

SPECIAL PURPOSE FOR SALE

FORT RUNNING BEAR

25094 NE Little Camas Reservoir, Mountain Home, ID 83647



OFFERING SUMMARY

SALE PRICE:	\$1,190,000
LOT SIZE:	42 Acres
OWNER RESIDENCE:	2,144 SF

PROPERTY OVERVIEW

A rare opportunity to purchase an operating RV Resort! Fort Running Bear is situated on 40 acres of land with approximately 15 acres developed for the current resort operations. Fort Running Bear amenities include: full service RV hookups, swimming pool with bathrooms and showers, laundry facility, clubhouse with full kitchen, 9-hole miniature golf, scenic walking trails, fish cleaning station, cabin rental, and RV/ATV/Watercraft parking. Away from the city light or sound pollution for the optimal stargazing experience. Within minutes of other natural and local attractions such as Little Camas Reservoir, Anderson Ranch Reservoir, South Fork Boise River, and Wood Creek Mountain.

PROPERTY HIGHLIGHTS

- 43 Full Hookup RV Sites
- 24 Power & Water RV Sites
- 4 Cabins & Tent Camping Area
- Large 60' x 40' Shop
- 980 SF Managers Residence
- 2 Acres Of Land Along Hwy 20
- Office Building With Guest Library & Meeting Room

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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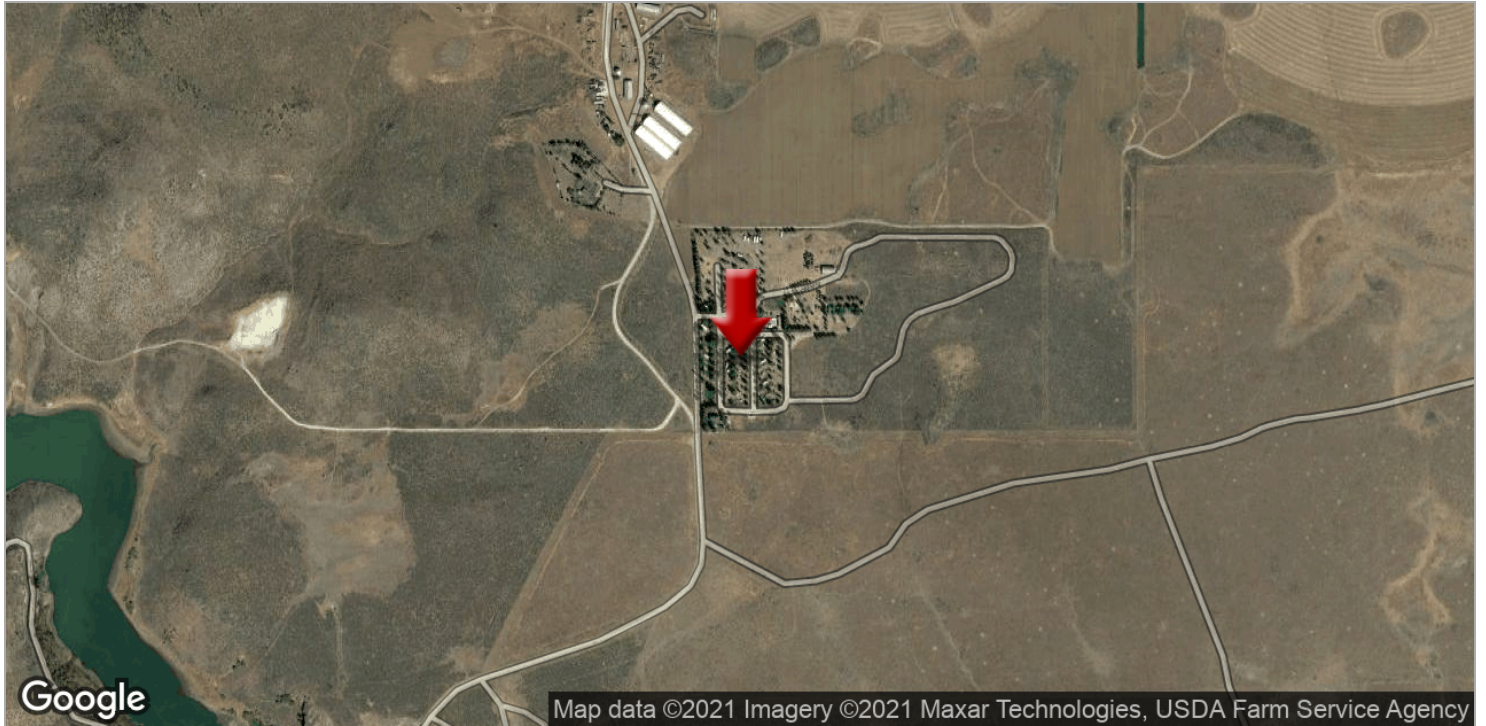
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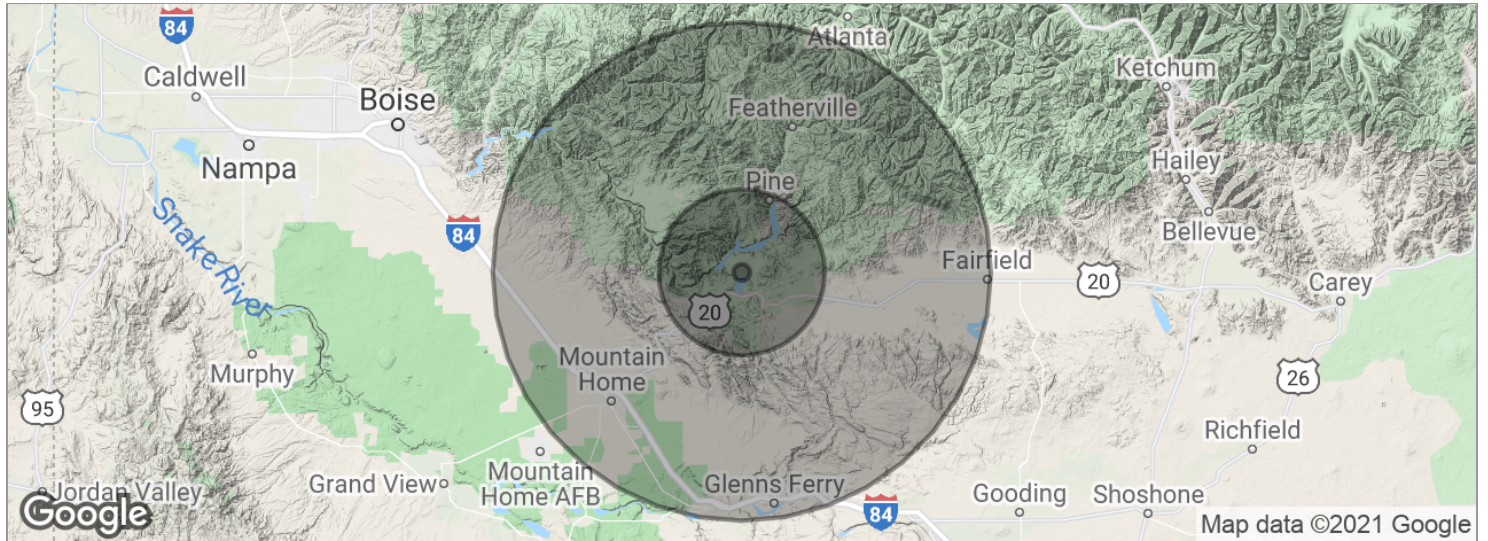
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	7	779	12,126
Median age	47.3	46.0	45.1
Median age (male)	47.4	45.8	43.0
Median age (Female)	47.3	46.3	46.3

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	2	325	5,071
# of persons per HH	3.5	2.4	2.4
Average HH income	\$77,781	\$52,923	\$51,201
Average house value	\$140,746	\$110,791	\$111,511

* Demographic data derived from 2010 US Census

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