

Property Details

CONTROL: Exclusive VALUE: \$9,700,000
LOAN: \$0
EQUITY: \$9,700,000

TITLE: Camp 34
TYPE: Ranch

HAVE: Camp 34, the Legacy, the storied past, the bountiful future. Step into your place in History as one of a select few that have ever directed the future of these 4222 acres.

WEBSITE URL: <https://highlandrealty.net/listings/camp-34-4223-acres-lucile-id/>

ADDRESS: Camp 34, TBD John Day, Lucile, Idaho

BENEFITS TO NEW OWNER: Large tract of land, inexpensive hold. Ag. tenants rent covers taxes and provides range management.

GROSS SCHEDULED INCOME: \$15,000 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

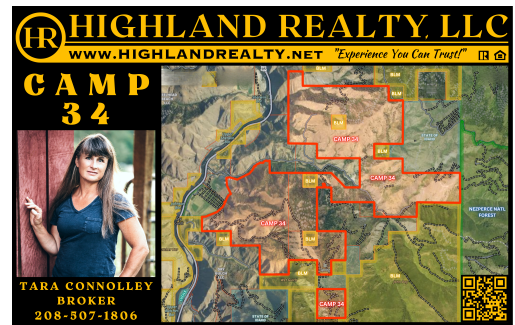
EXPENSES: \$4,800

NOI: \$10,200

DEBT SERVICE: \$0

CASH FLOW: \$10,200

CAP RATE: 0.11%



BENEFITS SOUGHT: Large number of estate members looking to liquidate.

MOTIVATION: Dispersal of Estate.

CAN ADD: An additional 800 acres in the same county, non-contiguous.

OWNER:

COUNSELOR: Tara Connolley Phone: 208 983 2935
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