

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



4+ ACRES AND LAKE VIEWS Home is ranch style, 2000 fin'd sf, 3 beds and 2 baths, and an unfin'd daylight bsmnt., a large private deck to enjoy the views. Very private setting in a mix of meadow, pasture and conifer trees. Property includes a small animal enclosure. A great spot for a few animals. **Priced at \$285,000 reduced to \$249,000.** MLS # 10002297



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



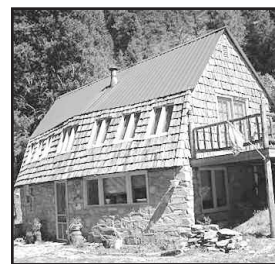
TIMBER STYLE HOME on 26+ extremely private acres of pasture, timber with NF boundary. 3B/3B home filled with many amenities including cathedral beamed ceilings, native rock fireplace and large deck to view the awesome mountains. 5 out-bldgs including a large shop. Located in the scenic Bull River Valley.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



6+ ACRES BORDERING BULL RIVER. National Forest Border on 3 sides with excellent trout fishing right out your door. Beautiful 2800 sf 3 bed, 2 bath custom log home with lots of recent renovations. Other improvements include a 3 vehicle garage with adjoining large insulated shop. Lots of landscaping and outdoor areas including a wrap-around deck with a hot tub. If you want privacy and absolute peace and quiet this is it. **Just \$495,000.** MLS # 10001458



52 ACRES WITH FISHING CREEK. Numerous sites to build your dream home or the vacation cabin with awesome mountain and creek views. Mixture of timber, pasture and several hay fields for the animals. Set up as a mini farm/ranch with mobile home, barn, work shop and several other outbuildings for the livestock. Walk to creek and throw in your line for some great fishing. **Priced at only \$799,000** MLS # 10002052



67 ACRES BORDERING TROUT CREEK, NF border in a nice timbered setting overlooking the creek. Cute 2 bdrm 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. **Reduced to \$185,000.** Owner Terms. MLS #707778

DUPLEX, COMM'L BUILDING
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! ONLY \$99,999

UNDEVELOPED LAND

NICELY TREED 1.4 ACRE parcel with lots of mature conifer and deciduous trees and good exposure. Good highway access to parcel and power is close by. Also, close to boat launch into Cabinet Reservoir. **Well priced at just \$24,900.** Seller may carry contract. Seller/agent.

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** and seller financing. Seller will give great discount for purchase of two or more lots in a deal. Will make a much better deal for a sale of the remaining 7 lots and will consider partial RE trades and seller held contract.

7 ADJOINING TOWN LOTS with city water to the lots and electric really close. All but two lots are timber covered with tall larch and fir. All pretty much buildable lots except one. Great spot for parking your RV for the summer. Close to Post Office, school, boat launch, and store. **\$70,000.**

BULL RIVER WATERFRONT LOTS - (3) 2 ACRE Lots with frontage on the lower end of Bull River. Gorgeous building sites / settings with trees for privacy, great views of river and mountains and good access to the river. Electric, septic and water available. Priced from **\$125,000.** 2 acre lot w/o waterfront reduced to **\$55,000.** Seller financing available. 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.**

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.**

NICELY TIMBERED 118 ACRES. Numerous building sites with awesome mountain, valley and Cabinet Reservoir views. Mixture of timber, pasture and several fields of orchard/timothy grass for the animals. Power and phone are on the property as well as spring water. Walk to Cabinet Reservoir to enjoy the fishing and water sports. NO CCR's. Now **ONLY \$575,000** and seller financing with low down negotiable terms. Agent owned. MLS 804781

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 1500 FEET OF FRONTAGE ON CABINET RESERVOIR. 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 sellers.

Check us out at: ebrealestate.com

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