

20 ACRES

FINANCING AVAILABLE

**PROPERTY
MASTERS**



480-442-4209

VALUED AT ~~\$57,000~~
CASH PRICE **\$43,100**

555 SILVER CREEK @ SANPOIL OFF-GRID AT ITS FINEST

Don't miss this rare opportunity to own 20 ACRES of remote land. It's next to the Sanpoil River Arm in the beautiful Kettle Mountain Range of Kane County Washington State!

Are you a hunter or angler who dreams about living near a lake, among the trees and fresh air? Do you dream of being surrounded by nature? Then don't miss this rare opportunity to own 20 ACRES in the beautiful Kettle Mountain Range of Washington State!

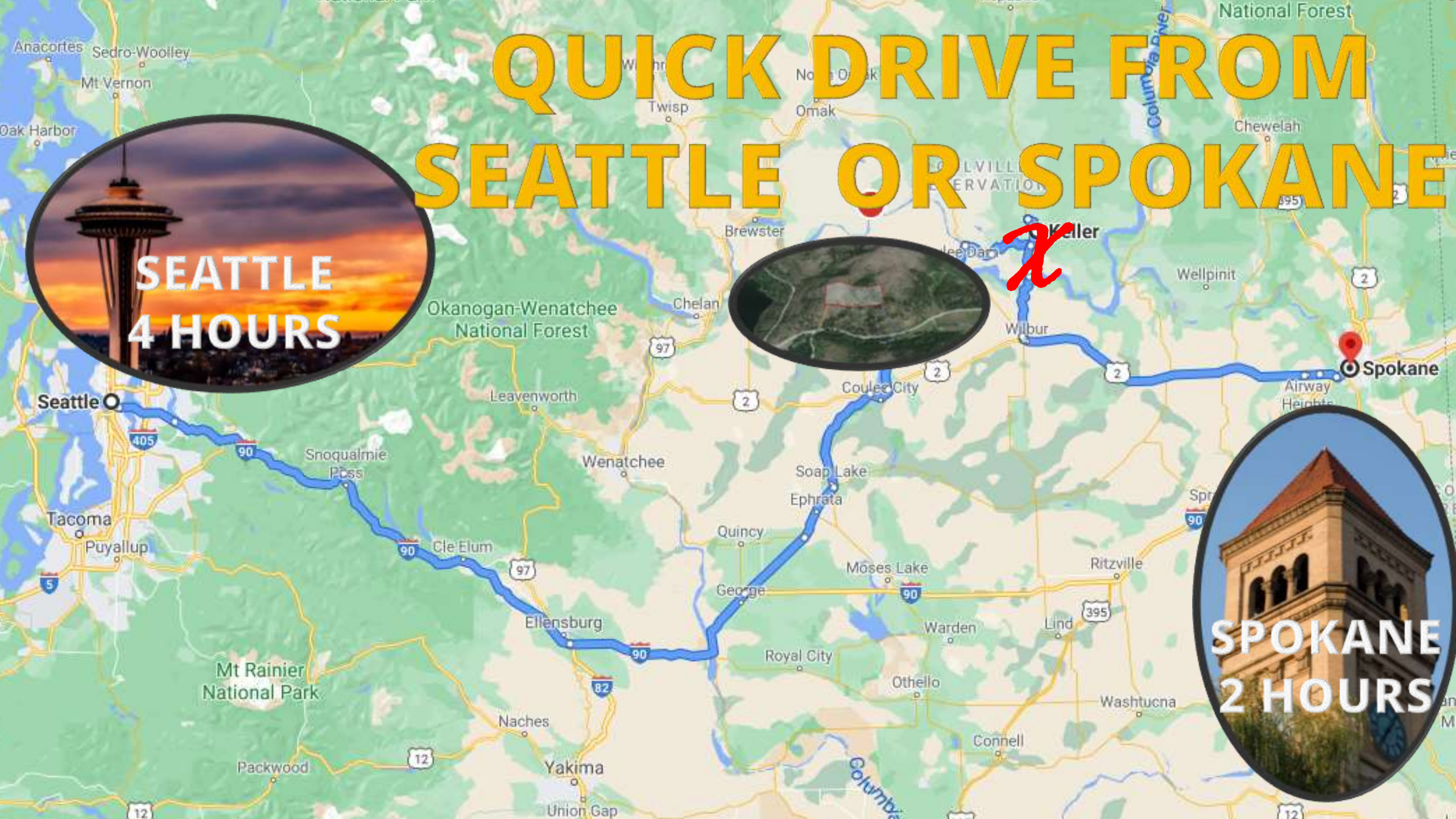
Build an off-grid cabin in the pines and rolling hills or use it as a family camping site. Enjoy fishing with a 5-minute walk from the property to both Silver Creek and the Sanpoil River Arm. Nature at its best for your pleasure... camping, hiking, and more! Plus you're only 200 ft from less-travelled (but paved) Silver Creek Road! This property borders Colville Reservation Trust Land for confident seclusion!

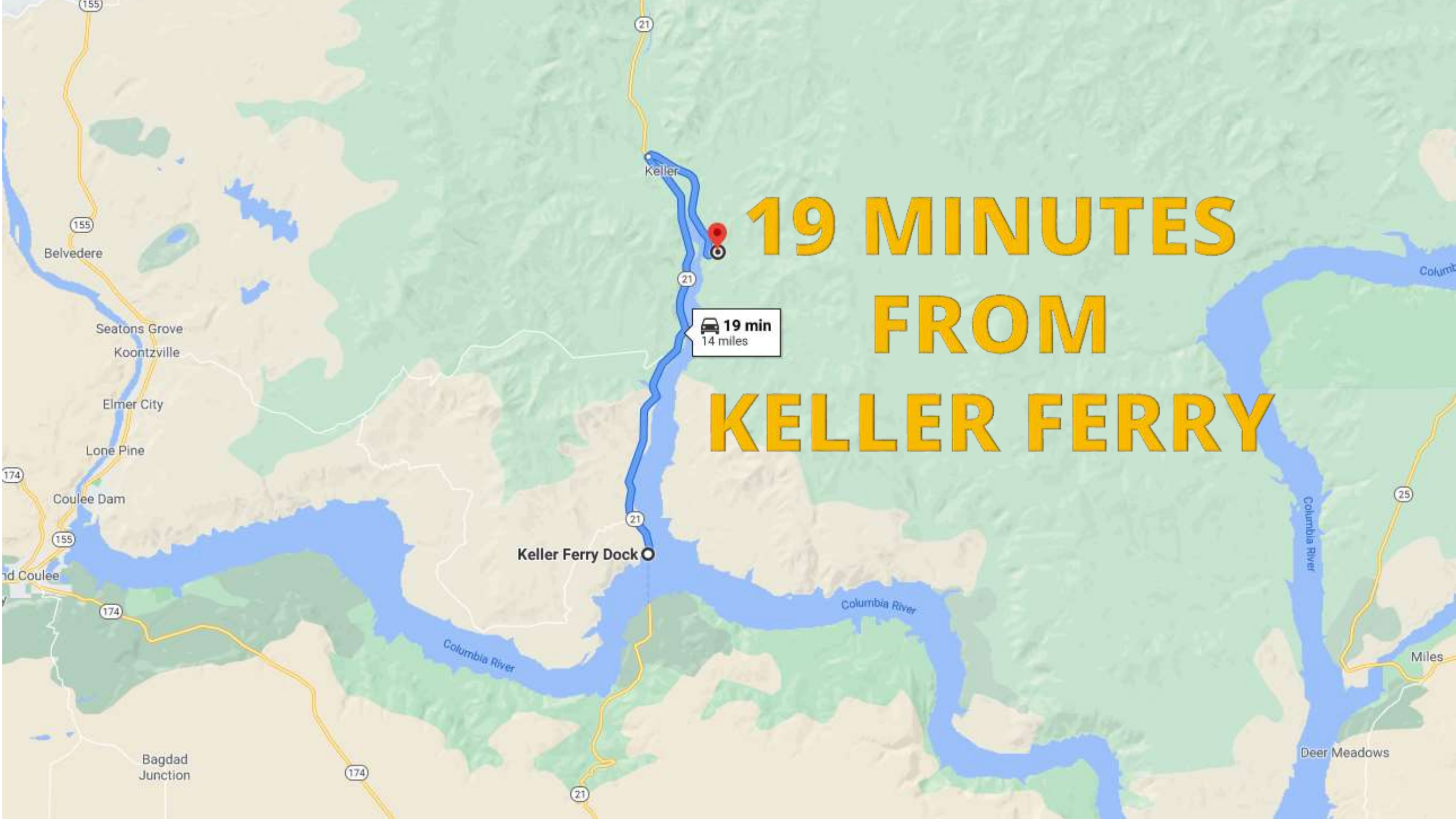
Seller financing is available.

We are not realtors
Visit www.PropertyMasters.US to learn more



QUICK DRIVE FROM SEATTLE OR SPOKANE



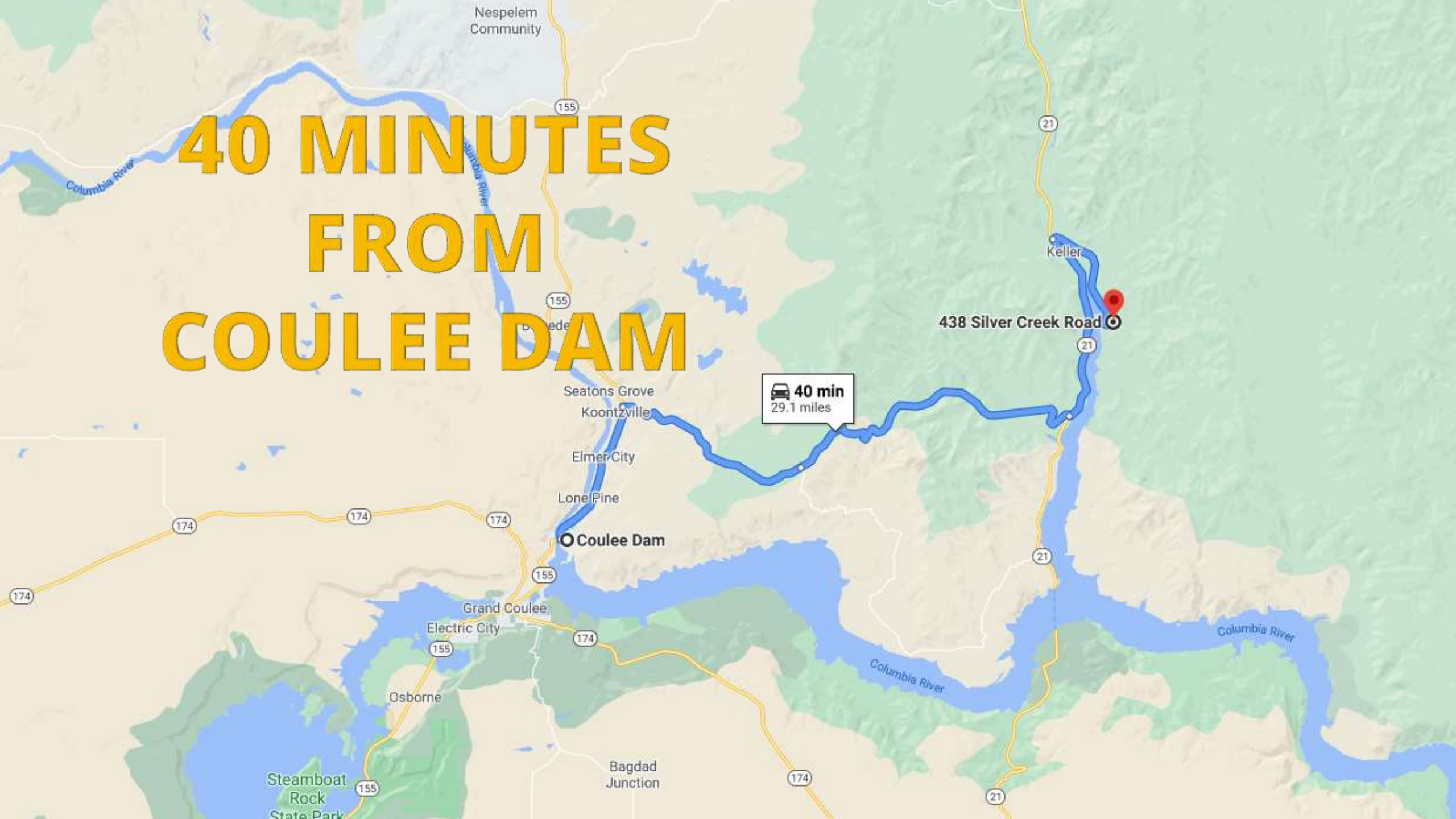


19 MINUTES FROM KELLER FERRY

19 min
14 miles

40 MINUTES FROM COULEE DAM

 40 min
29.1 miles

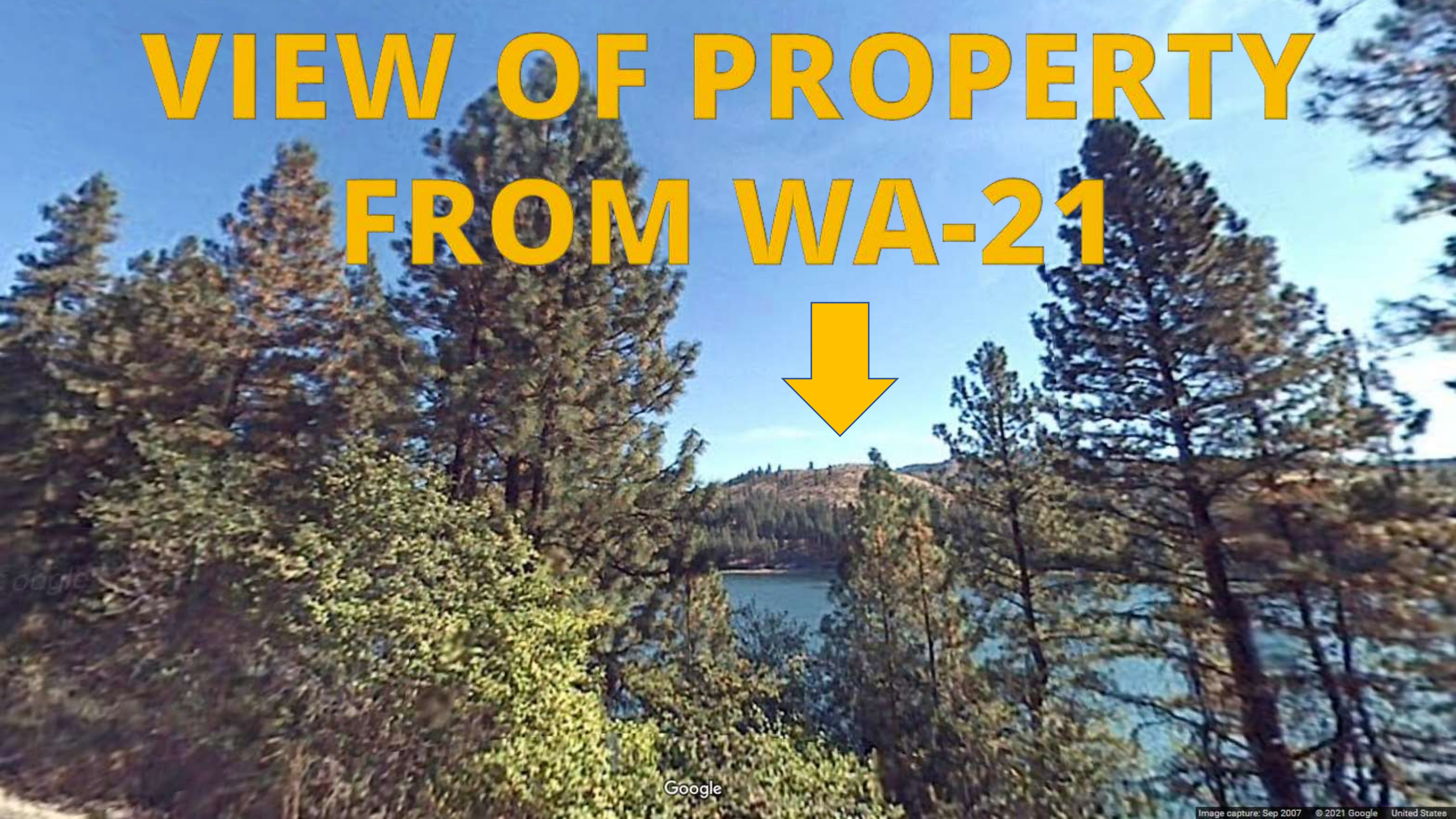


A map showing a route from the Keller Community Store to a property on the Sanpoil River Arm. The route is highlighted in blue. The map includes labels for Keller Community Store, Keller Park, and 20 Acres on the Sanpoil River Arm. A callout box indicates a 6-minute drive for 4 miles. Highway markers for 93, 21, and 55 are visible.

Directions from the Keller Community Store on WA21:

- North on WA-21 for ½ mile
- Turn right onto Silver Creek Rd
- Take Silver Creek Rd 3.5 miles South until the “hair pin” left-turn
- Property is on your left up the hill

VIEW OF PROPERTY FROM WA-21



SANPOIL RIVER ARM



SILVER CREEK



KELLER



PARK



PROPERTY

A scenic view of a large blue lake with a forested hillside in the background. The text "VIEW FROM KELLER PARK" is overlaid in the center in a bold, yellow, sans-serif font.

**VIEW FROM
KELLER PARK**

ROLLING HILLS WITH PINE TREES



48.0535n, 118.6557w

48.0535n, 118.65

48.0517n, 118.6557w

48.0517n, 118.6

Silver Creek Road

Kuehne Rd

PROPERTY BOUNDARIES

(GPS Coordinate are approximate)



**EASY ACCESS
OFF SILVER CREEK RD**

PEACEFUL AND QUIET



BORDERS B.I.A. LAND

(COLVILLE RESERVATION - EASEMENT PENDING)

Silver Creek

Silver Creek

Silver Creek

**BRING YOUR TENT
OR CAMPER AND
ENJOY NATURE**

FISHING ON SANPOIL



EXPLORING NATURE HIKING & BIRDING



VISIT ROOSEVELT LAKE



**YOUR
PROPERTY**



**\$43,400
Cash**

Annual Property Taxes

- Amount = \$199.36
- Status = Current

Property Owner's Assn (POA)

- Amount = None

Utility Services

- Water well required
- Septic tank required
- Power available within 1/4 mile
(Solar recommended)

This is FEE TITLE (private owned) property within the boundary of Trust land held by the Bureau of Indian Affairs (BIA) for the benefit of the Colville Confederation of Tribes.

SELLER FINANCING EXAMPLES

Price

\$45,200

\$22,600

Down Payment

\$375

Per Month

120 Months

Incl. annual property taxes

Price

\$47,500

\$11,900

Down Payment

\$485

Per Month

180 Months

Incl. annual property taxes

Price

\$50,000

\$7,500

Down Payment

\$585

Per Month

168 Months

Incl. annual property taxes



480-442-4209

Additional options available. Call today!