

## Property Details

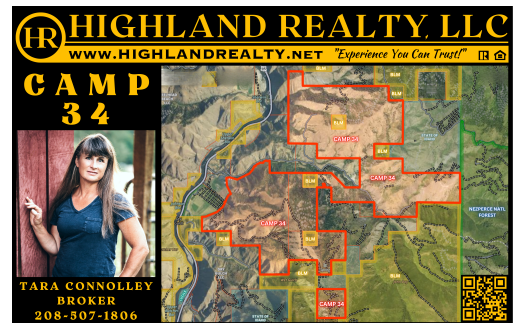
CONTROL: Exclusive  
VALUE: \$9,700,000  
LOAN: \$0  
EQUITY: \$9,700,000

TITLE: Camp 34  
TYPE: Ranch  
Camp 34, the Legacy, the storied past, the bountiful future. Step into your place in History as one of a select few that have ever directed the future of these 4222 acres.

HAVE:

WEBSITE URL: <https://highlandrealty.net/listings/camp-34-4223-acres-lucile-id/>  
ADDRESS: Camp 34, TBD John Day, Lucile, Idaho  
BENEFITS TO NEW OWNER: Large tract of land, inexpensive hold. Ag. tenants rent covers taxes and provides range management.

GROSS SCHEDULED INCOME: \$15,000 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$4,800  
NOI: \$10,200  
DEBT SERVICE: \$0  
CASH FLOW: \$10,200  
CAP RATE: 0.11%



BENEFITS SOUGHT: Large number of estate members looking to liquidate.  
MOTIVATION: Dispersal of Estate.  
CAN ADD: An additional 800 acres in the same county, non-contiguous.

OWNER:

COUNSELOR: Tara Connolley  
201 West Main  
Grangeville, Idaho, 83530  
Phone: 208 983 2935  
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