

## 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%

**HIGHLAND REALTY, LLC**  
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**CAMP 34**

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. FROM THE SHADOWS OF JOHN DAY MOUNTAIN TO THE PROTECTED CREEK DRAINAGE WITH YOUR CUSTOM BUILT, MODEST CABIN, THE MEASURE OF YOUR DAY IS MARKED BY THE OBJECTIVES OF YOUR PURSUITS, WHETHER IT BE, ELK, DEER, BEAR, CHUKAR, TURKEYS, OR WIDE OPEN HILLSIDES FOR EXPLORING. CAMP 34 BOASTS ALL THE STUNNING THINGS IDAHO COUNTY HAS TO OFFER. LIFE ON THE SALMON RIVER... THE MAIN SALMON IS STEEPED IN HISTORY AND PIVOTAL MOMENTS FOR OUR STATE. THE NIGHT SKY IS SOMETHING SPECIAL AND YOU CAN FEEL THE WHISPERS OF THE ANCIENTS AS YOU LOOK AT THE MOUNTAINS AND TRACE THE POWER OF THE RECEDING WATERS OF LAKE BONNEVILLE SO LONG AGO. WORLD CLASS WHITE WATER RAFTING PAIRS DELIGHTFULLY WITH THE RURAL LIVING. THERE ARE MANY REASONS IDAHO IS CALLED THE GEM STATE, WE HAVE SOME DANDY ROCKS, BUT THE CULTURE OF APPRECIATION AND ENJOYMENT OF THE NATURAL BEAUTY IS AN UNMISTAKABLE TREASURE.

**TARA CONNOLLEY**  
BROKER  
208-507-1806

**34**

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  
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