



## Rolling Hills Ranch, Latah County, Idaho, 280.00 Acres

**\$3,600,000**

- Agriculture, Big Game, Equestrian, House, Income producing, Timberland, Wildlife Viewing

Spectacular 280-acre working ranch with multiple sites for custom building your own home. Beautiful rolling hills and mountain views, multiple springs, fruit trees, borders timber company ground and is secluded and private, yet close to town! Over 5 million board-feet of marketable timber on property and fields for cattle grazing & hay production, fully fenced. 240 acres of timber and 40 tillable agricultural acres. Game-rich, fringe area with elk, deer, black bear, turkey, moose, pheasant and more! Close to the Palouse River for fly-fishing. Also includes 4-bed/1-bath existing home, heated hobby shop, dry cabin, barn and sheds.

### Main Info

- Street Address : 1220 Rock Creek Rd
- Lot Size Acres : 280.00 Acres
- Postal / Zip Code : 83855
- Dwelling : Yes
- State / Province : Idaho
- County : Latah
- Closest City : Potlatch

### Home Info

- Square Feet Main House : 1833 square feet
- Baths : 1
- Bedrooms : 4

#### Broker Info



#### **Mike McCooey**

**Clearwater Properties**

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Mike McCooey was made for Idaho! He is an avid outdoorsman and conservationist. He loves the great outdoors and big game hunting, fishing, hiking and camping in Idaho's back country. He also enjoys snow skiing in the winter, wakeboarding in the summer or scuba diving with his wife and teammate, Renae. Mike is also involved in his community supporting local youth ministries. He is an experienced agent with a passion for the outdoors and recreational properties. Mike loves to thoroughly research and gain an intimate understanding of a client's property in creatively finding the highest and best use. His experience and knowledge are an incredible resource and you will appreciate the high level of service Mike and Renae will provide.

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