

State of Idaho Surplus Property For Sale **Wolf Lodge**

REQUEST FOR OFFERS TO PURCHASE.

All reasonable offers will be considered. Seller reserves the right to reject all offers.

All offers to purchase must be received or postmarked no later than:

August 12, 2011, 5:00 P.M.

SELLER RESERVES THE RIGHT TO SELL PRIOR TO THAT DATE.

Submittals must include receipt of proof of financial ability to pay full Bid price at closing. Acceptable proof of such financial ability shall be: (1) A letter from a financial institute clarifying bidders prequalification to place a bid at no less than offer amount submitted; OR (2) A cash (or cash equivalent) deposit of the full offer amount submitted.

PROPERTY DESCRIPTION: This vacant land contains approximately 11.92 acres and is located in northern Idaho, about 12 miles east of the City of Coeur d'Alene in Kootenai County. The topography is level to steeply sloped and it is partially forested. There is a power line that runs through the property and easements for natural gas and telephone on the property.



Access to the property is from Wolf Lodge Creek Road, via asphalt paved county road. A creek borders the westerly property boundary.



The property was once used as a fish hatchery for cutthroat trout, and the old abandoned concrete fish hatchery diverter structures and holding ponds are still located on the property.

For more information or to submit an Offer, Please Contact:

Idaho Department of Lands, P.O. Box 83720, 300 N. 6th St. Suite 103, Boise, Idaho 83720,

(208) 334-0200 Fax (208) 334-3698 lmadminhelpdesk@idl.idaho.gov

Visit our website: www.idl.idaho.gov/bureau/RealEstate/index_re.htm

Disclaimer: This information is designated for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information related to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property.

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This Wolf Lodge Surplus property is located in Northern Idaho and will be sold as is. This region of the state has all 4 seasons and provides opportunities for the sportsman and nature lover alike. North Idaho has an abundance of wildlife and pristine natural forests as well as some of purest lakes, rivers and streams in the country.

<u>LEGAL DESCRIPTION:</u>	In a portion of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 21, Township 50 North, Range 2 West, B. M., in Kootenai County, Idaho.
<u>SIZE:</u>	Approximately 11.92 acres, more or less
<u>IMPROVEMENTS:</u>	None
<u>HIGHEST AND BEST USE:</u>	Residential
<u>ZONING:</u>	Rural
<u>UTILITIES:</u>	Available nearby
<u>10/2009 APPRAISED VALUE:</u>	\$ 119,000.00

The successful bidder will be responsible for all cost of sale including appraisal, advertising, closing costs and title insurance premiums if applicable. If a reasonable offer is accepted the successful Bidder will be required to sign a Purchase and Sale agreement and make a deposit for the amount of \$4,743.41 for the appraisal, advertising and Deed Fee.

Reservations:

Lands listed for sale are typically subject to a prior reservation to the United States of America for rights of way over and across said lands for ditches and canals constructed by authority of the United States. All mineral rights will be disposed of with the property.

No Warranty of Suitability, Environmental Cleanliness or Property Title:

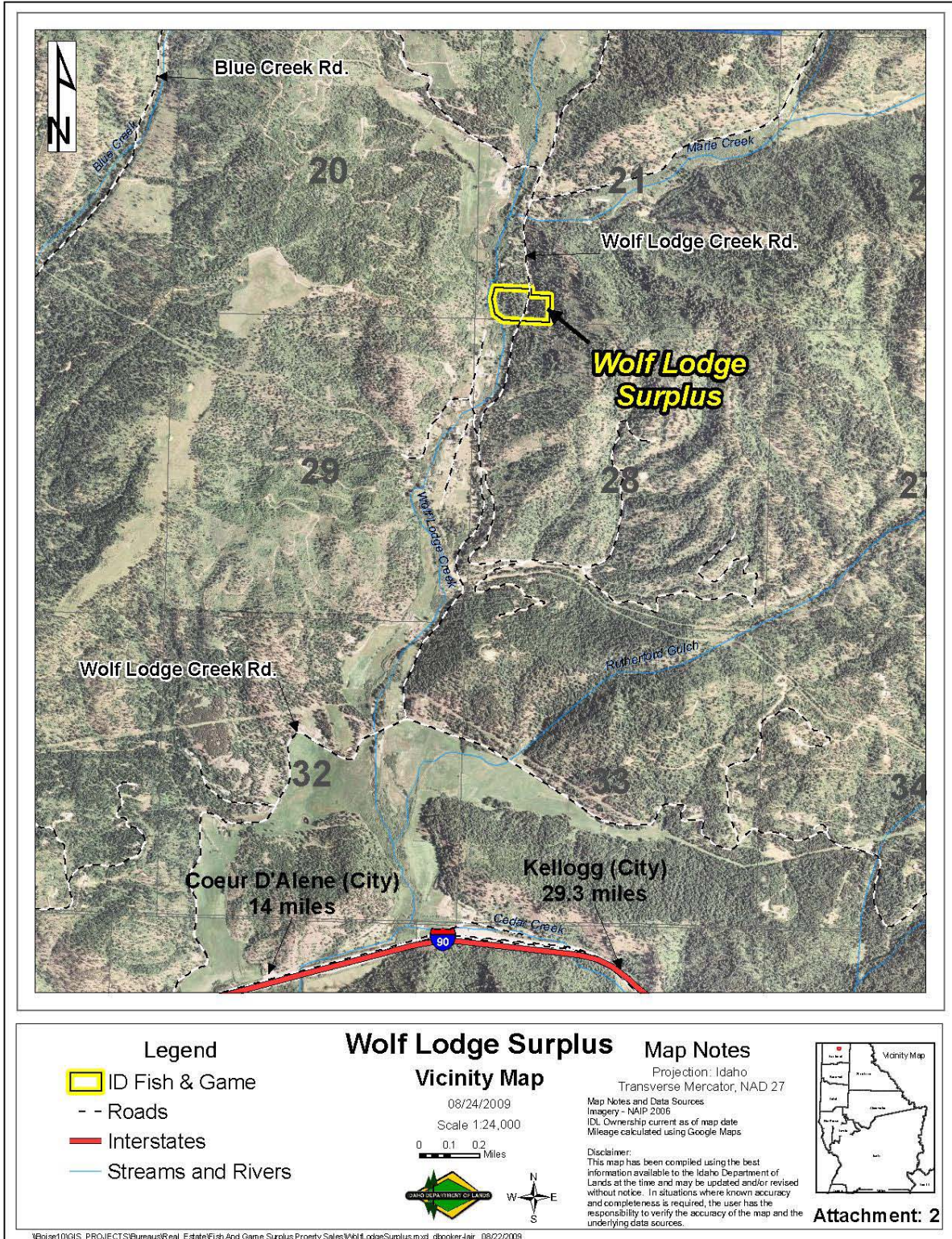
The potential purchaser is encouraged to perform their own due diligence in regard to the status of property title or environmental conditions of the property being sold by the State of Idaho. The State of Idaho provides no warranty of suitability, environmental cleanliness or property title.

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