceptional 6.8-acre mountain parcel positioned strategically above the Bonners Ferry basin, where panoramic vistas extend into Washington, Canada, and Montana. This elevated recreational property offers the rare combination of off-grid privacy and convenient access to North Idaho's outdoor recreation capital, making it an ideal canvas for your mountain retreat or permanent residence.

### Property Overview

This thoughtfully positioned 6.8-acre parcel showcases the natural beauty that defines the Idaho Panhandle experience. Perched above the fertile Kootenai River Valley, the property provides commanding views of the surrounding Selkirk and Cabinet mountain ranges while maintaining practical access via established county-maintained roads. The terrain offers multiple potential building sites with southern exposure, taking advantage of natural light and the spectacular mountain views that make this location truly distinctive. The acreage provides ample space for privacy, recreation, and potential secondary structures while remaining manageable for maintenance and development.

### Location & Access

Strategically located just minutes from downtown Bonners Ferry, this property places you within easy reach of essential services, dining, and the charming amenities of Idaho's "Most Friendly Town." The location is conveniently accessible via county-maintained roads, ensuring year-round access while maintaining the secluded mountain atmosphere. Bonners Ferry sits just 30 miles from the Canadian border and 50 miles north of Sandpoint, providing international gateway access and connectivity to larger regional hubs. The property's elevation above the valley floor offers protection from seasonal flooding while capturing the commanding views that define premium North Idaho real estate.

### Recreational Opportunities

North Idaho offers some of the best and most varied hunting in the west, with opportunities for elk, deer, moose, bear, and mountain lions, as well as upland game, turkeys, and waterfowl. The property provides immediate access to over 400,000 acres of Idaho Panhandle National Forest lands, offering unlimited hunting, hiking, and exploration opportunities right from

your doorstep. Boundary County offers more than 100 miles of marked and groomed snowmobile trails, with popular areas including the Roman Nose region in the nearby Selkirk Mountains.

Winter recreation enthusiasts will appreciate access to established snowmobile trail systems, cross-country skiing terrain, and alpine skiing opportunities within driving distance. Located just 6 miles away is Robinson Lake where you can fish or kayak from the shoreline recreation area, and 15-20 minutes away is Brush Lake with its generous dock, picnic area, and rope swing. The Kootenai River, flowing through the valley below, provides world-class fishing opportunities, including the potential for trophy-sized fish - the world record rainbow trout (37 pounds) was caught in nearby Lake Pend Oreille.

#### Investment & Lifestyle Value

Boundary County represents one of North Idaho's most attractive markets for recreational property investment, offering the full Western mountain experiences. The property's elevation, views, and proximity to both wilderness and town amenities position it favorably in the growing recreational property market. Bonners Ferry serves as a picturesque international gateway surrounded by three mountain ranges, with abundant outdoor recreation just steps away.

The off-grid nature of the property appeals to those seeking energy independence and sustainable living options, while the established road access and proximity to utilities provide practical development flexibility. North Idaho's tax-friendly environment, combined with the region's appreciation trends and lifestyle appeal, makes this an attractive long-term investment for portfolio diversification or legacy property development.

### Main Info

- Street Address : 139 Two Tail Rd.
- Lot Size Acres : 7.00 Acres
- Postal / Zip Code : 83805
- Dwelling : No
- State / Province : Idaho
- (Assessor) Parcel Number : RP62N02E236011A
- County : Boundary
- Closest City : Bonners Ferry

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$50.00

### Broker Info



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Kelsie is the Managing Broker for Clearwater Properties of Idaho, Inc., bringing over 20 years of real estate experience to her role. With a background that includes selling properties in Napa Valley and now throughout northern Idaho, Kelsie has developed a diverse knowledge of residential, recreational, and rural land markets, giving her clients a unique advantage when buying or selling property. Kelsie specializes in land and rural properties, leveraging her expertise to guide clients through the complexities of acreage, recreational, and investment land transactions. She is committed to building trusting relationships, offering clients honest, straightforward advice every step of the way. Outside of real estate, Kelsie enjoys trap shooting, golfing, and skiing, embracing the outdoor lifestyle that Idaho has to offer. Her passion for helping people fulfill their dreams combined with her extensive land and property knowledge makes her a trusted partner for anyone navigating the Idaho real estate market.

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