



## Horse Haven Ranch, Bonner County, Idaho, 19.5 Acres

\$778,000

- Big Game, Equestrian, House, Off-Road, Snow sports

This property is what you have been waiting for. With 20 acres of picturesque pastures and a timber-lined perimeter, it offers both beauty and privacy. The 85x120 barn is impressive, featuring a heated tack room, a wash station with concrete and a drain, ample storage for hay, and 5 stalls. The 120x50 indoor riding arena is perfect for year-round equestrian activities. The fact that the property is split into two parcels opens up numerous possibilities, whether you want to develop one part and keep the other as a private retreat or explore other ventures. The location is ideal, with nearby lakes, ski resorts, snowmobile trails, fishing, and hunting opportunities. Plus, you're just 20 minutes from the charming town of Sandpoint and a half-hour from the larger city of Coeur d'Alene, providing easy access to shopping, dining, and more. The additional outbuildings are a fantastic bonus for hobbies or housing farm animals, and the four-bedroom "shouse" offers comfortable living while you build your ranch home!

### Main Info

- Street Address : 221 Maplewood Lane
- Lot Size Acres : 19.5 Acres
- Postal / Zip Code : 83813
- Dwelling : Yes
- State / Province : Idaho
- (Assessor) Parcel Number : RP00343000017AA
- County : Bonner
- Closest City : Cocolalla

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$2,536.00

### Broker Info



#### **Kelsie Wetherell**

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Kelsie is the Broker of Clearwater Properties of Idaho, Inc and has been in real estate for over 20 years and enjoys helping people fulfill their dreams. Selling real estate in the Napa Valley and now in the northern Idaho area gives her the diversity of knowledge on many properties. Kelsie believes in creating a trusting bond with her clients and will give them a straight, honest answer. Kelsie enjoys trap shooting, golfing, and skiing.

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