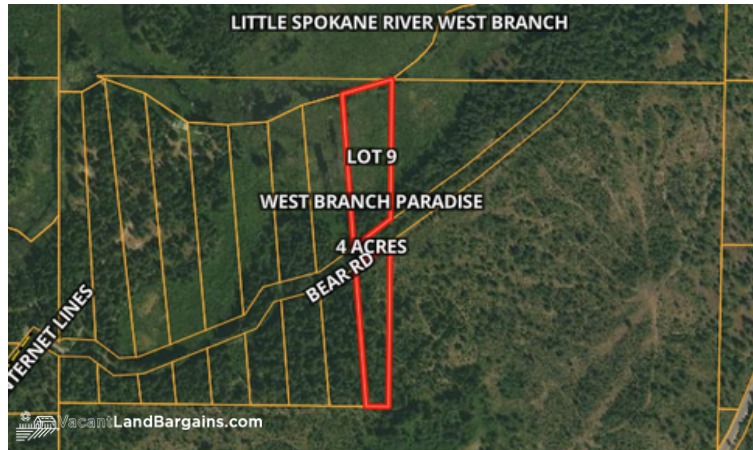


The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.



Info Sheet

PROPERTY SUMMARY

This 4-acre lot in Washington is .3 miles from power and fiber internet (confirmed possible). The property is divided by a privately maintained dirt road. On the north side, it borders the Little Spokane River. The building setback is 150-200 ft. from the river

ACCESS & MAPS

Road	Bear Rd
Type	Dirt
Condition	Fair
Directions	https://goo.gl/maps/wFrHk57itcNmgGUs9
GPS Coordinates	48.1386228,-117.3469302
Land ID Link	https://id.land/ranching/maps/cf0e15adf86bb84c050c7a9fbbf79dfc/share
Google MyMap W/ Corner Boundaries	https://www.google.com/maps/d/u/1/edit?mid=1-hWp7V8LkrnHlAnNzwWWUd5ZknBhntY&usp=sharing

ZONING

Designation	Rural-20
Link to County Zoning Ordinance	https://www.pendoreilleco.org/media/4476
Uses By Right	Residential only
Notes	The property is designated as Rural Conservancy, your set back from the river's bank is 150', however the CMZ report may require more of a setback. The set back from property limits shall not be less than 50 ft.

PROPERTY DETAILS

Acreage

4 Acres

APN

433135-51-0009

Legal Description

1-56 f3 lot 9 west branch paradise 1st 35-31-43

County

Pend Oreille

Annual Taxes

\$128.11

HOA

No

HOA Dues

None

Covenants

Yes

Utilities

Power, Fiber Internet

POWER

Provider	Pend Oreille Public Utility District
Website	https://www.popud.org
Distance to Power	About 1.4 miles from the property.
Est. Cost to Connect	Quote needed. Application fee is \$250.
Notes	POPUD also provides fiber internet along the same lines
Natural Gas Delivery	\$4.2k to \$7k for Tank and installation- https://www.arrowpropane.com/residential

WATER

Provider	No Water Service in the area - Well needed
Well Application Process	You don't need a water right for domestic use, limited industrial/irrigation use and stock water if it is under 5000 gallons a day. Before drilling a well, submit a notice of intent and check water availability. For larger usage, apply for a water right.
Resource	https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-rights
Licensed Drillers in the area	https://apps.wa.gov/apps/wr/ecology/wa.gov/wellconstruction/Wells/PublicPages/PublicDrillerSearch.aspx
Bulk Water Delivery	Around \$350 for 3500 gallons- https://www.prairieh2o.com/potable-water-hauling

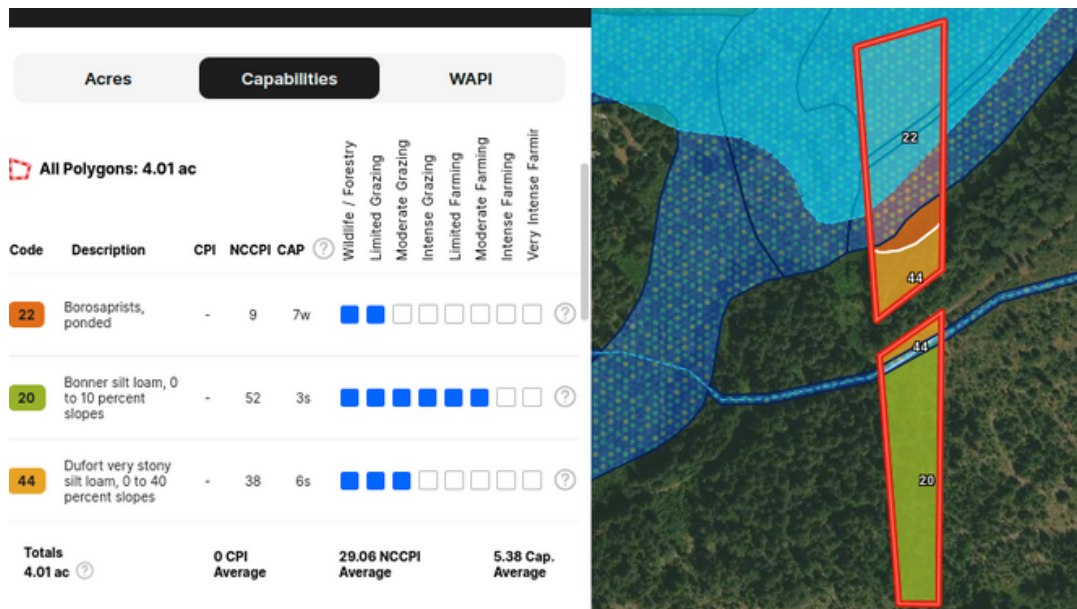
SEPTIC/SEWER

Provider	None - Septic System Needed
Application Process	This is a summarized process: <ol style="list-style-type: none">1. Submit application & test holes.2. Review & site evaluation.3. Design approval gets permit.4. Owner/installer can install.5. Final inspection for approval.6. Appeal within 30 days.
Resource	https://www.netchd.org/DocumentCenter/View/321/Fillable-Single-Family-Residence-SFR-Application---Supporting-Materials-PDF

BUILDING & USE RESTRICTIONS

Subdivision Rules	It cannot be subdivided
Min Building Size	No apparent restrictions
Max Building Size	2 Stories
# of Buildings	Just one allowed
Building Types	Modular, Prefab: Allowed
Outbuildings	No specific restriction (Refer to County Guidelines)
Animals	Any that can be contained within lot limits. There is one restriction: No pigs goats or geese allowed
Mobile Homes	Mobile homes are allowed
RV Rules	Up to 120 Continuous Days per calendar year
Camping Rules	No specific rules for tent camping on private property
Resource	https://www.pendoreilleco.org/media/4721

TERRAIN/SOIL/CLIMATE



Soil	Over 36% of the land is bonner silt loam	Climate Annually	
Capabilities	North Side: Moderate grazing South Side: Limited farming	High	83 F
Terrain	North side is gently rolling.	Low	21.3 F
Water Features	Little Spokane River runs along the Northern Boundary W to E. Classification: PSS1C: Freshwater Forested/Shrub Wetland: Palustrine scrub-shrub (PSS) wetlands include wetland areas dominated by woody vegetation less than 20 feet tall	Avg Precipitation	34 in
Resource	https://www.ctic.org/files/Wetlands_Mapping_Classification_JDick.pdf	Avg Snowfall	57 in
Floodplain	No FEMA data available		

HOA/POA

HOA

None

CONNECTIVITY

Cell Service

Verizon

Site inspector - No service on the the property

AT&T

Yes - 4G LTE

T-Mobile

Yes - 5G

Fiber Internet

Yes - POPUD (Same company that provides power)

Starlink Available

Yes

NEARBY PLACES OF INTEREST

Place	Name	Distance
Cities	Newport	29 min
	Oldtown	29 min
Airport	Spokane International Airport	1 hr
Hospital	Newport Hospital & Health Services	31 min
Grocery Store	Safeway	31 min
	Super1foods	1 hr
Activities	Riverfront Park	52 min
	Discovery Playground	54 min
	Wonderland Family	39 min
	Splash Down	52 min
	Cowles Scout Reservation, Inland Northwest Council	22 min