

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 4.51-acre lot in Washington has access to power. The property is located in Harworth Rd a privately maintained dirt road. On the east side, it borders the Little Spokane River.

PROPERTY DETAILS

Acreege
4.51 Acres

APN
433134-52-0013

Legal Description
1-56 f3 lot 11 west branch
paradise 34-31-43

County
Pend Oreille

Annual Taxes
\$138.38

HOA
No

HOA Dues
None

Covenants
Yes

Utilities
Power

ACCESS & MAPS

Road	Harworth Rd
Type	Dirt
Condition	Fair
Directions	Google
GPS Coordinates	48.137643620000006, -117.35410569999999
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	Google My Maps

ZONING

Designation	R-10 (Residential)
Link to County Zoning Ordinance	Pend Oreille Ordinance
Uses By Right	Residential only
Notes	There are mapped wetlands and floodplain as part of the West Branch of the Little Spokane River. Water rights, if they don't currently exist could be applied for through the WA State Dept. of Ecology.

POWER

Provider	Pend Oreille Public Utility District
Website	https://www.popud.org
Distance to Power	Direct access on the road
Est. Cost to Connect	Quote needed. Application fee is \$250.
Notes	POPUD also provides fiber internet along the same lines, service will be available soon in this area
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://appswr.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

Non-Irrigated >

Boundary: 4.5 ac

Code	Description	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Very Intense Farming
117	Rock outcrop-Moscow complex, 8 to 65 percent slopes	-	5	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	Borosaprists, ponded	-	9	7w	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Totals	4.5 ac		0 CPI Average			6.03 NCCPI Average				7.74 Cap. Average	



Soil	Over 75%: Rock outcrop-Moscow complex, 8 to 65 percent slopes	Climate Annually	
Capabilities	Limited Grazing Forestry	High	83 F
Terrain	East side is gently rolling.	Low	21.3 F
Floodplain	A-Zone	Avg Precipitation	34 in
Resource	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage	Avg Snowfall	57 in

HOA/POA

HOA

None

CONNECTIVITY

Cell Service

Verizon

Site inspector - Yes

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