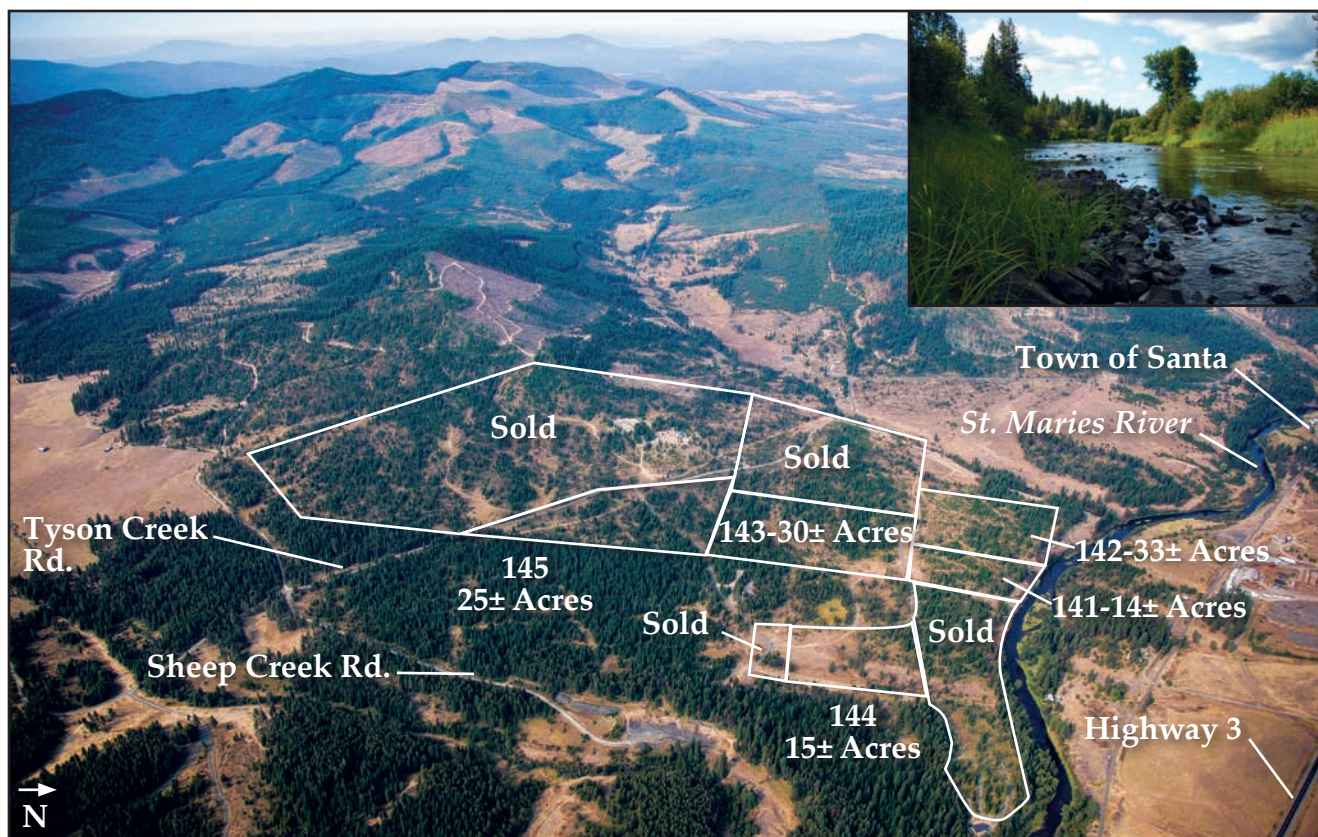


141 thru 145

Benewah River Ranch Residential Lots Benewah County, Idaho



PUBLISHED RESERVE:

#141: \$ 69,500* #144: \$39,500*
#142: \$ 60,000* #145: No Minimum Bid*
#143: \$ 39,500*

* The sale of individual Auction Properties #141-145 is subject to combined total accepted bids in the aggregate to equal, or exceed, \$208,500.

LAST ASKING:

#141: \$ 99,000 #144: \$49,000
#142: \$119,000 #145: \$59,000
#143: \$ 76,000

SIZE: #141: 14± Acres #144: 15± Acres
#142: 33± Acres #145: 25± Acres
#143: 30± Acres

ELEVATION: 2,640± Feet

ZONING: Benewah County is unzoned

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These five lots are part of a 21 lot rural subdivision located along the St. Maries River southeast of the town of Santa, and are the remaining unsold lots in the subdivision. Santa is located approximately 16 miles south of St. Maries, the county seat. Lots 4 and 5 have frontage on the St. Maries River. Access to the properties is by use of Tyson Creek Road from Highway 3. The Benewah River Ranch subdivision is governed by a declaration of covenants and restrictions. (Please see Supplemental Information Package for details.) Mobile homes are prohibited. No further subdivision is allowed. Power and telephone have been extended into the subdivision. Water and septic service will require private on-site systems.

LOCATION: From St. Maries, Idaho follow Highway 3 south for 16± miles turning right onto Tyson Creek Road. If you cross the bridge over the St. Maries River and enter the town of Santa, you have gone too far. Follow Tyson Creek Road south approximately one mile and the road will turn left for several hundred yards and run through the Benewah River Ranch Subdivision.

SEALED BIDS DUE NO LATER THAN November 14, 2012

