

# TBD FISHER CREEK LOOP | LOTS AVAILABLE Stanley, ID

## Custer County Residential Lots

FOR SALE



### PROPERTY HIGHLIGHTS

- "Last-of-its-kind" property with unobstructed views of the Sawtooth range on Fisher Creek Rd
- Two adjoining parcels, each ready to build, surrounded by the Sawtooth & White Cloud Wilderness areas, with Fisher Creek running along the southern parcel boundary
- The two parcels can be developed independently. To be sold together for development purposes.
- Approved septic permit, new well, fiber optic internet and electric ready to go
- Winter access via Fisher Creek Rd
- Parcels are placed in the most amazing place in Idaho, perfect for a private getaway for a family compound with all the amenities
- Famous Salmon River one mile down the road, with Alturas, Petit, Yellowbelly and Redfish lakes, all just minutes from your door
- SNRA means that the properties that currently exist are all that will exist. No more land splits.
- Nearby activities include; river rafting, fly fishing for Steelhead, boating on glacial lakes, endless hiking and mountain biking.
- The subject property "Lot 1", must be sold in conjunction with "Lot 2". Please contact Broker for additional information.

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

**NAI**Select

**NORM BROWN**  
208.866.2450 | norm@rallensrealty.com

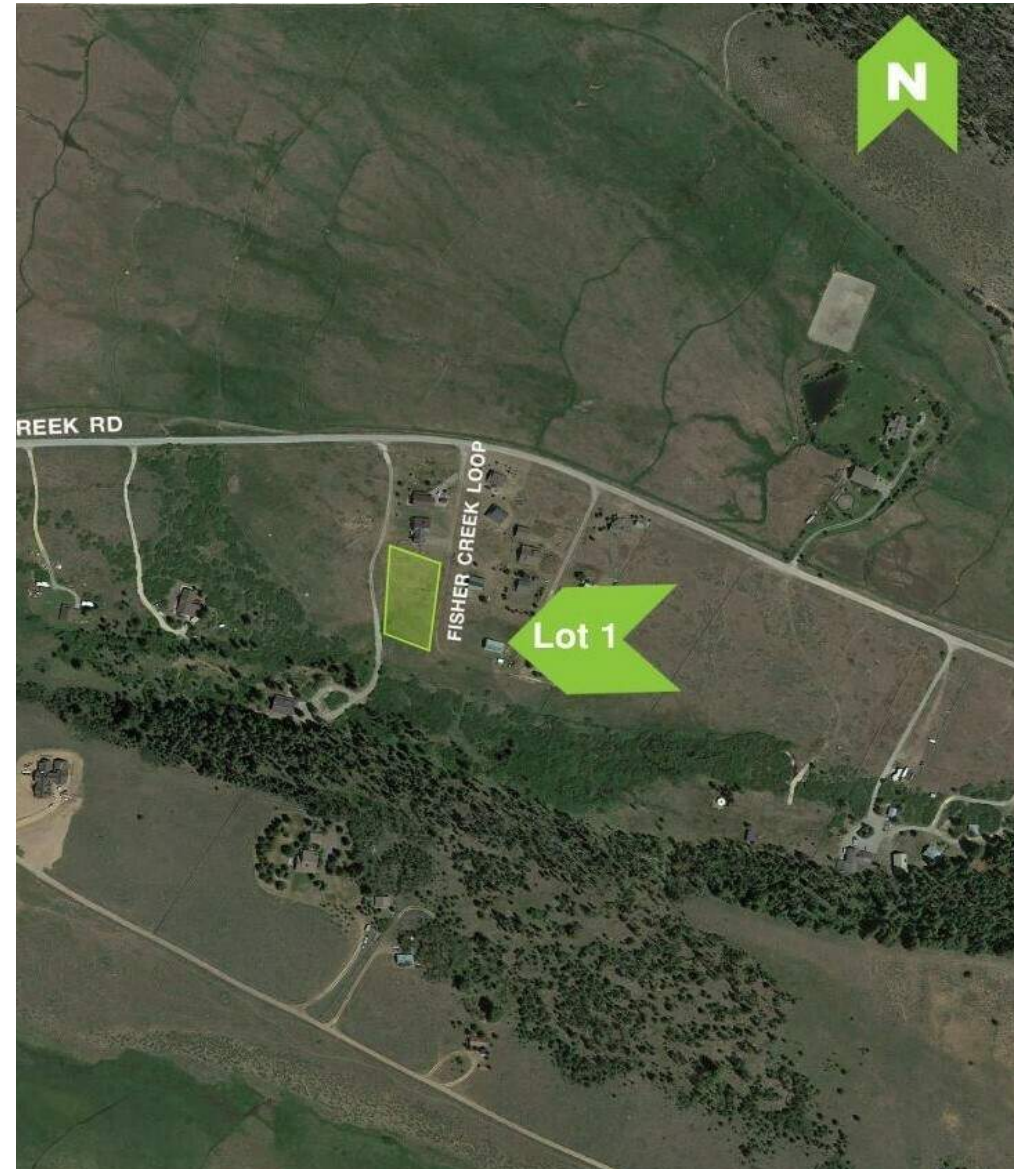


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Lot borders Fisher Creek



<b>PROPERTY TYPE</b>	Land
<b>COUNTY/ZONING</b>	Custer/Residential
<b>APN</b>	RP00042000004A & RP00042000006A
<b>LOT 1</b>	± 0.498 Acres
<b>LOT 2</b>	± 0.695 Acres
<b>TOTAL LOTS COMBINED</b>	Lot 1 and Lot 2 must be sold together Combined, these lots total ± 1.35 Acres
<b>PURCHASE PRICE LOT 1</b>	\$ 1,295,000
<b>PURCHASE PRICE LOT 2</b>	\$ 950,000
<b>TOTAL PURCHASE PRICE</b>	\$ 2,245,000

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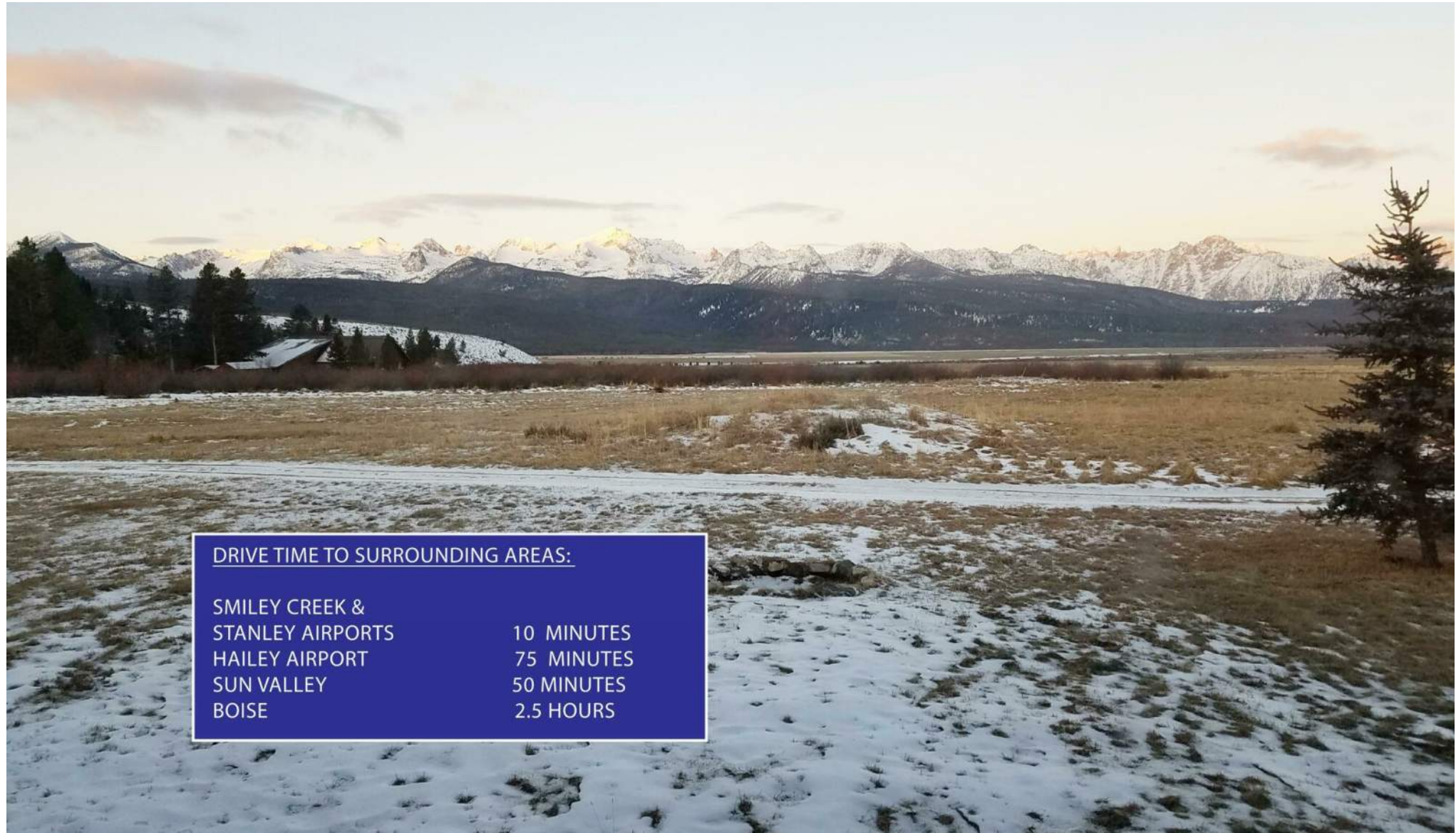
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## DRIVE TIME TO SURROUNDING AREAS:

SMILEY CREEK & STANLEY AIRPORTS	10 MINUTES
HAILEY AIRPORT	75 MINUTES
SUN VALLEY	50 MINUTES
BOISE	2.5 HOURS

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