



## **Dixie Motel-Apartments-Shop Opportunity, Idaho County, Idaho, 0.7 Acres**

**\$399,900**

- Big Game, Fishing, Income producing, Snow sports, Wildlife Viewing

Charming 4-bedroom Motel, 2-unit Apartment and Shop with 1-bedroom Apartment in the heart of scenic Dixie! A unique business opportunity for this touristy backcountry recreational haven! Also included are three lots that can be improved on. Currently all the buildings are being used to support a Lodge for an outfitting company, which can be purchased separately. Dixie is surrounded by the Nez Perce Nat'l Forest, part of the Frank Church Wilderness, and is a mecca for hunting, fishing, hiking, snowmobiling, ATV's, cross-country skiing and horse-back riding! Creeks and rivers nearby and a small airstrip is located across the street for easy access for air charters and flying enthusiasts. Year-round access and amazing recreation! Make this business your own!

### **Main Info**

- Street Address : 2732 & 2737 Dixie Rd
- Lot Size Acres : 0.7 Acres
- Postal / Zip Code : 83525
- Dwelling : Yes
- State / Province : Idaho
- County : Idaho
- Closest City : Dixie

### **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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