



## Calm on Nikkoma, Kootenai County, Idaho, 5.00 Acres

**\$492,000**

- Big Game, Equestrian, House, Wildlife Viewing

### Exceptional 5-Acre Opportunity with Existing Home Near Coeur d'Alene

Discover remarkable value on this flat, usable 5-acre property featuring an existing home perfect for immediate occupancy while you plan your dream estate. Located just 14 miles from downtown Coeur d'Alene and minutes from Rathdrum, this strategically positioned parcel offers the rare combination of rural acreage living with urban convenience at an exceptional price point.

The property includes a livable home providing immediate shelter and rental income potential while you design and construct your permanent residence. The flat, usable terrain eliminates costly site preparation, making this an ideal canvas for custom home construction, hobby farming, or recreational vehicle storage. With no restrictive covenants mentioned, the property offers maximum flexibility for your vision.

### Prime North Idaho Location & Superior Access

Perfectly positioned on Highway 41, one of two state highways serving Rathdrum, with Interstate 90 access just seven miles south. The property sits 14 miles from Coeur d'Alene, providing easy access to the region's largest city while maintaining peaceful country living. Spokane International Airport lies approximately 45 miles west, ensuring convenient air travel connectivity for business or leisure.

### World-Class Recreational Paradise

This location places you at the epicenter of North Idaho's legendary outdoor lifestyle. Twin Lakes Village Golf Course, an 18-hole championship course with well-groomed fairways adjacent to beautiful Twin Lakes, sits nearby. Twin Lakes offers excellent fishing opportunities for perch, catfish, rainbow trout, lake trout, chinook salmon, northern pike, crappie, and largemouth bass. Schweitzer Mountain Resort, Idaho's largest ski area with 2,900 acres of skiable terrain and 300 inches of annual snowfall, is accessible within 45 minutes, providing world-class skiing and year-round mountain recreation.

Lake Coeur d'Alene, stretching 25 miles with pristine waters, offers boating, fishing, and water sports, while the surrounding Idaho Panhandle National Forests provide endless hiking, hunting, and outdoor adventure opportunities. The region's

abundant wildlife includes elk, deer, moose, and eagles, making this an ideal location for nature enthusiasts and wildlife watchers.

### Smart Investment in North Idaho's Growth Corridor

Rathdrum's median home price reached \$679,000 in September 2025, reflecting the area's strong appreciation trends and desirability among relocating buyers. The property's proximity to both recreational amenities and employment centers in Coeur d'Alene and Spokane positions it perfectly to benefit from continued regional growth. Large acreage parcels near established communities are increasingly rare, making this an exceptional long-term investment opportunity.

The existing home provides immediate rental income potential while you plan development, offering carrying cost offset during the planning and construction phases. North Idaho's favorable tax climate and no state personal income tax enhance the property's investment appeal for out-of-state buyers seeking lifestyle enhancement with financial benefits.

### Ready for Your North Idaho Dream

Whether you're seeking a weekend retreat, permanent relocation destination, or investment property with development potential, this 5-acre parcel delivers exceptional value in one of the Northwest's most desirable locations. The combination of immediate livability, development potential, and premier recreational access creates a unique opportunity rarely found in today's competitive North Idaho market.

Contact us today to schedule your private showing of this exceptional North Idaho opportunity. Properties offering this combination of acreage, location, and value are moving quickly in the current market.

### Main Info

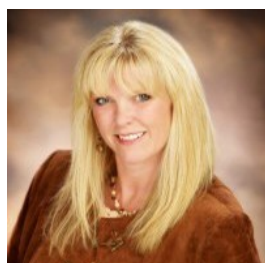
- Street Address : 24609 N. Nikkoma Rd
- Lot Size Acres : 5.00 Acres
- Postal / Zip Code : 83858
- Dwelling : Yes
- State / Province : Idaho
- County : Kootenai
- Closest City : Rathdrum

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$2,175.00

### Broker Info



#### Kelsie Wetherell

Clearwater Properties of Idaho

(P:) 208-762-0990

(M:) 208-755-1554

[Kelsie@ClearwaterProperties.com](mailto:Kelsie@ClearwaterProperties.com)

[clearwaterproperties.com](http://clearwaterproperties.com)

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.

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."