

FOR SALE
100 ACRE WOOD LODGE
North Fork, Salmon ID

11 ± Acres



8,000 ± sf Lodge



Outfitter Permits



PRICE: \$1,650,000

Nancy Lemas
KW Commercial
Commercial Northwest Team
Phone: (208) 344-0288
Cell: (208) 250-3376

- Possible uses: Private Home, Commercial Lodge, Retreat Center
- Includes outfitter permits
- 11 Acres nestled between a National Forest
- 8,000 ± sf Lodge & commercial kitchen
- 1.25 ± Acre lake



**COMMERCIAL
NORTHWEST
TEAM**
An affiliate of
KW Commercial

imls# 98478563

www.tourfactory.com/788910

www.commercialnw.com ~ nancy@commercialnw.com ~ www.nancylemas.com



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COMMERCIAL NORTHWEST TEAM-A KW COMMERCIAL AFFILIATE



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Turnkey Business ♦ **Private Home** ♦ **Corporate Retreat**

- Lodge, 3 Barns, Small Cabin
- 10 bedrooms: 4 in the main lodge, 5 in the lodge wing, 1 in the small cabin
 - 6 rooms have private baths, 4 share baths, & some rooms have Jacuzzi's
 - Master bedroom & bath is 1,500 ± sf with deck overlooking the lake
- Two laundry rooms
- Well water at 60 gallons a minute, 42 degrees
- 400 amp electric system
- New sewer system capable of handling an expansion
- Separate secured office area with office equipment
- Private kitchen, bath, and wide screen T.V. in the lodge
- Only 7 ½ % of county is private land



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Full Commercial Property with no Restrictions

Weddings, private parties, corporate retreat, concerts & other events!

- Full commercial restaurant and kitchen
- Dining room (seats 50) overlooking deck and lake
- Large great room with three story rock fireplace for meeting or parties
- Truck delivery of food and supplies 4 times per week
- Fully landscaped grounds with underground sprinklers and timers



- Large deck & patio
- 20 x 30 Stage on private lake
- 6 structures to accommodate guests
- 8,000 ± sf lodge with 10" logs
- 3 Barns
- 1 Small Cabin
- 11 acres with room for expansion

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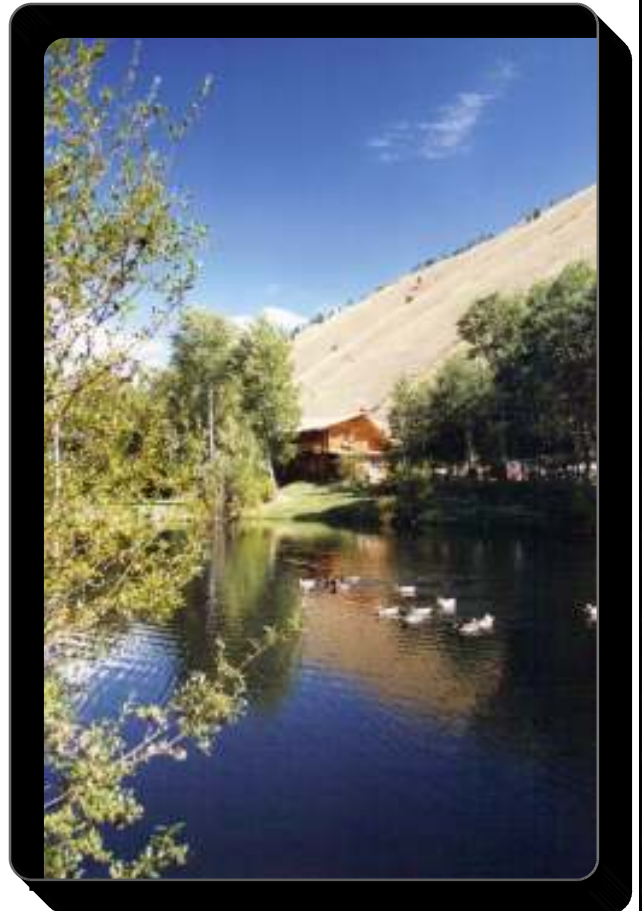
100 Acre Wood Resort Outfitter Permit and Outdoor Environment

Outfitter itemized list:

- Outfitter license, state transfer
 - Outfitter license for day tours: history, fishing, hiking, wildlife, horseback riding, back country 4 x 4 SUV tours
- 13 passenger bus
- 4 wheel drive SUV's may be included
- Waders, fishing poles, nets
- Metal Detector, back pack, binoculars
- Camp chairs, camp tables, coolers
- 2 Paddle boats, one row boat, stocked trout lake

Environment:

- National Forest on two side of the lodge
- Salmon, Idaho 23 miles South (Salmon the 2nd most remote incorporated city in the continental United States)
- North Fork River runs through the property
- 180 miles from Idaho Falls airport
- 19 miles from the Montana border
- 3 miles from the Wild Scenic Salmon River
- 19 miles from the Lost Trail Ski Area and Cross Country Ski House
- Near Frank Church Wilderness (2.2 million acres)
- Abundant wildlife surrounding the lodge such as elk, deer, bear, moose, & numerous species of birds



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