





**Where dreams begin, Kootenai County, Idaho, 5.00 Acres**

- Equestrian, Wildlife Viewing

**Breathtaking opportunities await on this exceptional 5-acre canvas** in the heart of North Idaho's recreational paradise, where established infrastructure meets unlimited potential just 30 minutes from the vibrant resort town of Coeur d'Alene. This flat, usable parcel includes a mobile home providing immediate housing while you design and construct your dream property, making it an ideal turnkey solution for buyers seeking to establish roots in one of Idaho's most coveted counties.

**Prime location and accessibility define this remarkable opportunity.** The property sits in close vicinity to skiing, boating, fishing, hunting and shopping in Coeur d'Alene is just 1/2 hour away, positioning you at the center of North Idaho's premier outdoor lifestyle. Kootenai County ranks eighth among the 44 counties in Idaho for its total amount of rural properties and land available, with the average cost of land listings here around \$153,709 per acre, making this competitively priced parcel an exceptional value in a consistently appreciating market.

**Recreational access and lifestyle benefits exceed expectations** in this coveted North Idaho location. The region offers world-class hunting and fishing, snowmobiling, hiking, mountain biking, horseback riding, and skiing at three major ski resorts within short driving distance. Lake Coeur d'Alene, just minutes away, provides 135 miles of shoreline for boating, fishing for chinook salmon and trout, and wildlife viewing including over 200 migrating bald eagles each winter. The legendary Trail of the Coeur d'Alenes, named one of the 25 top trails in the nation, offers year-round recreation opportunities for hiking, biking, and snowmobiling.

**Investment fundamentals and development potential align perfectly** for both immediate enjoyment and long-term appreciation. Kootenai County's established zoning and land use regulations support agricultural operations and hobby farms, while the existing mobile home provides rental income potential or temporary housing during construction. The flat, usable terrain offers endless possibilities for hobby farming, livestock operations, or custom estate development. Tourism and recreation drive the local economy, with over 10,000 people employed in hospitality-related jobs in North Idaho, supporting consistent demand for quality rural properties.

**Seasonal recreational activities and year-round adventure** make this location unmatched for outdoor enthusiasts. Silver Mountain Resort in Kellogg, Lookout Pass Ski Area, and Schweitzer Mountain provide world-class skiing within driving distance, while summer months offer access to spectacular waterfalls including Copper Falls and Snow Creek Falls, plus Lake Pend Oreille and Farragut State Park for boating and fishing. The nearby Coeur d'Alene River Wildlife Management Area provides exceptional hunting opportunities, and the region's abundance of public lands ensures perpetual recreational access.

**Secure your piece of North Idaho's recreational paradise** where established infrastructure meets unlimited potential in one of the region's most desirable counties. With immediate livability, development flexibility, and unmatched recreational access, this property represents both lifestyle investment and long-term value appreciation in Idaho's premier Lake Country. Wildlife abounds, opportunities are endless, and your North Idaho dream begins here.

#### Main Info

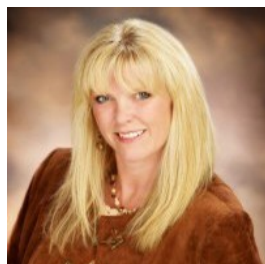
- Street Address : 24601 N. Nikoma Rd.
- Lot Size Acres : 5.00 Acres
- Postal / Zip Code : 83858
- Dwelling : Yes
- State / Province : Idaho
- (Assessor) Parcel Number : 53NO4W328050
- County : Kootenai
- Closest City : Rathdrum

#### Taxes

Tax Year : 2024

Estimated Taxes per year are \$1,347.00

#### 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 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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