



Residential Development Land adjacent to Super 1 Anchored shopping center

- 4.38 Acres
- Up to 35 residential units
- Utilities delivered to site
- Only Sewer in all of Athol
- Burgeoning, in-demand market!

Contact: **Steve Ridenour**
(208) 660-5010
sridenour@naiblack.com

KC Reese
(208) 755-7629
kc.reese@naiblack.com

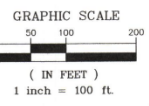
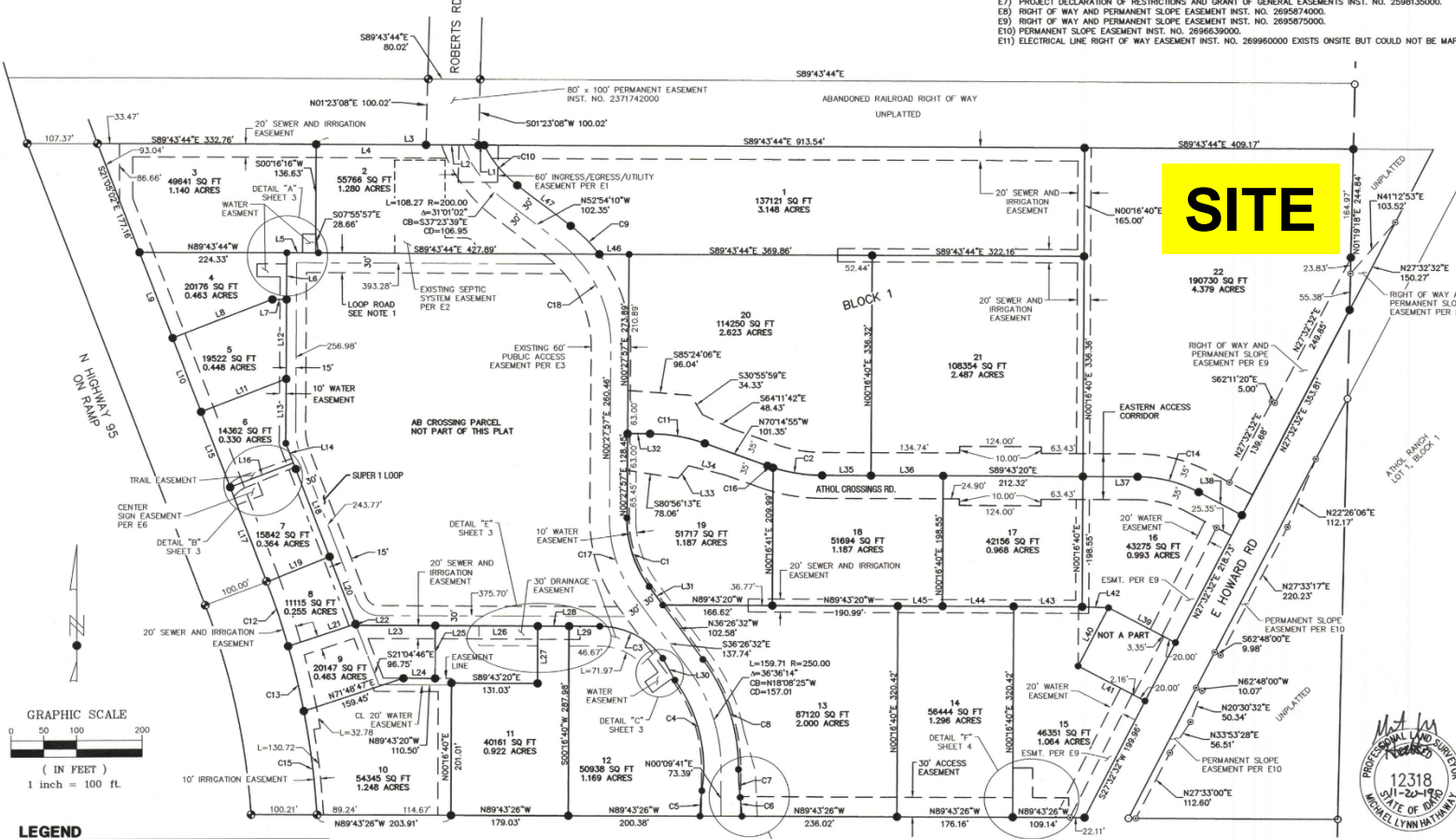
SALE PRICE - \$1,525,000

THE CROSSINGS AT ATHOL

LOCATED IN THE SW 1/4 OF SECTION 10, TOWNSHIP 53 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF ATHOL, KOOTENAI COUNTY, IDAHO

CONFORM COPY INSTRUMENT NO. 27288 807000

- ### EASEMENTS AND DECLARATIONS
- RECORDS OF KOOTENAI COUNTY
- E1) QUILCLAIM DEED AND GRANT OF INGRESS, EGRESS AND UTILITY EASEMENTS INST. NO. 1476464.
 - E2) DECLARATION OF RESERVATION OF SEPTIC SYSTEM EASEMENT INST. NO. 2597486000.
 - E3) GRANT OF EASEMENT INST. NO. 259813200.
 - E4) ELECTRIC LINE RIGHT OF WAY EASEMENT, RECORDED AS INST. NO. 2611593000, EXISTS ONSITE BUT COULD NOT BE MAPPED.
 - E5) RIGHT OF WAY EASEMENT, RECORDED AS INST. NO. 261245000, EXISTS ONSITE BUT COULD NOT BE MAPPED.
 - E6) DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS INST. NO. 2598134000.
 - E7) PROJECT DECLARATION OF RESTRICTIONS AND GRANT OF GENERAL EASEMENTS INST. NO. 2598135000.
 - E8) RIGHT OF WAY AND PERMANENT SLOPE EASEMENT INST. NO. 2695874000.
 - E9) RIGHT OF WAY AND PERMANENT SLOPE EASEMENT INST. NO. 2695875000.
 - E10) PERMANENT SLOPE EASEMENT INST. NO. 2696639000.
 - E11) ELECTRICAL LINE RIGHT OF WAY EASEMENT INST. NO. 2699660000 EXISTS ONSITE BUT COULD NOT BE MAPPED



- ### LEGEND
- FOUND 5/8" REBAR WITH CAP MARKED DURTSCHI PLS 3814, UNLESS OTHERWISE NOTED
 - ⊙ FOUND 3" ALUMINUM CAP MARKED ITD ROW PLS 8655 2011 WITH STATIONING AS NOTED
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED WELCH COMER PLS 12318, UNLESS OTHERWISE NOTED
 - ⊙ SET 5/8" REBAR WITH RED PLASTIC CAP MARKED ESMT COR PLS 12318 UNLESS OTHERWISE NOTED

www.welchcomer.com
200 E. Kallstrom Ave.
Coeur d'Alene, ID 83815

THE CROSSINGS AT ATHOL

IN THE SW 1/4 OF SECTION 10, T 53 N, R 3 W, B.M., KOOTENAI COUNTY, IDAHO

PROJECT NO. 41242
DESIGNED BY: MLL
DRAWN BY: JCS
CHECKED BY: MLL
DATE: 10/20/18
SCALE: 1" = 100'
SHEET NO. 2 OF 6

Broker contact:

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NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

105 N 1st St., Ste 300,
Coeur d'Alene, ID 83814



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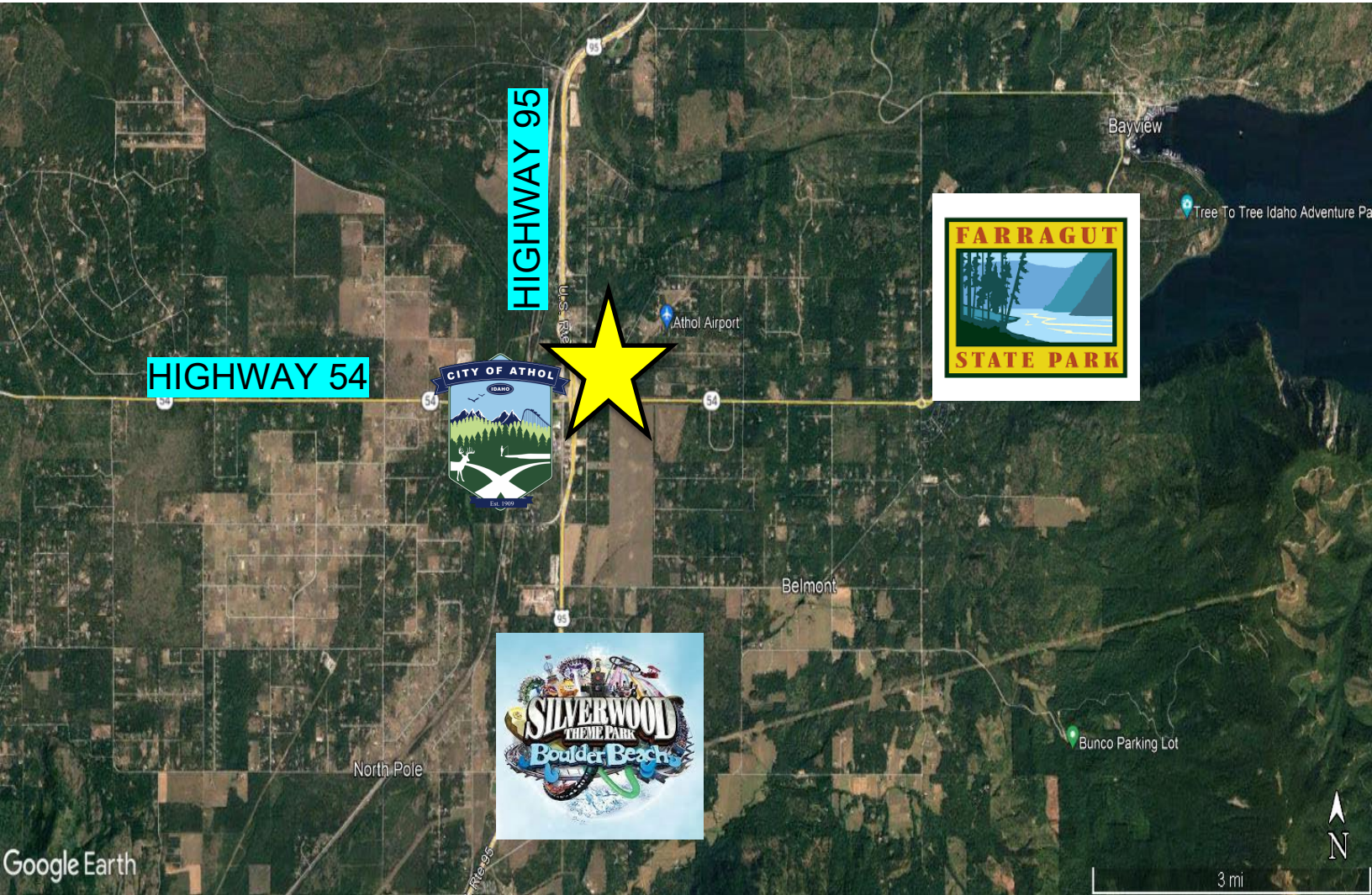
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