

2021 Priest Lake VAFO/ULA Results

August 21, 2021

Priest Lake Voluntary Auction for Ownership (VAFO) Results

CS Address	Subdivision	Lot	Block	Acres	Appraised Land Value	Winning Bid	UpBid Amount	% Upbid	Winning Bidder
354 N Cape Horn Road	Powerline	1	1	1.60	\$420,000	\$575,000	\$155,000	36.9%	non-lessee
1458 Cape Horn Road,	Woody's Point	38	1	0.74	\$645,000	\$645,000	\$0	0.0%	lessee
76 W Horton Creek Road	Horton Creek	23	1	1.59	\$499,000	\$855,000	\$356,000	71.3%	non-lessee
38 S Horton Creek Road	Horton Creek	17	1	1.37	\$523,000	\$610,000	\$87,000	16.6%	lessee
218 State Cabin Road	Two Mouth Creek	11	1	1.07	\$753,000	\$753,000	\$0	0.0%	lessee
564 State Cabin Road	Two Mouth Creek	2	1	1.86	\$783,000	\$1,570,000	\$787,000	100.5%	lessee
61 Pinto Point Road	Pinto Point	39	1	0.72	\$690,720	\$690,720	\$0	0.0%	lessee
572 Pinto Point Road	Pinto Point	18	1	1.08	\$922,720	\$922,720	\$0	0.0%	lessee
42 N Eight Mile Road	Horton Creek	27	1	1.19	\$765,000	\$765,000	\$0	0.0%	lessee
1563 W Pearl Shore (aka 5 Southshore Outlet)	Outlet Bay	5	1	1.66	\$405,000	\$475,000	\$70,000	17.3%	lessee
Total VAFO Sales				12.88	\$6,406,440	\$7,861,440	\$1,455,000	22.7%	

Priest Lake Unleased Land Auction (ULA) Results

CS Address	Subdivision	Lot	Block	Acres	Appraised Land Value	Winning Bid	UpBid Amount	% Upbid
47 Pinto Point Road	Pinto Point	40	1	0.99	\$649,720	\$1,525,000	\$875,280	134.7%
6604 Eastshore Road	Horton Creek	1	1	0.80	\$490,000	\$810,000	\$320,000	65.3%
310 Powerline Road	Woody's Point	5	1	1.30	\$536,000	\$1,000,000	\$464,000	86.6%
48 E Char Lane	Woody's Point	27	1	0.91	\$519,000	\$715,000	\$196,000	37.8%
503 Pinto Point Road	Pinto Point	21	1	0.30	\$499,920	\$750,000	\$250,080	50.0%
441 Pinto Point Road	Pinto Point	24	1	0.35	\$499,920	\$500,000	\$80	0.02%
Total ULA Sales				4.65	\$3,194,560	\$5,300,000	\$2,105,440	65.9%

Total VAFO & ULA Auction Results

Acres	Appraised Land Value	Winning Bid	Up Bid	% Upbid
17.53	\$9,601,000	\$13,161,440	\$3,560,440	37.1%