

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 4.6-acre lot in Washington has access to power and fiber internet (confirmed possible). A short drive from Newport with access through Scotia Rd a public paved road in excellent conditions. Beautiful views and nearby attractions.

PROPERTY DETAILS

Acreage

4.6 Acres

APN

453005-53-0002

Legal Description

1-56 f3 lot 2 scotia pines
05-30-45

County

Pend Oreille

Annual Taxes

\$400

HOA

No

HOA Dues

None

Covenants

No

Utilities

Power, Fiber Internet

ACCESS & MAPS

Road	Scotia Rd
Type	Paved
Condition	Good
Directions	From Newport
GPS Coordinates	48.123850350000005, -117.1331803
Land ID Link	LandId
Google MyMap W/ Corner Boundaries	MyMaps

ZONING

Designation	R5
Link to County Zoning Ordinance	https://www.pendoreilleco.org/media/4476
Uses By Right	Residential only
Notes	The property is less than 5 acres and is zoned R5. At this point, it cannot be subdivided.

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

 Boundary: 4.54 ac

Code	Description	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farm
63	Kiehl gravelly silt loam, 0 to 10 percent slopes	-	41	3s	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Totals
4.54 ac

0 CPI
Average

41 NCCPI
Average

3 Cap.
Average



Soil	Kiehl gravelly silt loam, 0 to 10 percent slopes	Climate Annually	
Capabilities	Moderate grazing Limited farming	High	83 F
Terrain	Gently rolling to the east	Low	21.3 F
Resource	Setbacks: You will have 25' from Scotia and 5' from Emerald Ln. and a minimum of 5' from the side lines.	Avg Precipitation	34 in
Floodplain	Not in the floodplains	Avg Snowfall	57 in

HOA/POA

HOA

None

CONNECTIVITY

Cell Service

Verizon

Yes- 4G

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	11 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
	Diamond Lake	10 min
	Discovery Playground	54 min
	Wonderland Family	39 min
	Splash Down	52 min
	Cowles Scout Reservation, Inland Northwest Council	22 min