

The Great Idaho **LAND AUCTION**

50± Miles South of Coeur d'Alene, Idaho
Near St. Maries, Idaho
Benewah County

1,716± ACRES

**OFFERED IN 27 TRACTS
& COMBINATIONS**

THURSDAY, OCTOBER 3RD • 11AM

**Held at the Kootenai Co. Fairgrounds
Coeur d'Alene, Idaho**

- **Mature Timber**
 - **10+ Million Board Feet**
- **Excellent Hunting**
- **Great Interior Roads**
- **Secluded Building Sites**
 - **(9) with Power & Water**
- **Watersheds/Seasonal Creeks**

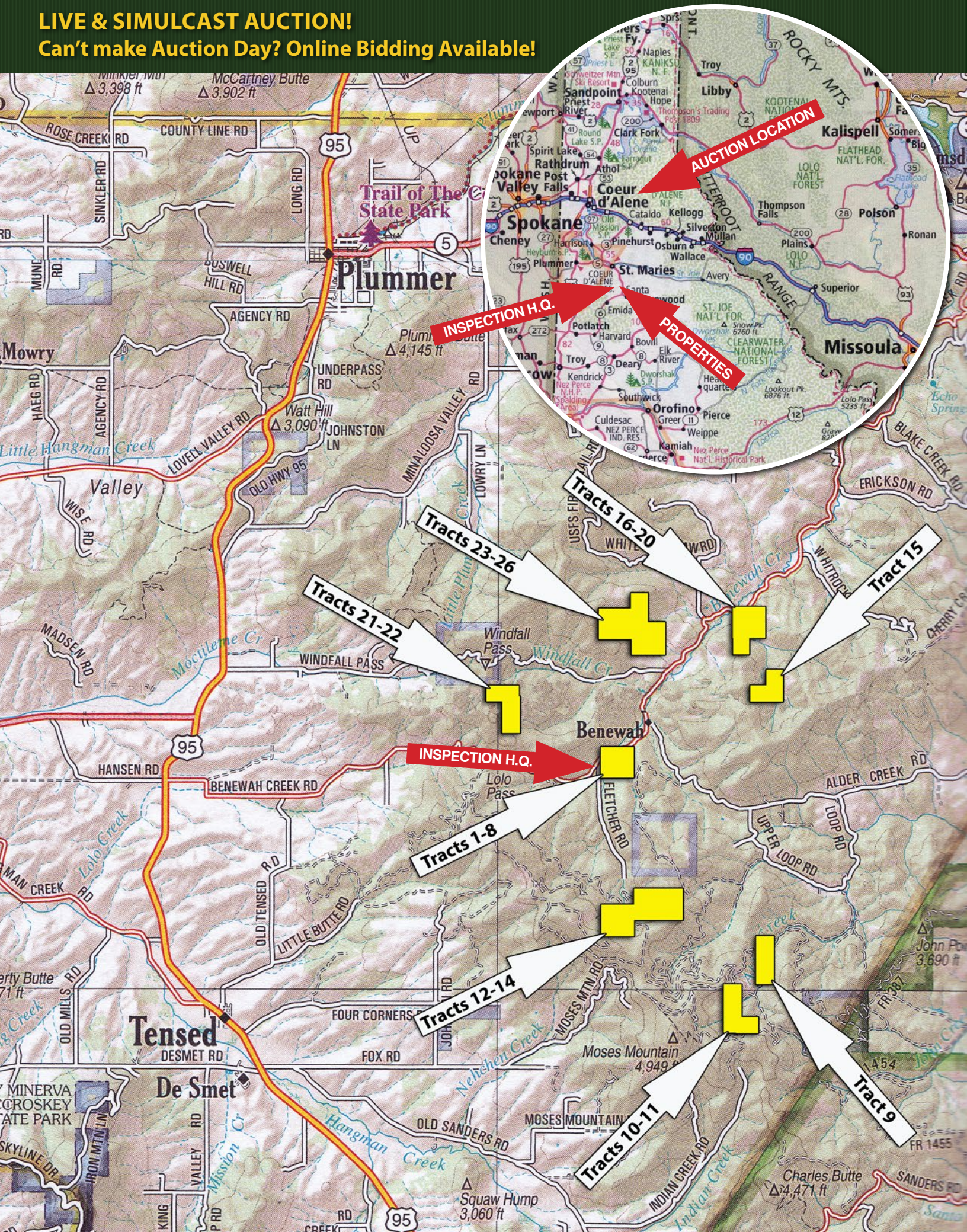


CHUCK YARBRO
AUCTIONEERS INC.

STUART
REALTY GROUP, INC.

Visit www.TheGreatIdahoLandAuction.com for More Information

LIVE & SIMULCAST AUCTION!
Can't make Auction Day? Online Bidding Available!



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1,716[±] ACRES

Benewah County

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AUCTIONEERS NOTE: It's our privilege, along with Stuart Realty Group, Inc, to represent the Hodgson Family in offering these properties at auction. The Hodgson Family settled in the Beautiful Benewah County in 1922, setting up the one of the first gas stations in the area and started accumulating land in 1935. Hodgson, Inc is a family corporation that owns 1,716 acres of home sites & timber ground and is selling it at Ultimate Choice Public Auction. Seize this opportunity to come bid your price on ground rarely available on the open market. With 27 Tracts that are 3.5 to 160 acres a piece, there is something for everyone. Join us on October 3rd, 2019 at The Kootenai County Fairgrounds at 4056 Government Way, Coeur d'Alene, ID for an event you won't want to miss!

AUCTION LOCATION: Kootenai County Fairgrounds - North Idaho State Fair & Rodeo. 4056 N Government Way, Coeur d'Alene, ID 83815

AUCTION PRE-REGISTRATION & HOSTED AUCTION INFORMATIONAL:
Wednesday, October 2nd, 5:00pm - 7:30pm at the Kootenai County Fairgrounds

AUCTION PREVIEW:

Sept. 6, 7 & 13

9am - 4pm

**Meet an Auction Representative
at 175 Fletcher Road, St. Maries**

- ***Lots as small as 3.5 acres and as big as 160 acres, you can make Combinations as well!***
- ***You bid your price, all properties will be selling on auction day - Regardless of price!***
- ***ULTIMATE CHOICE! Buy 1 tract or as much as you'd like!***
- ***Highest bidder wins!***

Idaho Real Estate Questions: Call Tim Stuart @ 503-680-4959

Auction Related Questions: Call Yarbrow Auctioneers, Inc. @ 509-760-3789

REAL ESTATE TERMS & CONDITIONS:

- Pre-Registration Required
- 5% Buyers Premium on High Bid
- Verification Day of Auction; \$10,000 Cashier's Check made payable to First American Title Company
- Deposit to be increased to 5% of Purchase Price Upon Successful Bid
- Announcements made Day of Auction take precedence over printed material
- Wiring Instructions will be provided to winning bidders

STUART
REALTY GROUP, INC.

Tim Stuart, Broker
503.680.4959

For Auction Info. Call: Chuck Yarbrow Jr. 509.760.3789

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AUCTIONEERS INC.

The Great Idaho LAND AUCTION

1716[±] Acres

TRACTS 1-8

Tracts 1-8 GPS Coordinates:

N 47° 13' 7.514", W 116° 48' 1.31"

MERCHANTABLE TIMBER - Tracts 1-8 were cruised as a total unit prior to creating these tracts. Original Parcel was 163.5 Total Acres, 120 Forested Acres, 43.5 Non-Forested, (Including homesite, roads & fields) Total for Tracts 1-8 is 1,485 MBF (thousand board feet), Cruise breakdown per Tract has not been completed. Tracts 1-8 are close to Tract 1.

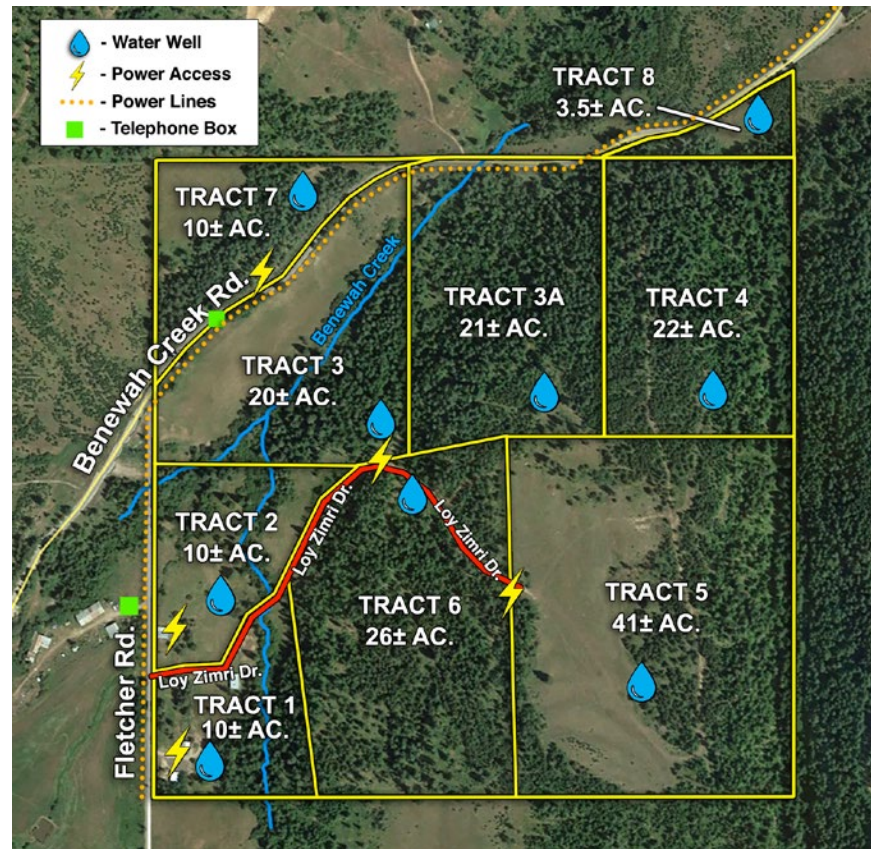
TRACT 1: 10± Acres. Original Tax Parcel #45N04W261200 30'x40' Pole Building Shop w/11.5' T x 10'W Roll Up Door, 15'Wx12'T & 11'T x 110"W Horizontal Sliding Doors, Concrete Floor, 2-Post Hydraulic Lift, 30'x 40' Pole Building Garage w/2-14'Tx-140"W Rollup Doors, Concrete Floors & Hay Barn, Creek, Frontage on Fletcher Road, Power, Well House & Well. Creek, Very nice Building Location-Real Estate Auction Preview Headquarters Directions: From Plummer, ID, drive south on US 95 approx. 9 miles to Benewah Creek Road. Turn east and drive on Benewah Creek Road 7.7 Miles to Fletcher Road, turn Right on Fletcher & Drive 0.2 miles to Real Estate Auction Preview HQ. Watch for Auction Signs. New Tax Parcel Number will be Provided.

TRACT 2: 10± Acres. Cattle Barn, 2-Options for Power-Avista Junction Box & Power Line along Fletcher Road, Artesian Well (15gpm) Creek Through Property, Frontage on Fletcher Road-Tract 2 was part of original Tax Parcel #45N04W261200. Tract 2 will be assigned a new Tax Parcel Number and will be provided when assigned. Follow Directions for Tract 1 and Watch for Auction Tract Signs for Direction. New Tax Parcel Number will be Provided.

TRACT 3: 20± Acres. Hay, Pasture & Woodland, Creek, 2 Options for Power-Avista Junction Box on Boundary of Tract 6 & Power Line on Benewah Creek Road Well (12gpm), Frontage on Fletcher Road and Benewah Creek Road. Tract 3 was part of original Tax Parcel #45N04W261200. Tract 3 will be assigned new a Tax Parcel Number and will be provided when assigned. Follow Directions for Tract 1 and Watch for Auction Tract Signs for Direction. New Tax Parcel Number will be Provided.

TRACT 3A: 21± Acres. Mostly Wooded, Creek, 2 Options for Power-Easement for Avista Junction Box Located on Tract 3 & 6 Boundary, Power Line on Benewah Creek Road, Well (10gpm) Frontage on Benewah Creek Road. Tract 3A was part of original Tax Parcel #45N04W261200. Tract 3A will be assigned new Tax Parcel Number and will be provided when assigned. Follow Directions for Tract 1 and Watch for Auction Tract Signs for Direction. New Tax Parcel Number will be Provided.

TRACT 4: 22± Acres. Mostly Wooded, Access & Power Line from Benewah Creek Road, Well (12gpm). Tract 4 was part of original Tax Parcel #45N04W261200. Tract 4 will be assigned new Tax Parcel Number and will be provided when assigned. Follow Directions for Tract 1 and Watch for Auction Tract Signs for Direction. New Tax Parcel Number will be Provided.



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TRACT 5: 41± Acres. Mixture of Hay, Pasture and Woodland, Secluded Hunting, Meadow has Gradual Slope for Potential Beautiful Building Site. Power-Avista Junction Box on Tract 5 & 6 Boundary, Well (15gpm) Easement access from Fletcher Road on Loy Zimri Drive. Tract 5 was part of original Tax Parcel #45N04W261200. Tract 5 will be assigned new Tax Parcel Number and will be provided when assigned. Follow Directions for Tract 1 and Watch for Auction Tract Signs for Direction. New Tax Parcel Number will be Provided.

TRACT 6: 26± Acres. Mostly Wooded, 2 Options for Power-Avista Junction Box on Tract 3 & Tract 6 Boundary & Avista Junction Box on Tract 5 & Tract 6 Boundary, Well (6gpm) Easement access from Fletcher Road on Loy Zimri Drive. Tract 6 was part of original Tax Parcel #45N04W261200. Tract 6 will be assigned new Tax Parcel Number and will be provided when assigned. Follow Directions for Tract 1 and Watch for Auction Tract Signs for Direction. New Tax Parcel Number will be Provided.

TRACT 7: 10± Acres. Well (5gpm) & Power Pole/Meter Box w/No Meter, Power on Benewah Road, Mixture of Woods and Open Grassland, Frontage on Benewah Creek Road. Tract 7 was part of original Tax Parcel #45N04W261200. Tract 7 will be assigned new Tax Parcel Number and will be provided when assigned. Follow Directions for Tract 1 and Watch for Auction Tract Signs for Direction. New Tax Parcel Number will be Provided.

TRACT 8: 3.5± Acres. Tax Parcel # RP45N04W239900 Power & Well (100gpm! Not a Misprint!) Mixture of Woods and Open Grassland, Frontage on Benewah Creek Road. Follow Directions for Tract 1 and Watch for Auction Tract Signs for Direction. S23 T45N R4W TAX#239 (SESE)



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1716[±] Acres

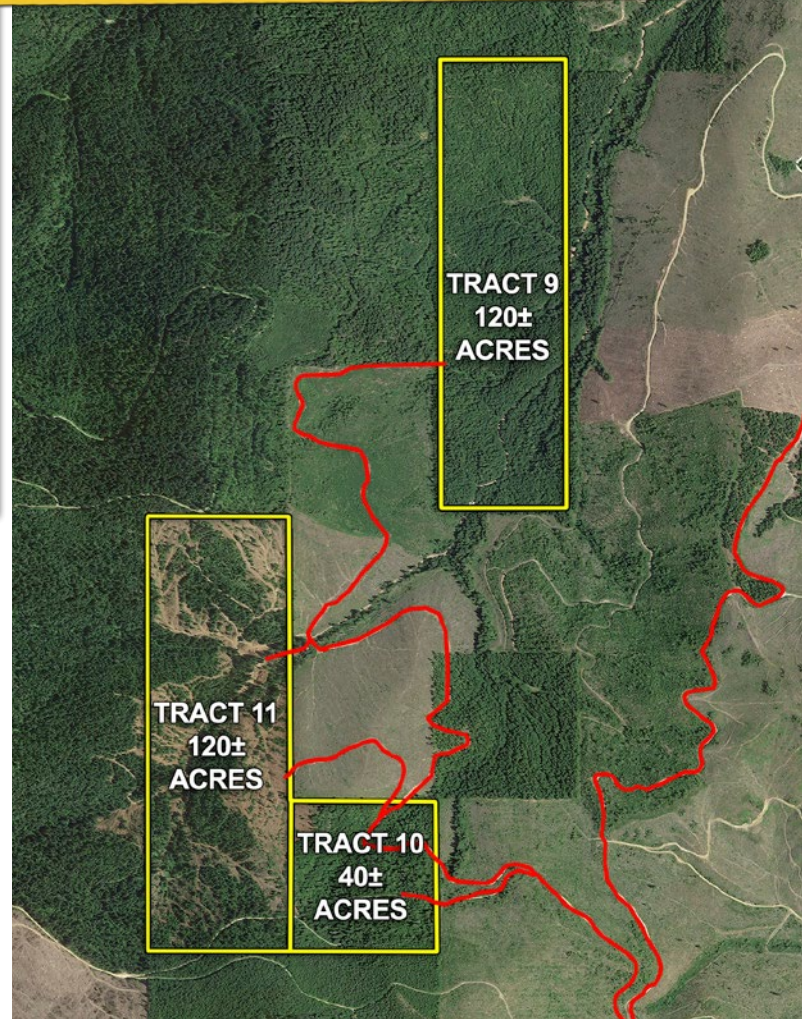


TRACTS 9-11

TRACT 9: 120[±] Acres. Tax Parcel #44N03W084500, 107 Merchantable Timber Acres, 952 MBF (thousand board feet) Net Timber Volume, (Please see Tract 9 IFM Timber Volume Estimate for more information) Watch for Real Estate Auction Tract Signs, Please note, to view this property, you must cross other ownership that is currently being logged. Best opportunity to view the property is on the weekend. Directions: From Tract 1 (Auction Preview HQ) Drive 1.3 Miles East to Alder Creek Road. Turn Right on Alder Creek Road & Drive 2.5 Miles to Alder Creek Loop. Turn Right Alder Creek Loop & Drive Approx. 2.3 Miles to Alder Way. Turn Right on Alder Way & Drive Approx. .04 miles. Bear Right & Continue 4.6 Miles to Fork in Road. For Tract 9 Bear Left & Drive .02 Miles to Tract 10 Boundary. Continue on Road Through Tract 10 .025 Miles Off Property & Continue 1.75 Miles to Tract 9, Western Boundary. Watch for Auction Tract Signs. S8 T44N R3W SENW, E2SW. The Southeast Quarter of the Northwest Quarter and the East half of the Southwest Quarter of Section 8, Township 44 North, Range 3 West, B.M., records of Benewah County, Idaho. **Tract 9 GPS Coordinates:** N 47° 10' 24.553", W 116° 44' 40.678"

TRACT 10: 40[±] Acres. Tax Parcel #44N03W175500, 37 Acres Merchantable Timber, 107 MBF (thousand board feet) Net Timber Volume, (Please see Tract 10 IFM Timber Volume Estimate for more information) Watch for Real Estate Auction Tract Signs, Please note, to view this property, you must cross other ownership that is currently being logged. Best opportunity to view is on the weekend. From Tract 1 (Auction Preview HQ) Drive 1.3 Miles East to Alder Creek Road. Turn Right on Alder Creek Road & Drive 2.5 Miles to Alder Creek Loop. Turn Right Alder Creek Loop & Drive Approx. 2.3 Miles to Alder Way. Turn Right on Alder Way & Drive Approx. .04 miles. Bear Right & Continue 4.6 Miles to Fork in Road. For Tract 10 Bear Left & Drive .02 Miles to Tract 10 Boundary. Watch for Auction Tract Signs, S17 T44N R3W NWSW. **Tract 10 GPS Coordinates:** N 47° 9' 28.872", W 116° 44' 59.708"

TRACT 11: 120[±] Acres. Tax Parcel #44N03W180500, 58 Acres Merchantable Timber, 341 MBF (thousand board feet) Net Timber Volume, Watch for Real Estate Auction Tract Signs, Please note, to view this property, you must cross other ownership that is currently being logged. Best opportunity to view is on the weekend. Tract 1 (Auction Preview HQ) Drive 1.3 Miles East to Alder Creek Road. Turn Right on Alder Creek Road & Drive 2.5 Miles to Alder Creek Loop. Turn Right on Alder Creek Loop & Drive Approx. 2.3 Miles to Alder Way. Turn Right on Alder Way & Drive Approx. 0.4 miles. For Tract Bear Right & Continue 4.6 Miles to Fork in Road. Bear Left & Drive 0.2 Miles to Tract 10 Boundary. Continue Through Tract 10 0.3 Miles To Tract 10/11 Boundary. To Exit to US 95 Continue on Road 0.15 Miles Indian Creek Watch for Auction Tract Signs. S18 T44N R3W E2NE, NESE. The East half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 18, Township 44 North, Range 3 West, B.M., records of Benewah County, Idaho. **Tract 11 GPS Coordinates:** N 47° 9' 47.394", W 116° 45' 18.943"

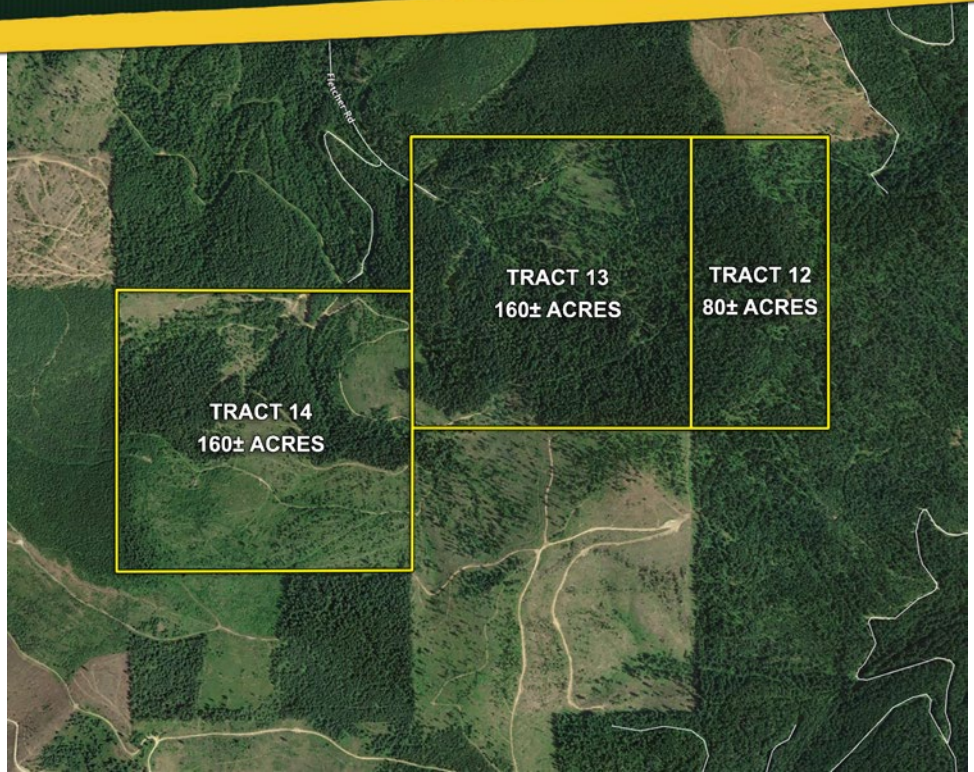


TRACTS 12-14

TRACT 12: 80± Acres. Tax Parcel #44N04W011500, 80 Acres Merchantable Timber, 1,283 MBF (thousand board feet) Net Timber Volume, Directions from Tract 1 (Auction Preview HQ), Continue South on Fletcher Road for approx. 2 miles to Tract Signs. (At 1.5 miles you will drive through a home setting) Watch for Real Estate Auction Tract Signs, Most opportune way to view is with a UTV or ATV. S1 T44N R4W SWNE, NWSE. **Tract 12 GPS Coordinates:** N 47° 11' 16.296", W 116° 46' 25.338"

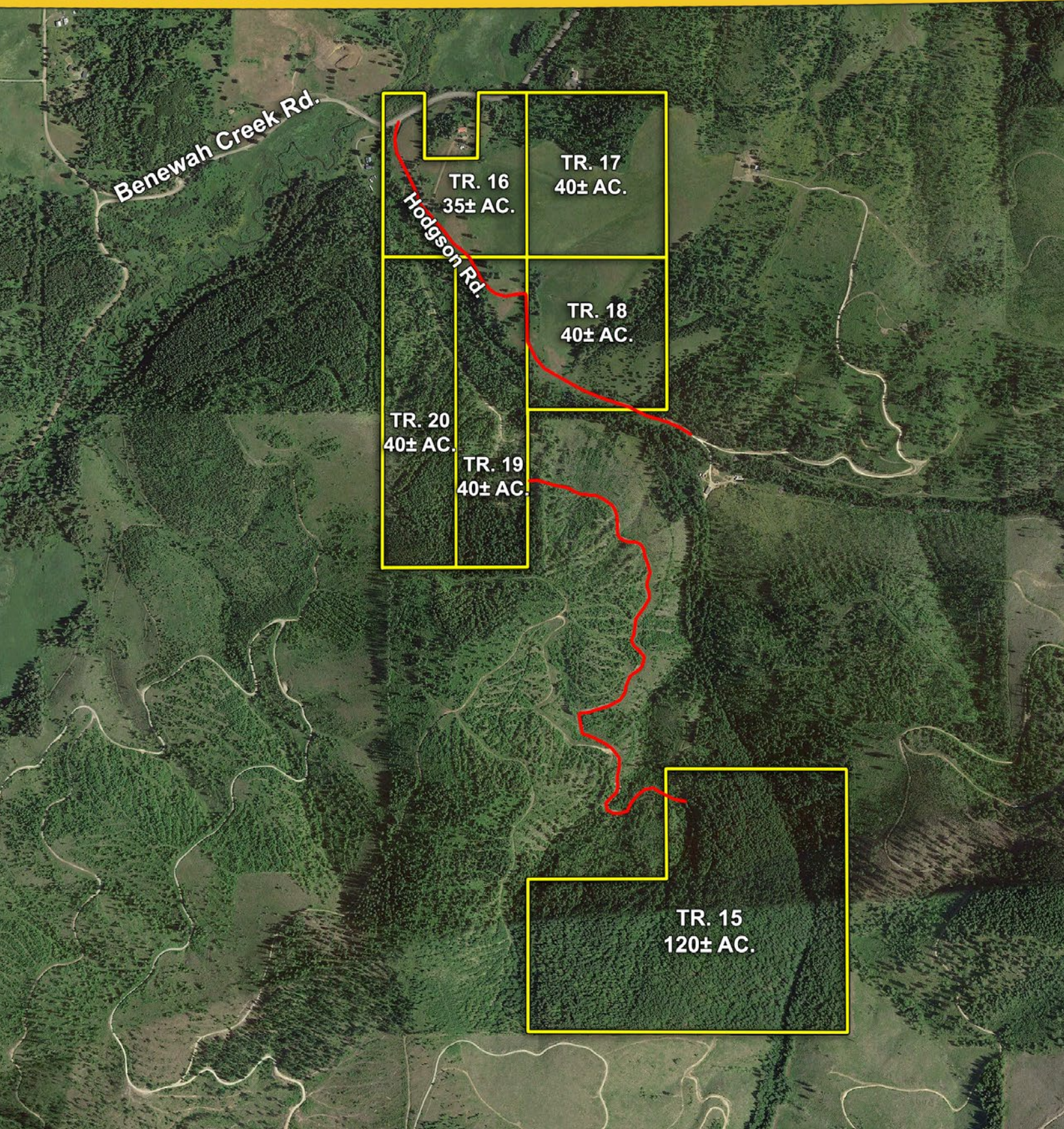
TRACT 13: 160± Acres. Tax Parcel #44N04W014500, 147 Acres Merchantable Timber, 3,102 MBF (thousand board feet) Net Timber Volume, Directions from Tract 1 (Auction Preview HQ) Continue South on Fletcher Road for approx. 2 miles to Tract Signs. (At 1.5 miles you will drive through a home setting) Watch for Real Estate Auction Tract Signs, Most opportune way to view is with a UTV or ATV. S1 T44N R4W S2NW, N2SW. The South half of the Northwest Quarter and the North half of the Southwest Quarter in Section 1, Township 44 North, Range 4 West, B.M., records of Benewah County, Idaho. **Tract 13 GPS Coordinates:** N 47° 11' 15.767", W 116° 47' 22.739"

TRACT 14: 160± Acres. Tax Parcel #44N04W028200, 41 Acres Merchantable Timber, 1,148 MBF (thousand board feet) Net Timber Volume, Directions from Tract 1 (Auction Preview HQ) Continue South on Fletcher Road for approx. 2 miles to Tract Signs. (At 1.5 miles you will drive through a home setting) Watch for Real Estate Auction Tract Signs, Most opportune way to view is with a UTV or ATV. S2 T44N R4W SE The Southeast Quarter of Section 2, Township 44 North, Range 4 West, B.M., records of Benewah County, Idaho. **Tract 14 GPS Coordinates:** N 47° 11' 5.582", W 116° 47' 31.182"



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1716[±] **Acres**





TRACT 15



TRACT 16

TRACTS 15-20

TRACT 15: 120± Acres. Tax Parcel #45N03W201200, Property has been logged extensively, Satellite Map Photo is not current - From Tract 1 (Auction Preview HQ) Drive East 4 Miles to Hodgson Road. Turn Right & Drive to Fork. Bear Right and Follow Auction Tract Signs. S20 T45N R3W W2NE, SENW. The West half of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter in Section 20, Township 45 North, Range 3 West, B.M., records of Benewah County, Idaho. **Tract 15 GPS Coordinates:** N 47° 14' 18.139", W 116° 44' 44.807"

Tracts 16-20 GPS Coordinates: N 47° 15' 10.955", W 116° 45' 21.639"

TRACT 16: 33.4± Acres. Original* **Tax Parcel #45N03W172010 for 157.8acres- now tracts 16,17,18,19 and 20 Open Grassland, Potential Building Site, Frontage on Benewah Creek Road, Great Building Location-Directions-From Tract 1 (Auction Preview HQ) Drive East 4 Miles to Hodgson Road. Turn Right & Drive to Fork in Road, Bear Left and Follow Auction Tract Signs. S17 T45N R3W NW LESS 2 AC LESS R/W The Northwest Quarter of Section 17, Township 45 North, Range 3 West, B.M., records of Benewah County, Idaho.

TRACT 17: 40± Acres. Mixture of Open Grassland & Some Timber, Access will be granted through Tract 16. Great Building Locations-Di-
rections-From Tract 1 (Auction Preview HQ) Drive East 4 Miles to Hodgson Road, Turn Right & Drive to Fork in Road, Bear Left and Follow Auction Tract Signs. New Tax Parcel Number will be Provided.

TRACT 18: 40± Acres. Mixture of Open Grassland & Some Timber, Access will be granted through Tract 16 & 17, Great Building Location-Di-
rections-From Tract 1 (Auction Preview HQ) Drive East 4 Miles to Hodgson Road. Turn Right & Drive to Fork in Road, Bear Left and Follow Auction Tract Signs. New Tax Parcel Number will be Provided.

TRACT 19: 40± Acres. Has been logged extensively but has Timber, Satellite Map Photo is not current-From Tract 1 (Auction Preview HQ) Drive East 4 Miles to Hodgson Road. Turn Right & Drive to Fork. Bear Right and Follow Auction Tract Signs. New Tax Parcel Number will be Provided.

TRACT 20: 40± Acres. Has been logged extensively but has Timber, Satellite Map Photo is not current, Easement will be granted from or through Tract 19- Directions: From Tract 1 (Auction Preview HQ) Drive East 4 Miles to Hodgson Road. Turn Right & Drive to Fork in Road, Bear Right and Follow Auction Tract Signs.



TRACT 19



TRACT 20

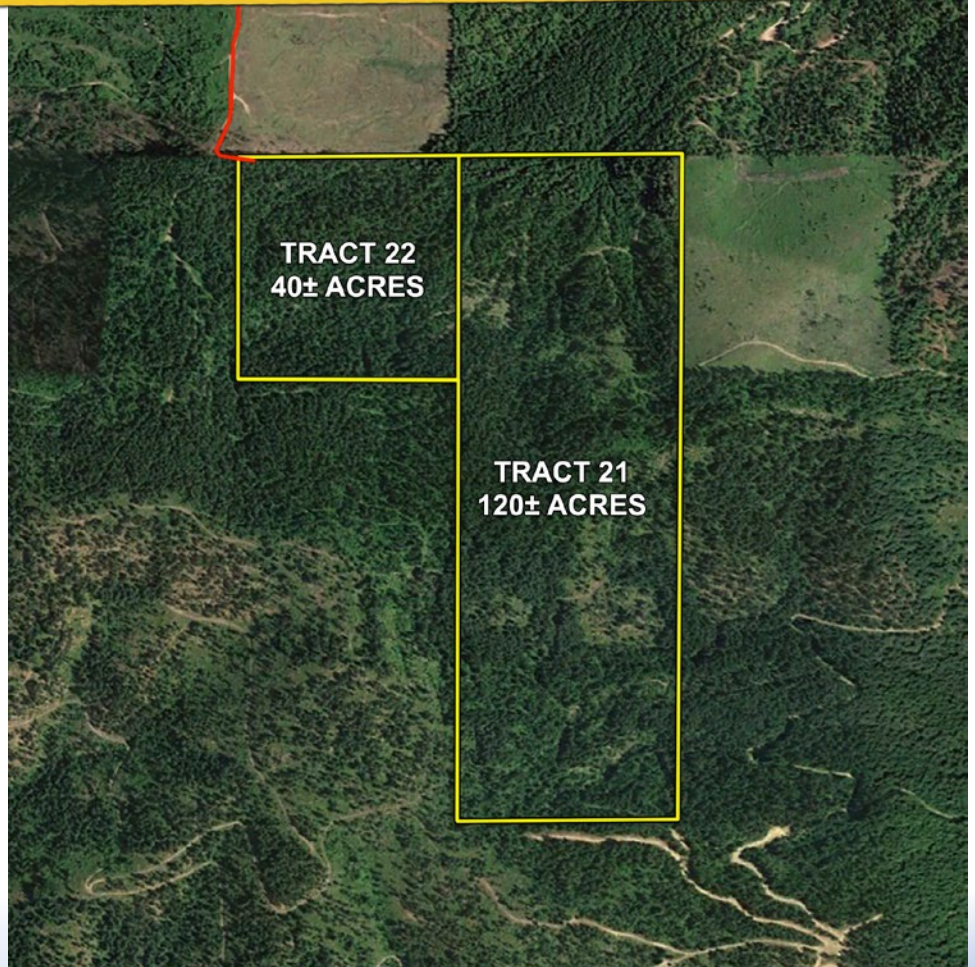
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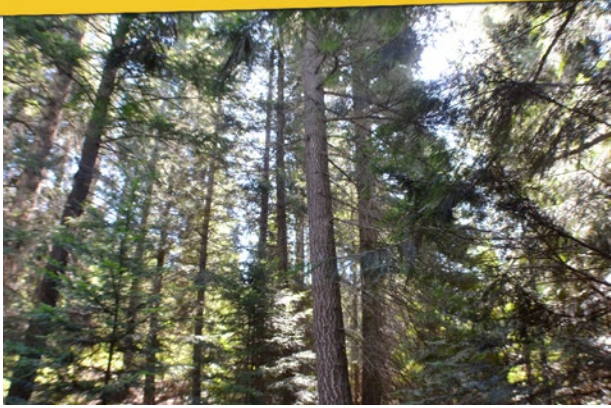
1716[±] Acres

TRACTS 21-22

TRACT 21: 120[±] Acres. Tax Parcel #45N04W223600, Has been logged extensively but has Timber, Directions: From Tract 1 (Auction Preview HQ)-Drive East Benewah Creek Road 2.3 miles to Windfall Pass Road. Turn Left & Drive 3.5 Miles to Entry. From US 95 and Windfall Pass Road Turn East & Drive Approx. 5 miles to Entry. Watch for Tract Signs. S22 T45N R4W W2NW, NWSW. The West half of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 22, Township 45 North, Range 4 West, B.M., records of Benewah County, Idaho. **Tract 21 GPS Coordinates:** N 47° 13' 29.993", W 116° 49' 39.36"

TRACT 22: 40[±] Acres. Tax Parcel #45N04W210500, Has been logged extensively but has Timber, Directions: From Tract 1 (Auction Preview HQ) Drive East Benewah Creek Road 2.3 miles to Windfall Pass Road. Turn Left & Drive 3.5 Miles to Entry. From US 95 and Windfall Pass Road Turn East & Drive Approx. 5 miles to Entry. Watch for Tract Signs. S21 T45N R4W NENE . **Tract 22 GPS Coordinates:** N 47° 14' 9.182", W 116° 50' 15.208"





TRACTS 23-26

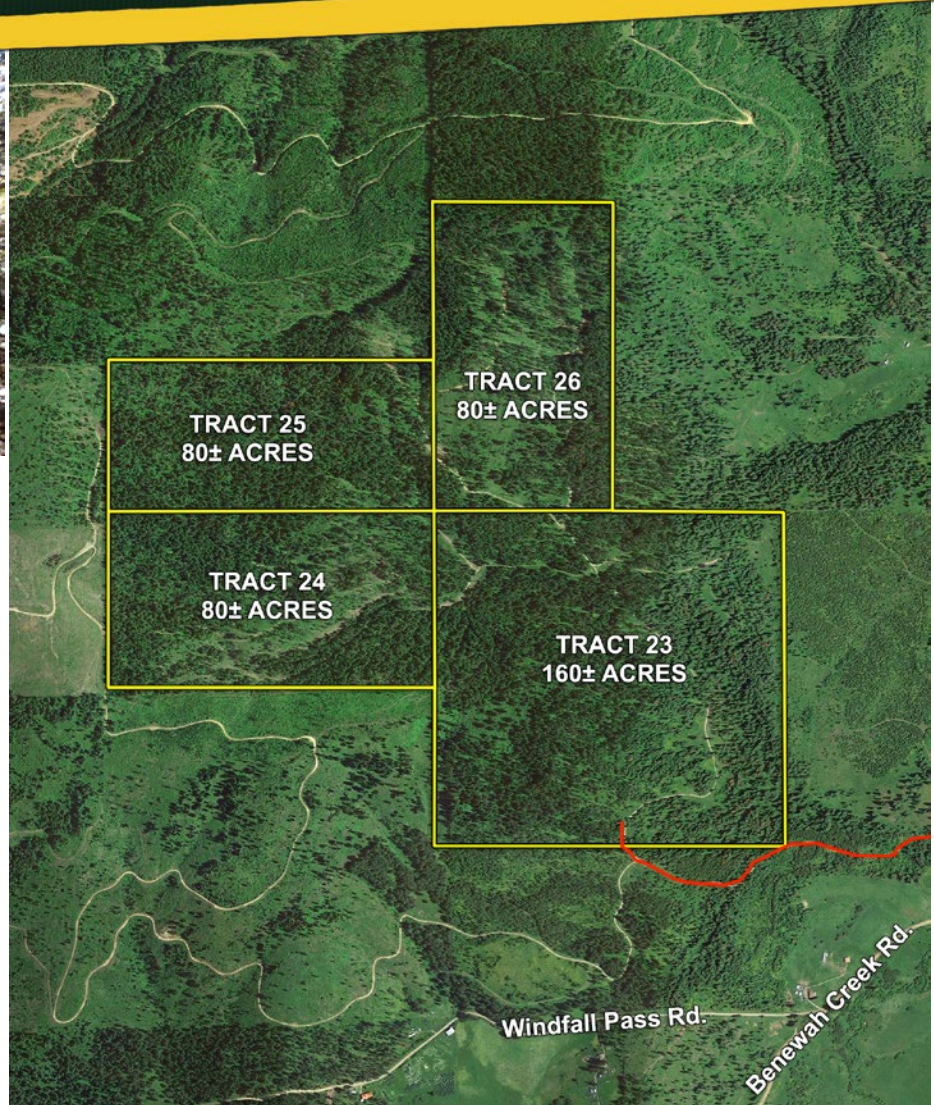
Tracts 23-26 GPS Coordinates: N 47° 14' 35.293", W 116° 47' 1.647"

TRACT 23: 160± Acres. Tax Parcel #45N04W132800, 160 Acres Merchantable Timber, 899 MBF (thousand board feet) Net Timber Volume-Directions: From Tract 1 (Auction Preview HQ) Drive East 2.6 Miles to Auction Tract Sign on North Side of Road. Turn Left or West & Follow Auction Tract Signs S13 T45N R4W NW Northwest Quarter of Section 13, Township 45 North, Range 4 West, records of Benewah County, Idaho.

TRACT 24: 80± Acres. Tax Parcel #45N04W141000, 63 Acres Merchantable Timber, 520 MBF (thousand board feet) Net Timber Volume-Directions: From Tract 1 (Auction Preview HQ) Drive East 2.6 Miles to Auction Tract Sign on North Side of Road. Turn Left or West & Follow Auction Tract Signs. S14 T45N R4W, N2NE. The North half of the Northeast Quarter in Section 14, Township 45 North, Range 4 West, B.M., records of Benewah County, Idaho.

TRACT 25: 80± Acres. Tax Parcel #45N04W118500, 80 Acres Merchantable Timber, 839 MBF (thousand board feet) Net Timber Volume-Directions: From Tract 1 (Auction Preview HQ) Drive East 2.6 Miles to Auction Tract Sign on North Side of Road. Turn Left or West & Follow Auction Tract Signs. S11 T45N R4W S2SE. The South Half of the Southeast Quarter of Section 11, Township 45 North, Range 4 West, B.M., records of Benewah County, Idaho.

TRACT 26: 80± Acres. Tax Parcel #45N04W125800, 80 Acres Merchantable Timber, 577 MBF (thousand board feet) Net Timber Volume: Directions: From Tract 1 (Auction Preview HQ) Drive East 2.6 Miles to Auction Tract Sign on North Side of Road. Turn Left or West & Follow Auction Tract Signs. S12 T45N R4W, W2SW. The West Half of the Southwest Quarter of Section 12, Township 45 North, Range 4 West, B.M., records of Benewah County, Idaho.





Chuck Yarbro Auctioneers, Inc.
213 S. Beech Street | P.O. Box 1098
Moses Lake, WA 98837

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1,716± ACRES

Benewah County

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IN CLOSE PROXIMITY TO:

- St. Joe River & St. Joe National Forest
- Clearwater National Forest
- Lake Coeur d'Alene
- Spokane Valley
- Many World-Class Ski Resorts