



## **Lone on the River, Pend Oreille County, Washington, 10.8 Acres**

**\$400,000**

- Beach Access, Big Game, Fishing, River Frontage, Stream/River, Timberland, Water Sports, Wildlife Viewing

### **PRIME WATERFRONT RETREAT WITH DUAL-PARCEL DESIGN**

Stunning waterfront sanctuary offering the perfect balance of aquatic recreation and forested privacy across 10.8 strategically divided acres. This exceptional property features over 200 feet of pristine water frontage on a 1.31-acre waterfront parcel, complemented by 9.49 acres of secluded woodland retreat—creating an ideal setup for both active water enthusiasts and those seeking peaceful forest seclusion.

### **PROPERTY OVERVIEW**

This thoughtfully configured dual-parcel property maximizes both recreational potential and development flexibility. The waterfront section provides immediate access to world-class fishing and boating opportunities, while the larger forested parcel offers multiple building sites surrounded by mature timber providing natural privacy and wildlife habitat. The unique two-parcel structure allows for diverse use options—from building a primary residence on the wooded acres with a waterfront recreation area, to developing separate seasonal and permanent structures. Located in Washington's premier outdoor recreation corridor, this property positions owners at the heart of the Pacific Northwest's most sought-after natural amenities.

### **LOCATION & ACCESS**

Strategically positioned in Pend Oreille County, this property offers convenient access to the region's recreational infrastructure while maintaining the privacy and tranquility that defines premium waterfront living. The area provides year-round road access essential for both construction and daily living, with proximity to Newport for essential services and Spokane for major amenities. The location places you within easy reach of multiple recreational lakes, the extensive Colville National Forest system, and seasonal attractions including world-class skiing at nearby resorts.

### **RECREATIONAL OPPORTUNITIES**

The 200+ feet of water frontage opens the door to exceptional fishing for regional species including trout, bass, and seasonal salmon runs. The protected waters provide ideal conditions for kayaking, canoeing, and small watercraft recreation, while

the adjacent forested acreage offers prime opportunities for wildlife observation and hunting (subject to local regulations). The property's position within Pend Oreille County's renowned outdoor recreation corridor provides access to extensive trail systems, seasonal hunting opportunities, and proximity to Diamond Lake and other premier fishing destinations. Winter recreation enthusiasts benefit from the area's reputation as a snowmobiling and cross-country skiing destination, with established trail networks connecting to vast backcountry areas.

**INVESTMENT & LIFESTYLE VALUE**

Pend Oreille County's median land price of \$11,500-\$16,991 per acre demonstrates strong market fundamentals, while waterfront properties command premium valuations due to limited supply and increasing demand from both local and out-of-state buyers. The dual-parcel configuration provides exceptional development flexibility, allowing for phased construction or separate recreational and residential uses. Washington's favorable tax structure for rural properties, combined with the region's growing reputation as a recreational destination, positions this property for long-term appreciation while providing immediate lifestyle benefits.

**PERFECT FOR YOUR PACIFIC NORTHWEST DREAMS**

Whether you're envisioning a custom waterfront home with forested privacy, a recreational compound for family gatherings, or a strategic land investment in one of Washington's most desirable counties, this dual-parcel waterfront property delivers exceptional value and endless possibilities. Contact us today to explore this rare opportunity to own prime waterfront acreage in the heart of the Pacific Northwest's outdoor recreation paradise.

**Main Info**

- Street Address : 26561 N LeClerc Road
- Lot Size Acres : 10.8 Acres
- Postal / Zip Code : 99139
- Dwelling : No
- State / Province : Washington
- (Assessor) Parcel Number : 43360510012
- County : Pend Oreille
- Closest City : Ione

**Taxes**

Tax Year : 2024

Estimated Taxes per year are \$865.00

**Broker Info**



**Camey Whalen**  
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Camey Whalen is a full-time, professional Associate Broker with extensive experience representing both buyers and sellers. Licensed in Idaho and Washington, Camey has been working in real estate since 1992, bringing over three decades of knowledge and expertise to every transaction. She holds several advanced designations, including CNE (Certified Negotiation Expert), RRS (Resort & Recreation Specialist), GRI (Graduate REALTOR® Institute), and SFR (Short Sales and Foreclosure Resource Certification). Her diverse experience spans a wide range of property types—lake homes, ranches, recreational and hunting properties, as well as foreclosures, REO, and HUD properties. A 1990 graduate of Northern Arizona University with a Bachelor of Arts in Business Finance, Camey combines her financial background with her deep understanding of the real estate market to guide clients through every step of the process with confidence and professionalism. Outside of real estate, Camey enjoys boating, jet-skiing, snowmobiling, camping, gardening, and hiking, reflecting her love for the great outdoors and the lifestyle that comes with it.

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