

David Ringler

Golden West Properties

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Exceptional Properties Extraordinary Service

Farm & Ranch Client Full

1867 Northport Flat Creek Rd, Kettle Falls, WA 99141

MLS#: **1715510** Status: **Active**

Area: **940 - Stevens County**

Commty: **Kettle Falls**

LP: **\$7,500,000**

County: **Stevens**



Marketing Remarks

On a clear day you can see forever from this 3,915 acre ranch nestled between the Kettle River and Lake Roosevelt. The Ranch boasts 32 parcels, with approximately 160 ac in hay leased to a local farmer, and income from a cell tower lease. Trophy deer, elk, & most game birds, & watch out for bears. 4 homesteads from the 1800's, affixer upper farmhouse, and old foreman's house (not livable), barn, springs, pond. Property fronts on 3 county roads. Historical tales report 2 mines, (we found them) Offers: **Seller intends to review offers upon receipt**

General Information

Prop Type:	Farm & Ranch	Farm Type:	Crop, Land Only, Livestock				
Beds:	Baths:	SF:	2,452	SF Source:	Realist		
Yr Built:	Price/SF:	\$3,058.73	Lot Size:	3,915.200 ac/170,546,112 sf			
Elementary:	Buyer To Verify	Jr High:	Buyer To Verify				
Snr High:	Buyer To Verify	School Dist:	Orient				
Ann Taxes:	\$3,833	Tax Year:	2019	Snr Expt:	No	Form 17:	Provided
Map Book:							
NWMLS SOC:	1.25%						
Directions:	From Kettle Falls go west on US-395 7 mi to R onto Northport Flat Creek Rd 3 miles to locked gate on left.						

Farm Information

Irrigation:	See Irrigation Comm	Irrig Src:	
Lot Top/Veg:	Level, Rolling, Sloped, Wooded	Acr Com:	
Fence:	Barbed Wire		
Lot Dtls:	Paved Street		
Improv:	Gas Tanks		
First Refusal:	No	Seller's	
		Concess:	

Building Information

Ttl Cvr Prk:	3	Prk Typ:	Carport-Detached, Garage-Attached
Sewer:	Septic	Bsmnt:	
Style Code:	63 - Farm & Ranch	Bld Info:	Built On Lot
Foundation:		Roof:	Composition
Exterior:		Bld Nm:	

Interior Features

Main Beds:	M 1/2 Baths:	M 3/4 Baths:	M F Baths:
Upper Beds:	U 1/2 Baths:	U 3/4 Baths:	U F Baths:
Lw Beds:	L 1/2 Baths:	L 3/4 Baths:	L F Baths:
Ttl Beds:	Ttl 1/2 Baths:	Ttl 3/4 Baths:	Ttl F Baths:
Ttl Baths:	0	Upper Flpc:	Lw Flpc:
Ttl Flpc:	0		
Heat/Cool:		Energy:	

Information Deemed Reliable But Cannot Be Guaranteed. Lot Size and Square Footage Are Estimates. 1/21/2021 11:47:32 AM.