



**Clark Fork Lodge, Bonner County, Idaho, 2.1 Acres**

**\$1,950,000**

- Equestrian, Fishing, Income producing, Stream/River, Water Sports, Wildlife Viewing

Every dreamed of owning your own lodge in the heart of a recreational paradise. No is your opportunity. Located in the quaint town of Clark Fork, Idaho. Within minutes you could be fishing the famous Clark Fork River and/or Lake Pend O'Reille, or hiking up Scotchman's peak, or hunting a multitude of public lands where game abound. Included are 15 rooms with baths and kitchenettes, with 22 bed with an additional 3bed/2 bath 2800 sq ft private living apartment for owner or manager. Part of apartment could be closed off and used as additional bedroom. Large over 2 acre parcel could expand the business further (weddings, Rv, cabins, fishing/hunting lodge) or build a private home. See your investment grown with a Cap rate of 8.97%. Call your local listing agent to schedule a showing. Buyer to do due diligence.

**Main Info**

- Street Address : 121 Antelope Loop
- Lot Size Acres : 2.1 Acres
- Postal / Zip Code : 83811
- Dwelling : No
- State / Province : Idaho
- County : Bonner
- Closest City : Clark Fork

**Taxes**

Tax Year : 2023

Estimated Taxes per year are \$3,900.00

### Broker Info



#### **Eric Rodriguez**

**Clearwater Properties of Idaho**

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Eric is a retired fireman and paramedic who has spent the majority of his career serving the needs of others. He has carried his desire to serve others into real estate where he believes positive perspective, integrity and the golden rule are paramount in building good relationships. Eric understands and values the trust his clients give him. Eric provides excellent communication and makes this a priority, all while giving you, your family, and home the highest level of professionalism and care. In his spare time, he enjoys spending time outdoors and fishing with his wife and four children and has been known to share a few awesome dad jokes.

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