



DINNING REAL ESTATE 6422 KOOTENAI STREET PO BOX 653 BONNERS FERRY, ID 83805 208-267-7953 WWW.DINNINGREALESTATE.COM



**TRACT 6 IS ON RIGHT SIDE OF ROAD**

**Falcon Ridge** is a high plateau 15 minutes south of Bonners Ferry and 30 minutes north of Sandpoint. There is a picturesque vista overlooking the Kootenai Valley all the way to Canada! Nestled next to the Selkirk Mountains you'll have views of the Cabinets and the Purcell Mountains as well.

Deep Creek runs to the west of Falcon Ridge and Brown Creek to the east, both are known for trout. Deep Creek is just across the road from the gated entrance.

There is an excellent private gravel road that winds up to your dream home site. Across the road on the adjacent tract is a 25 gpm well and an opportunity to share it. Electricity is along the road.

Falcon Ridge is a 13-tract project, 10-18 acres each. Tract 6 is the first to be offered.

Not only will you live where the falcons fly, you'll have endless recreational opportunities literally out of your front door, including 1000's of Acres of public lands for hunting, fishing, snowmobiling, and boating.

**TRACT 6—10.33 ACRES \$650,000.00**



**TRACT 6 VIEW FROM ROAD LOOKING NORTH**



**WESTERLY DRONE VIEW**



**ON THE PROPERTY LOOKING NORTH**

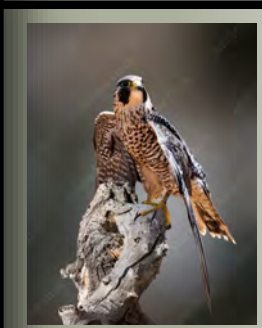
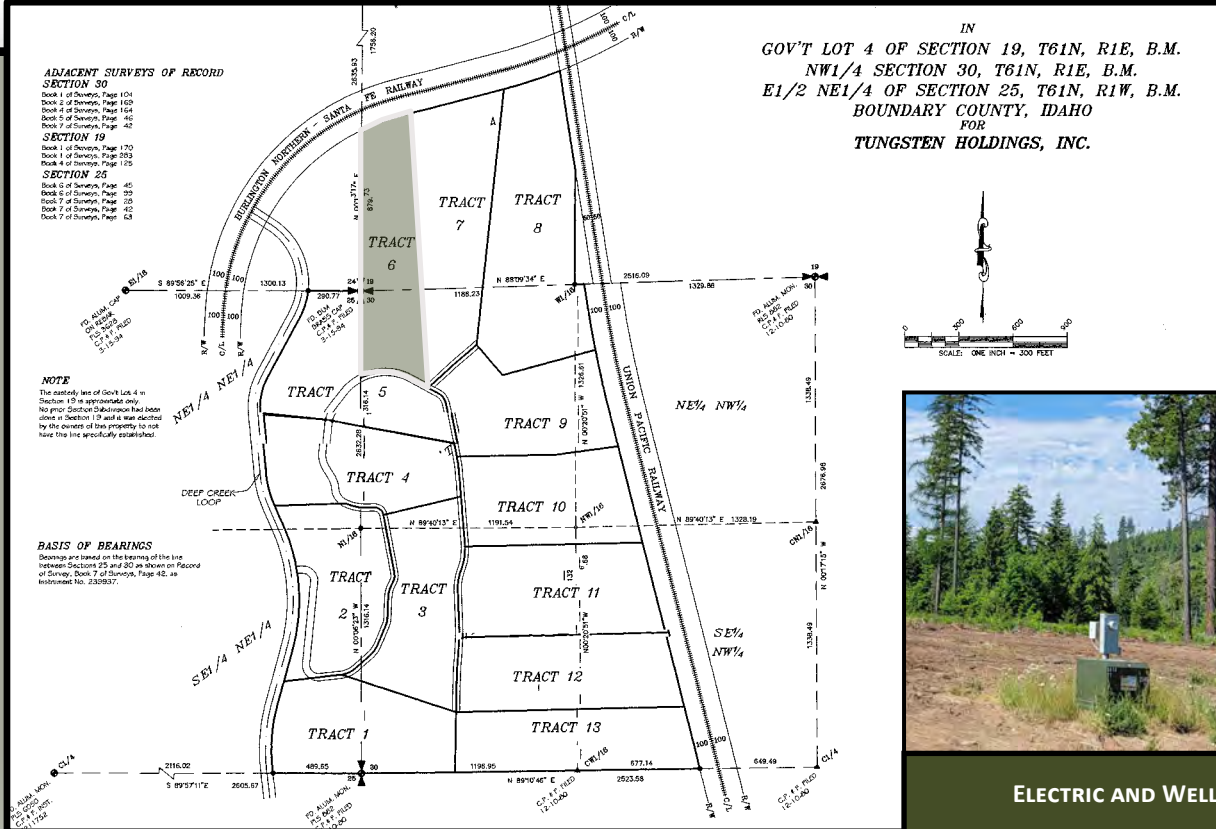
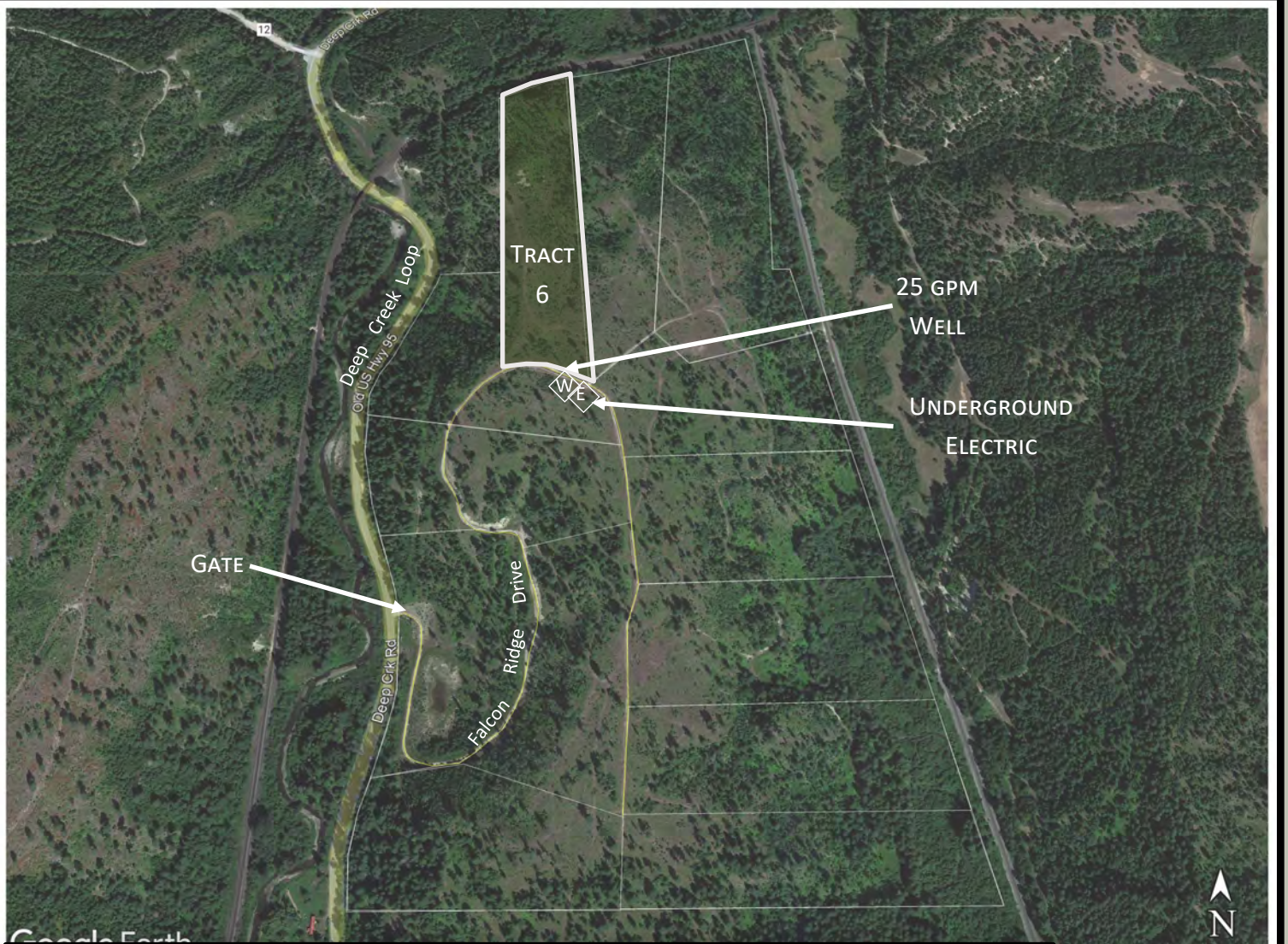


**ON THE PROPERTY LOOKING WEST**



**LOOKING DOWNWARD AT DEEP CREEK LOOP**

# FALCON RIDGE PROJECT



**ELECTRIC AND WELL ON TRACT 5**

## Directions

**From Bonners Ferry:** US 95-S 3.2 miles, turn right onto Deep Creek Loop continue 5.8 miles, Left turn into property to a locked gate. Continue .54 mile to property line of Tract 6.

**From Sandpoint:** US-95 N 23 miles, Left onto Schoolhouse Road (Naples) .2 miles, Turn right onto Deep Creek Loop/Old US Hwy 95 2.9 miles, Right turn into property and gate, continue .54 mile to property line of Tract 6.

### **LOCKED GATE AGENT MUST SHOW**

