

Friendly Persuasion Farm



1061 White Pine Flats
Troy, Idaho

\$975,000



Overview

Specifically designed as a pilot and horse-lover's dream, this 173 +/- acre property is a gem in Northern Idaho. Features include laser graded 96' x 240' outdoor gravel dressage arena; 60' round pen off of dressage arena; 60' x 110' indoor arena with sprinkler system for dust control, electric door, and 2 lean-tos; a 5 stall barn with a flexible design, 4 tack rooms, 2 hay storage rooms, and electric door; a storage building with water tank; 1,700 foot grass runway 40' wide; 40' x 50' hangar plus 2 lean-tos; 2 ponds; orchard; and a gorgeous 5 bedroom, 5 bath home with 3 fireplaces and incredible views!

Location

Just six miles from the City of Troy in Latah County, Idaho, Friendly Persuasion Farm is conveniently close to groceries, gas, and supplies. Moscow, Idaho is located just 18 miles away and Pullman, Washington, only approximately 26 miles. Snake-River Airport in Lewiston, Idaho and Pullman-Moscow Airport are the nearest public airports, both within a 40 mile distance. Four colleges also find home within 40 miles, including University of Idaho, Lewis Clark State College, Washington State University, and New St. Andrews College. Spokane, Washington and Coeur d'Alene, Idaho are only about 90 miles to the North. Excellent winter and summer recreation opportunities surround the area with lakes, mountains, and abundant wildlife.

With a population of almost 35,000, Latah County is mostly rural, offering striking contrasts between farmland, prairie, rolling hills, and thick forests of pine, fir and cedar. The county lies on the eastern edge of the Palouse Prairie, a region famous for its dry land farming conditions and the production of wheat, barley, lentils, and other rotational crops. The character of the county changes as one travels eastward through a rolling prairie environment into a forested landscape encompassing mountain ranges that extend into western Montana.

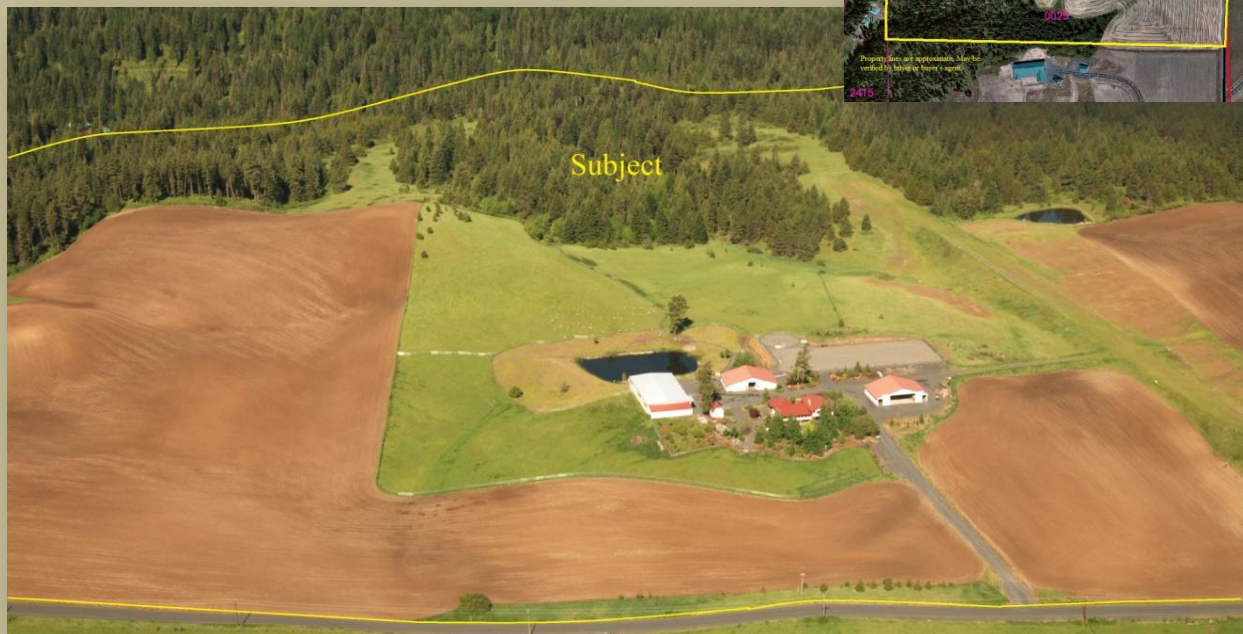


General Information

Friendly Persuasion Farm has an FAA approved 1700' private air strip, ID94. The air strip is only 20 miles east of the Moscow/Pullman Airport and has an elevation of 2,900 feet. The home is just off a well-maintained paved county road. Of the 173+/- acres, approximately half is open pasture/hay ground and half is timbered acreage -- plenty of room for the adventurous to play and animals to roam. There are multiple ponds and 2 wells on the property.



Aerial Photography



Barn

5 stall barn with flexible design and versatility. Includes 4 tack rooms and 2 hay storage rooms. Easily accessible with an electric door.



60' x 110'

Indoor Arena

Dream indoor arena features sprinkler system for dust control, ventilation windows, electric door, and 2 lean-tos.



Dressage Arena

96' x 240' laser graded outdoor arena with sand footing and attached 60' round pen.



40' x 50' Hangar

Large sliding doors open up to the 40' x 50' hangar. Plus 2 lean-tos. 40' wide 1,700' private FAA approved air strip, ID 94!



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The Home

This dream property comes with a dream home! Enjoy plenty of room with 5 bedrooms, 5 bathrooms, spacious living and dining rooms, and approximately 3,768 square feet. Keep cozy throughout the home with 3 fireplaces, and entertain in the warm, inviting kitchen with wet bar. Three bedrooms include walk-in closets with the master having dual walk-ins! Covered porch, covered deck, and screened in decks make the perfect setting for any outdoor event. Gorgeous orchard, garden, and landscaping make for incredible views from every angle. Attached 2 car garage is over sized with extra storage room! Easy maintenance with the metal roofing and vinyl siding. Also includes ground source heat exchanger as heating and air conditioning system. This home is a gem within the farm.



At a Glance...

1061 White Pine Flats

- ❖ 3,768 SF Home
- ❖ 5 Bedrooms
- ❖ 5 Bathrooms
- ❖ 3 Fireplaces
- ❖ Oversized 2 Car Garage
- ❖ 173 +/- Acres, 2 Ponds
- ❖ FAA Approved Air Strip, ID 94
- ❖ 40' x 50' Hangar
 - Plus 2 Lean-Tos
- ❖ 5 Stall Barn
- ❖ 60' x 110' Indoor Riding
 - Arena Plus 2 Lean-To's
- ❖ Competition Size Dressage
 - Arena
- ❖ Storage Building



Photo Gallery





Welcome Home...

Offered by Gary Tribble



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