



Dinning Real Estate 6422 Kootenai Street PO BOX 653 Bonners Ferry, ID 83805 Phone: (208) 267-7953 www.dinningrealestate.com

Hoodoo 17 Acres 2244 Whittum Road, Priest River, Idaho

17 acres near the Hoodoo Valley, Beautiful Views of the Mountains.

Off Grid living for the nature enthusiast or a Private Sportsman's Retreat with plenty of game.

Varied terrain with excellent building sites.

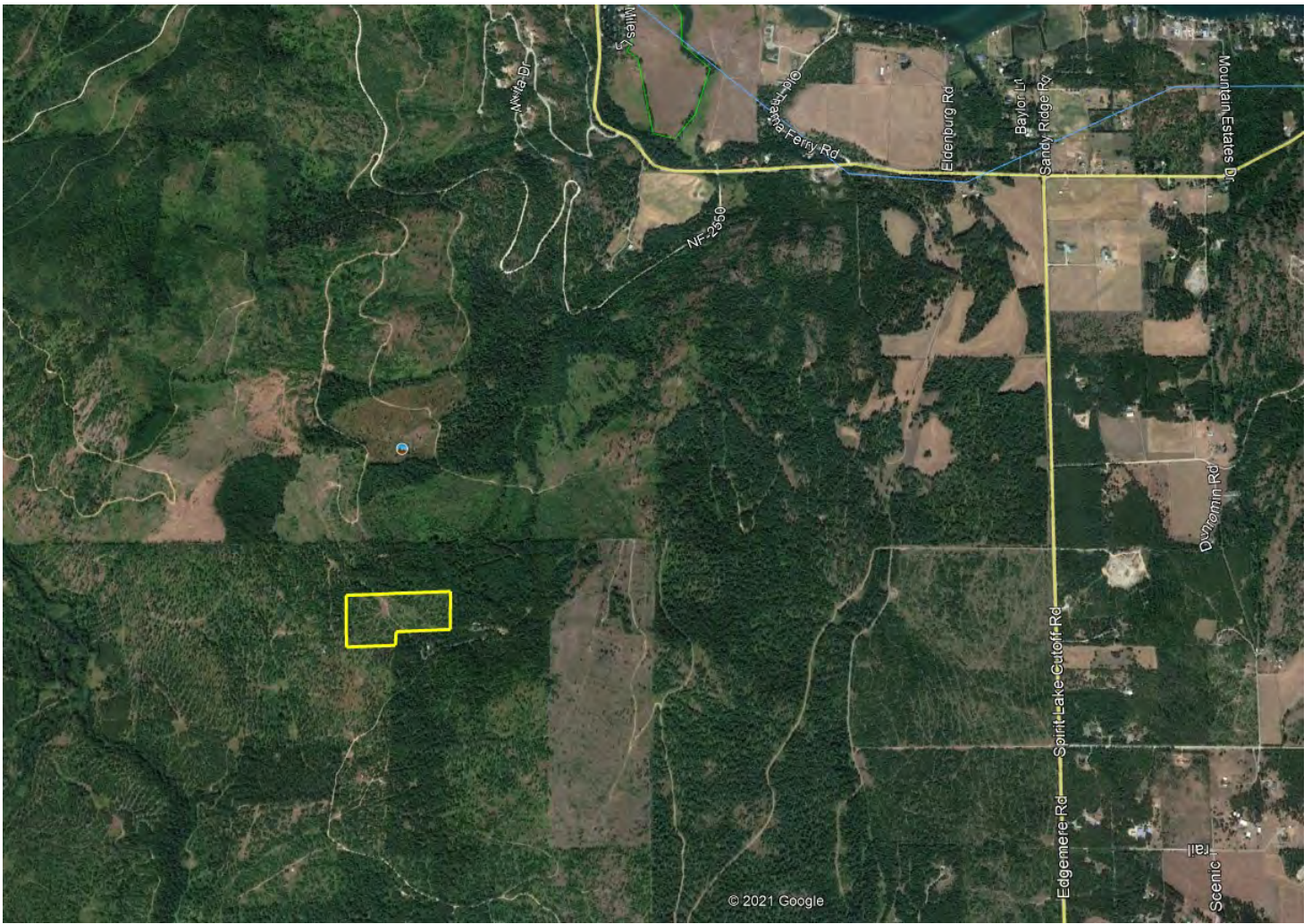
Directions: From the North-Dufort Road to Spirit Lake Cutoff Road 2.7 mile, turn Right onto Whittum Road, 1 mile Turn right, continue 2.2 mile, stay left at the "Y" just before a house.

Continue 400 ft to the property

Price \$275,000









Google Earth

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400 ft

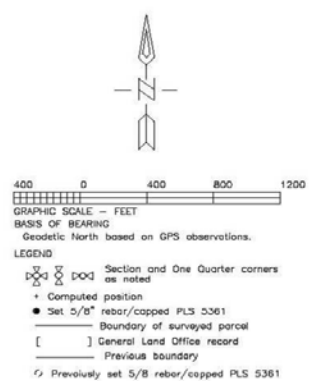
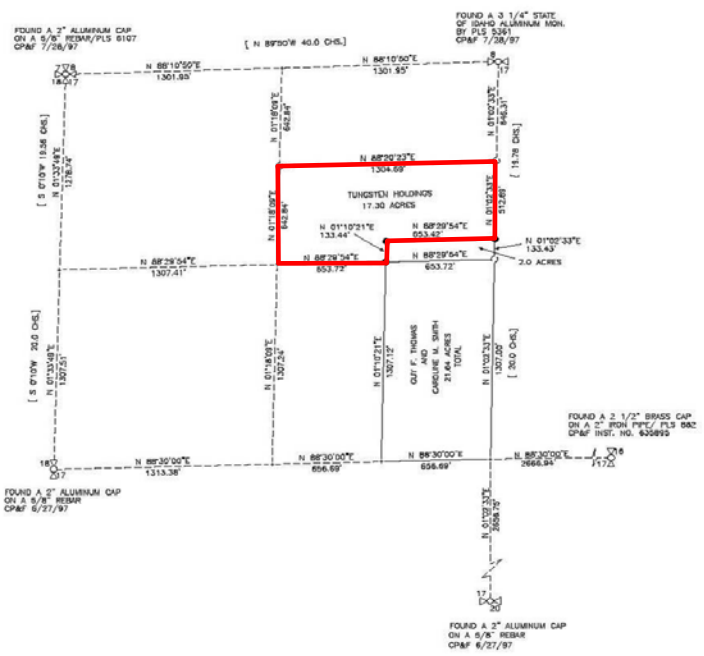
RECORD OF SURVEY

IN THE S 1/2, NE 1/4, NW 1/4 AND THE E 1/2, SE 1/4, NW 1/4,
OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE
MERIDIAN, BONNER COUNTY, IDAHO

LEGAL DESCRIPTION
A portion of the S 1/2, NE 1/4, NW 1/4, Section 17, Township 55 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:
Commencing at the North One Quarter Corner of said Section 17;
THENCE South 01 degree 02 minutes 33 seconds West for a distance of 848.31 feet along the center-of-section line to the True Point of Beginning at the NE corner of said S 1/2, NE 1/4, NW 1/4;
THENCE South 01 degree 02 minutes 33 seconds West for a distance of 512.89 feet continuing along said center-of-section line;
THENCE South 88 degrees 29 minutes 54 seconds West for a distance of 653.42 feet bearing said center-of-section line;
THENCE South 01 degree 10 minutes 21 seconds East for a distance of 133.44 feet to the NW corner of the S 1/2, NE 1/4, NW 1/4;
THENCE South 88 degrees 29 minutes 54 seconds West for a distance of 653.72 feet along the South boundary to the SW corner of the S 1/2, NE 1/4, NW 1/4;
THENCE North 01 degree 18 minutes 09 seconds East for a distance of 642.84 feet to the NW corner of the S 1/2, NE 1/4, NW 1/4;
THENCE North 88 degrees 20 minutes 23 seconds East for a distance of 1304.89 feet to the True Point of Beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 17.30 acres more or less.

LEGAL DESCRIPTION
A portion of the S 1/2, NE 1/4, NW 1/4, Section 17, Township 55 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:
Commencing at the North One Quarter Corner of said Section 17;
THENCE South 01 degree 02 minutes 33 seconds West for a distance of 1292.63 feet along the center-of-section line to the True Point of Beginning at the Southeast corner of said S 1/2, NE 1/4, NW 1/4;
THENCE South 88 degrees 29 minutes 54 seconds West for a distance of 653.72 feet along the South boundary of the S 1/2, NE 1/4, NW 1/4;
THENCE North 01 degree 10 minutes 21 seconds East for a distance of 133.44 feet;
THENCE North 88 degrees 28 minutes 54 seconds East for a distance of 653.42 feet to the center-of-section line;
THENCE South 01 degree 02 minutes 33 seconds West for a distance of 133.43 feet along said center-of-section line to the True Point of Beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said parcel contains 2.0 acres more or less.

LEGAL DESCRIPTION
The E 1/2, SE 1/4, NW 1/4 and a portion of the S 1/2, NE 1/4, NW 1/4 of Section 17, Township 55 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:
Commencing at the North One Quarter Corner of said Section 17;
THENCE South 01 degree 02 minutes 33 seconds West for a distance of 1189.20 feet along the center-of-section line to the True Point of Beginning;
THENCE South 01 degree 02 minutes 33 seconds West for a distance of 1440.43 feet continuing along said center-of-section line to the SE corner of said E 1/2, SE 1/4, NW 1/4;
THENCE South 88 degrees 30 minutes 00 seconds West for a distance of 698.00 feet along the center-of-section line to the SW corner of the E 1/2, SE 1/4, NW 1/4;
THENCE North 01 degree 10 minutes 21 seconds East for a distance of 1440.28 feet along the West boundary of the E 1/2, SE 1/4, NW 1/4 and extending to a point in the S 1/2, NE 1/4, NW 1/4;
THENCE North 88 degrees 29 minutes 54 seconds East for a distance of 653.42 feet to the True point of Beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 21.64 acres more or less.



SURVEYED FOR:
Tungsten Holdings
Post Office Box 291
Bonners Ferry, Idaho 83805

PURPOSE OF SURVEY
Boundary line adjustment between existing 20 acre parcels created before 1997 in an agricultural zone.

SURVEYOR'S CERTIFICATE
I, Robert C. Lamburth PLS 5361 do hereby certify that this record of survey has been prepared by me or under my direction in conformance to Chapter 18, Title 55, of the Idaho Code and that the map shown hereon is a true representation of a survey made by me in _____ of 200__.

RECORDER'S CERTIFICATE
Filed this _____ day of _____ 200__ at _____ m. at the request of _____ of _____ Instrument No. _____ County Recorder _____

ROBERT C. LAMBURTH AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 291
CLARK FORK, ID. 83611
208-285-1228
PROJECT NO. 2009
DRAWN BY REL. SURVEYED JULY 2007

