



# 4345 WILCOX RD SELL RANCH - 442 ACRES

## *Special Features*

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- Original family homestead from 1891
- Ranch history includes:
  - Operational cattle ranch
  - Timber harvesting
  - Christmas tree harvesting
  - Raising small game (pigs, emus, chickens, etc)
  - Crop production
  - Gardens
- 120 acres of tillable land
- Land would support up to 50 head +/- of cattle
- Timber cruise conducted and available
- Abundance of harvestable timber available for income
- Cell phone coverage
- Artesian spring, with water rights, provides year round water supply (no power needed)
- Original hand cut outbuildings throughout property
- Meat locker on property
- Multiple trails throughout property for hiking, trail rides, horseback riding, side by side
- Wildlife: bear, elk, moose, mule tail deer, white tail deer, bobcat, cougar, turkey





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- End of maintained county road
- Large portions of property bordered by BLM and DNR land (these lands are isolated and not accessible to public)
- Isolated valley surrounded by Black Hawk Mt, Island Mt, and Bodie Mt.
- Canada can be seen from higher elevations of property
- Very private and isolated due to road, surrounding terrain, and ownership of adjacent parcels
- Nearly a square mile, even more when adjacent public land is included for use
- Potential Lease of BLM land for cattle





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## Home Facts

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- Ranch style home built in 1967
- 3 main floor bedrooms
- 2 bathrooms
- Unfinished walkout basement
- Unparalleled views from almost every room of the house
- Generous kitchen with passthrough to dining room
- Eat in kitchen space with door to back deck
- Large living room fireplace
- Fireplace built by hand cut stone from local quarry
- Walls are constructed with solid, laminated 2x4's with no stud spacing in between
- Main floor windows are newer with double pane vinyl framed windows and basement has original aluminum framed windows
- Birch hard wood flooring throughout main floor
- Furnace is dual fuel with wood burning and electric forced air
- Water rights for gravity fed spring
  - No electricity necessary
  - Pressure comes from gravity flow from the fall from the mouth of the spring approximately 300 ft
  - Spring is fed directly out of the mountain via a cistern and plumbing
  - Water pressure has not varied and is enough for household use, gardens, and animals





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## *Distance To*

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- Lake Roosevelt (150 miles of boating and fishing) access via China Bend boat launch - 13 miles
- Red Mt Ski Resort, Rossland, BC - 19 miles
- Colville, WA - 31 miles
- Spokane, WA - 105 miles
- Sandpoint, ID - 129 miles
- Kelowna, BC - 170 miles





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## *Unlimited Potential*

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- Executive estate
- Family retreat
- Personal retreat
- Wellness retreat
- Non Profit retreat
- Church retreat
- Hunting lodge
- Campground
- Dude ranch
- Eco tourism
- Hiking, Biking, Rock Climbing, Base Jumping, Hang-gliding, Zip-lining; River rafting, swimming, kayaking
- Room for airfield
- Off grid living
- Hobby farm
- Garden and farming
- Ranching

PROPERTY  
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