

Lot 9 Blk 2 Plat 3 Deer Meadow Tracts

APN: 2835-902-000290

Legal Description: Lot 9 Blk 2 Plat 3 Deer Meadow Tracts Sec 6 T27 R36

County: Lincoln

GPS Coordinates: 47.865185, -118.328196

Access: Sunday Bay Road N (paved road)

Road Maintenance: Lincoln County Public Works

Water: Deer Meadows Water Company

Water Delivery Service: Culligan Water (Bottled Water Only)

Power: Inland Power and Light

Propane Delivery: Ferrellgas

Trash Service: Sunshine Disposal

Sewage: Septic only (To be installed by buyer)

Zoning: Residential

Annual Taxes: \$124.43

Property Tax Status: Current

Cell Service: Verizon: (4G LTE), AT&T: (5G) , T Mobile/Sprint: (5G Extended range)

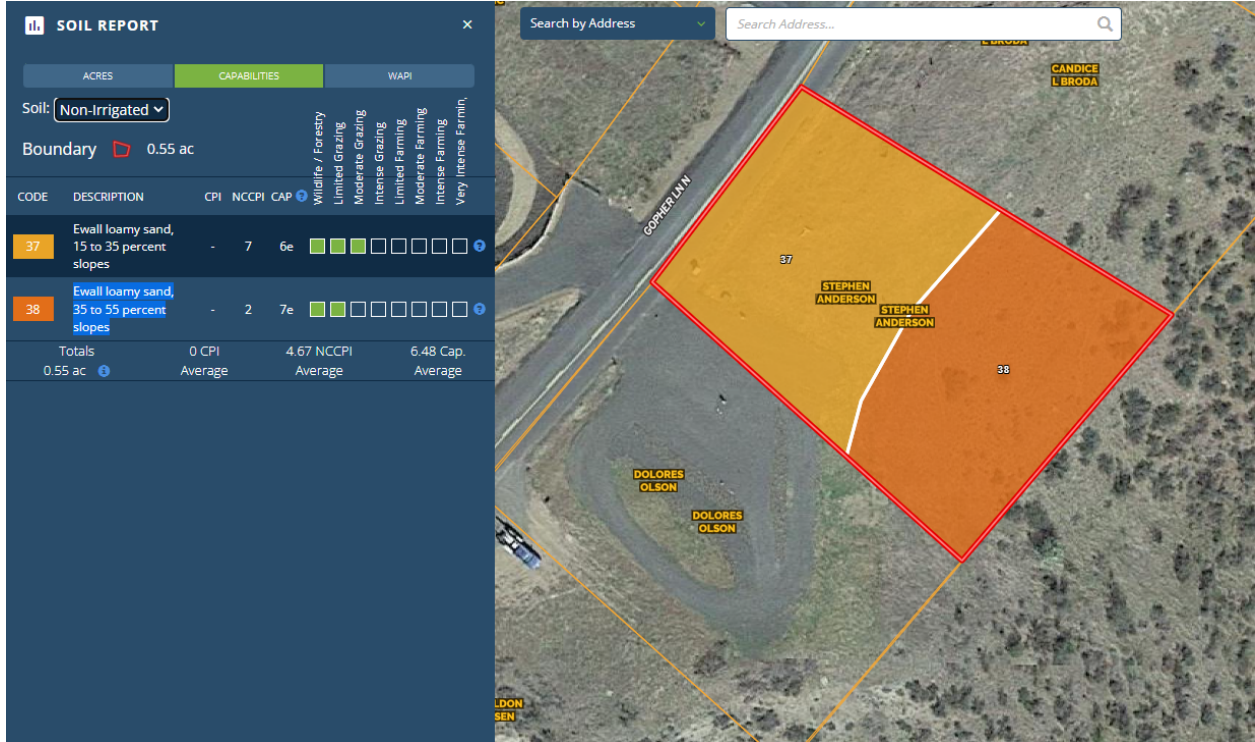


Internet Service: Xfinity, Zply Fiber, CenturyLink

FEMA Flood Zone: No floodplain data available.

Wetlands: Not in wetland/s.

Terrain and Soil: Ewall loamy sand, 15 to 35 percent slopes. Ewall loamy sand, 35 to 55 percent slopes. Good for intense grazing and limited farming.



Trees: No trees, just some bushes.

Google Maps link: <https://goo.gl/maps/Zme5gDJfTomLWWqv6>

Mapright Link: <https://mapright.com/ranching/maps/96cef48480825811bc00d422343d7972/share>

HOA: None

HOA Dues: N/A

HOA Amenities: N/A

School District: Creston School District

See Schools: <https://www.wcsd.wednet.edu/>

Climate:

Annual high temperature - 84 °F

Annual low temperature - 22 °F

Average annual precipitation - 22 inches

Average annual snowfall - 51 inches

Nearby Places of Interest:

- Spokane International Airport - 1 hr 11 mins away
- Lincoln Hospital - 29 mins away
- Cheney Plaza Mall - 1 hr 11 mins away
- Safeway - 30 mins away
- Fort Spokane Visitor Center and Museum - 7 mins away
- Fort Spokane Picnic Area and Beach - 8 mins away
- Hawk Creek Trailhead - 11 mins away

Nearest Major City: Seattle

Nearest City/Town: Davenport

Building Restrictions and Land Use

<https://www.co.lincoln.wa.us/land-services/category/building/>

Build Time Limit: 180 days to start after permit issuance and 18 months to complete

Minimum Sq footage: None

Max # buildings allowed: N/A

Zoning: Recreational

Zoning Uses By Right: Single or two family homes, shops, garages, barn etc.

Zoning Uses By Review: CUP (conditional use permit) required for things such as camp ground, rv parks, restaurant, store

(Allowed: Y/N)

Single-Family Homes: Y

Modular Homes: Y

Manufactured Homes: Y

Mobile Homes: Y

Tiny Homes: Y

Full-Time RV Living: N

Full-Time RV Living During Building Construction: Y

RV Camping: Y (by owner)

Tent Camping: Y (by owner)

Building Septic System Required: Y

Building Height Restriction: None

Property Setback - Front: 10 ft

Property Setback - Sides: 10 ft
Property Setback - Rear: 10 ft