

Evelyn Boyd Real Estate



Lake Shore - Acreage - Homes
Homesites - Business Properties

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1B/1B LOG HOME with large loft on .6 acre lot with fantastic views of Cabinet Reservoir and the valley. Home in like new condition. Furniture and appliances included with the home. Recreational opportunities close. **Listed at \$149,000** MLS# 900143



LARGE 3+ BEDROOM unfinished home on 23 mixed acres, some timber and some hay ground for the stock. Large shop for vehicle storage or what ever with large workshop in the rear. Private location with views of reservoir and the valley. If you have the ambition this could make a wonderful place and it's priced to give you the incentive at **\$215,000.** MLS# 907845



PRIVATE 2 BED CABIN on 10 acres in NE Idaho. House is a log style cabin, very rustic with bathroom and 2 simple bedrooms and needs some finishing. This location is off the grid and no well but home has tank and pump system. **PRICE REDUCED TO JUST \$139,000.** (Davis)



HYDRONIC RADIANT HEAT 3B/2B 1600 sf home, 30x30 attached garage on 1+ acre near Trout Creek. Features spacious floor plan, blued pine interior, hickory cabinets, hydronic in-floor heat, Jacuzzi tub and balcony in master bath, and much more. Landscaping includes a covered picnic area and large fenced animal area. **GREAT PRICE \$170,000** MLS# 900980



TIMBER STYLE HOME on 26+ extremely private acres of pasture, timber w/NF boundary. 3B/3BA home filled with many amenities including cathedral beamed ceilings, native rock fireplace and large deck to view the mountains. 5 outbuildings including a large shop. Located in the scenic Bull River Valley. **Priced at \$699,000.** MLS# 703167



PRIME BULL RIVER FRONTAGE, NF, end of the road privacy and spectacular views. 3BR/2B, 2800 sq ft immaculate log home w/cathedral ceilings, hrdwd, ceramic and slate tile flooring, large windows. 38x40 shop, wood shed, and 30x40 storage. Excellent fishing and hunting in the renowned Bull River Valley. Many exterior features/amenities. **One of kind property offered at \$495,000.** MLS# 10001458



67 ACRES BORDERING TROUT CREEK, NF border in a nice timbered setting overlooking the creek. Cute 2 bedroom cabin w/ private setting makes a great home or recreational cabin.

Wildlife abundant on this property, and you are just minutes from a trail head. **Price Reduced to \$185,000.** MLS#707778

COMMERCIAL BUILDING

DUPLEX, located in Thompson Falls. (2) one bdrm/one bath units on three city lots. Units are in great condition. Each unit has a carport with back entrance and side entrance into each unit. Large yard. Excellent location and access. **PRICE REDUCED TO ONLY \$99,999** MLS # 703580

UNDEVELOPED LAND

LOCATED IN THE HEART OF GREAT RECREATION of nearly all kinds, this 3 ACRE property is a licensed gravel source by the State of Montana. Great pit material for road building / fill or build your home or get away cabin. No highway or train noise in this location, just great views and peace and quiet. Priced very well at just **\$50,000.** Possible Owner Contract.

NOXON RESERVOIR ACCESS LOTS in the Trout Creek area. 1/2 acre to over 1 acre lots w/ community water, power & phone to lot line. Great lake & valley views and good walking access to the water. **Starting at \$59,900.**

BULL RIVER WATERFRONT LOTS - (3) 2 ACRE Lots with frontage on the lower end of Bull River. Gorgeous bldg sites / settings with trees for privacy, great views of river and mountains and good access to the river. Electric, septic and water avail. Priced from **\$125,000.** 2 acre lot w/o waterfront reduced to **\$75,000.** Seller financing avail. Agent owned.

NEAR TROUT CREEK In the heart of great recreation of nearly all kinds this mostly level .5 ACRE lot has great mountain / lake views and walking access to Noxon Reservoir. Community water system, and power and phone to the lot line. **Just \$75,000.**

9+ PRIVATE ACRES OVERLOOKING INLET OF CABINET RESERVOIR ACCESS. No visible neighbors, and loaded with cedar and other protective trees. Wildlife galore on and around beaver/spring fed ponds. Power available. Must see this property to appreciate its beauty and uniqueness. **A STEAL, JUST \$125,000.** Motivated seller!!

NOXON RESERVOIR ACCESS LOT in the Trout Creek area. Level, grassy .5 ACRE lot with community water, power and phone to the lot line. Bring the toys and RV and have some fun, or use as your hunting base camp!!! **Priced at just \$159,000** (Way lower than the \$200K + for most Reservoir lots).

NICELY TIMBERED 21+ ACRE PARCEL with lots of privacy and great mountain and valley views. Several nice sites to build your dream home or the vacation cabin. Power and phone are close by and deeded physical access to the property. Possible seller financing, OAC. Agent related to seller. **Priced at \$179,500.**

27 ACRES, ELK CREEK FRONTAGE, NF BORDER Rustic log cabin in great elk hunting area or just a place to get away from it all. Take off into NF from you own property. Enjoy the extremely private setting, and timber, power to the property and phone to the cabin. **A bargain at \$225,000.**

ENJOY THE MOUNTAIN AND WATER VIEWS on this 37 acres of mostly level bench with over 2700 Clark Fork River frontage. Great spot for a mini ranch or farm - has a small vineyard - or just a place to raise a few animals and build your dream home. No covenants. **\$650,000.**

OVER 1700 FEET OF FRONTAGE ON CABINET RESERVOIR. Over 24 Acres overlooking BULL RIVER BAY where the Clark Fork River and Bull River meet. Property includes mature cedar and a mix of other species and numerous small springs as well. Great buildings sites abound for your personal use, for a commercial property or for an investment. **Price reduced to \$750,000.** Possible owner held financing. Agent related to the seller.

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