



## Wildlife Wonder, Bonner County, Idaho, 19.89 Acres

**\$249,000**

- Big Game, Snow sports

### Wildlife Wonder - Your North Idaho Wilderness Retreat

Discover the ultimate escape on this spectacular 19.89-acre wilderness sanctuary, perfectly positioned in the heart of North Idaho's premier recreational corridor near Priest River. This pristine undeveloped parcel offers an exceptional opportunity to create your mountain retreat while surrounded by abundant wildlife and endless outdoor adventures just minutes from your doorstep.

**Property Overview** This expansive nearly 20-acre tract provides the perfect canvas for your North Idaho dream home or recreational compound. The property's strategic location on Peninsula Loop places you in the sweet spot between privacy and accessibility, with the natural landscape offering multiple potential building sites to capture the area's renowned mountain vistas. The terrain's natural diversity creates ideal habitat for the region's abundant big game populations, making this an exceptional choice for hunting enthusiasts and wildlife observers alike.

**Location & Access** Strategically positioned just outside Priest River in Bonner County, this property delivers the perfect balance of seclusion and convenience. You're positioned 30 minutes from the crystal-clear waters of Priest Lake, 40 minutes from the charming mountain town of Sandpoint, and within an hour of world-class Schweitzer Mountain Resort. The property benefits from year-round access while maintaining the privacy and rural character that makes North Idaho so desirable. Spokane's commercial amenities and airport connectivity are just 90 minutes away.

**Recreational Opportunities** This location serves as your gateway to North Idaho's legendary outdoor lifestyle. The property's designation as prime big game habitat means white-tailed deer, elk, black bear, and moose regularly traverse the area, creating exceptional hunting and wildlife photography opportunities right from your future front door. Winter transforms the region into a snow sports paradise, with Schweitzer Mountain Resort offering world-class downhill skiing and the surrounding forest providing endless snowmobiling and cross-country skiing terrain. Spring through fall, you're minutes from some of Idaho's finest fishing waters, including the Priest River system and the pristine lakes that define this region. Hiking, mountain biking, and off-road vehicle trails connect to vast public land networks, ensuring your adventure



options are truly limitless.

**Investment & Lifestyle Value** At \$299,000 for nearly 20 acres, this property represents exceptional value in North Idaho's appreciating recreational land market. The region's growing popularity as a destination for outdoor enthusiasts and remote workers continues to drive demand for quality acreage properties. With minimal annual taxes of just \$84, the carrying costs remain extremely manageable while you plan and develop your retreat. The property's recreational zoning and rural character make it ideal for a primary residence, vacation home, or long-term investment, with the potential for future subdivision or development as the area continues to grow.

**Your North Idaho Legacy Awaits** Wildlife Wonder offers the increasingly rare opportunity to secure significant acreage in one of the West's most desirable recreational regions. Contact us today to arrange your private showing and experience firsthand why this property represents the perfect foundation for your North Idaho mountain lifestyle.

#### Main Info

- Street Address : NNA Peninsula Loop
- Lot Size Acres : 19.89 Acres
- Postal / Zip Code : 83856
- Dwelling : No
- State / Province : Idaho
- (Assessor) Parcel Number : RP57N04W311800A
- County : Bonner
- Closest City : Priest River

#### Taxes

Tax Year : 2024

Estimated Taxes per year are \$84.00

#### 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.

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