

Spring 2020

Latah Realty's PARADE *of* HOMES



P. 4 - 1073 NEARING, MOSCOW



P. 5 - 733 Conestoga, Moscow

www.LatahRealty.com



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About LATAH REALTY

We are one of the longest running, locally owned and managed real estate brokerage firms in Latah County.

Our office has been selling homes and land in Moscow and Latah County for over 35 years. There is no substitute for that kind of experience!

Our agents are primarily long-time local residents, and together we have the local knowledge to help you find what you are looking for.

We know market values, builders and construction techniques, and neighborhood sale trends. We also have the resources available to find any answers that we don't know!

Meet our talented and friendly agents on page 1-2, and start by giving us a call or stopping in today!



welcome home.

model home
FURNISHINGS
Affordable Style

LEWISTON SHOWROOM | **NORTH LEWISTON**
10-6 MON-SAT

MOSCOW SHOWROOM | **EASTSIDE MARKETPLACE**
10-6 MON-SAT



Meet Our Team



DARCY ANDERSON BROKER

(509) 338-0358
Darcy@LatahRealty.com

Being a native of the Palouse and Latah County, Darcy understands the attraction to our area and is committed to providing you professional service for your real estate needs with confidence and efficiency.



TIFFANY BENTLEY REALTOR

(208) 596-0971
Tiffany@LatahRealty.com

Tiffany is committed to excellence, integrity, and professionalism. Many clients appreciate her willingness to go above and beyond to find them the perfect property. She has years of experience ranging from new buyers to fast-paced investors.



TANJA BLUE REALTOR B.S. ADVERTISING

(425) 985-2415
Tanja@LatahRealty.com

Having owned a successful home staging business, Tanja brings her keen design eye when marketing a home. Solid communication, a strong work ethic, marketing skills and staging services are just a few of the benefits Tanja offers clients.



ANGELA CARPENTER REALTOR B.S. MARKETING

(208) 669-1626
AngelaC@Moscow.com
A resident of the area for 25 years, Angela has built a reputation of honesty and hard work. Knowing that good communication is key, Angela excels at keeping her clients informed. Being a top producing agent, her strong marketing skills and integrity produce results and happy clients.



BRET CARPENTER REALTOR

(208) 669-0061
Bret@LatahRealty.com

Bret is a life-long resident of our area and knows Moscow and the surrounding communities very well. He is deeply involved in rural community projects, volunteering time to the Potlatch Fire Department and as an Advanced EMT.



MISTY CURRY REALTOR

(208) 596-9330
Misty@LatahRealty.com

Misty's relationships with local businesses and non-profits in Latah County have enriched her customer service, honesty and professionalism. She and her husband enjoy outdoor activities and supporting local community businesses.



JESSICA DAHLINGER BROKER BS, GRI

(208) 301-0777
Jessica@LatahRealty.com

Jessica lives in Moscow with her husband and two small children. One of her favorite things about our area is the four distinct seasons. She knows how to successfully manage people, finances, and property.



SAMANTHA DEVOE REALTOR, GRI, ABR B.S. PUBLIC RELATIONS

(208) 874-7113
Sam@LatahRealty.com
Sam was born and raised in Moscow, a graduate of the U of I, and is deeply invested in the community and her family. She believes in clear communication, advocacy and a strong work ethic. Her spare time is devoted to her three awesome kids and their pursuits.



**TAMI GREEN
REALTOR**

(208) 301-8671
Tami@LatahRealty.com

Tami loves the tight community feel in Moscow. She has a lifetime of understanding the challenges and joys of relocating a family, and brings that experience into the real estate trade.

**TYLER KOEHN
REALTOR**

(208) 596-3896
Tyler@LatahRealty.com
Tyler grew up in the Potlatch area. He spent several years working in sales at his family's greenhouse business - Forest Nursery, and roofing for Princeton Building Company. The highlight of his life were the 2 years he spent in India as a volunteer.



**JARROD NICHOLS
REALTOR
BS, CRS, SFR, GRI**

(208) 310-6034
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Jarrod grew up in Potlatch and graduated from the U of I. Jarrod recognizes that people prefer to do business with someone who is honest and courteous, while providing a high level of service without pressure.

**MAGAN SMITH
REALTOR
LICENSED IN ID & WA**

(208) 568-0536
Magan@LatahRealty.com

Magan is passionate about buying and selling homes and building personal relationships within the community. Magan is a local director for the Latah County Board of Realtors. Magan lives in Moscow with her husband Matt.

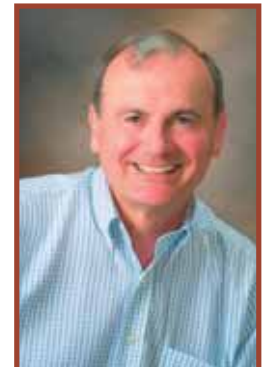


**NATASHA SUMMERS
REALTOR
B.S. ADVERTISING**

(208) 310-6634
Natasha@LatahRealty.com
Natasha is experienced in customer service and communications. She hopes to positively affect the community she lives in. She lives here with her husband, enjoys camping, gardening, horse rides, and stays involved as a U of I Alumna.

**GARY TRIBBLE
BROKER
BS, GRI**

(509) 336-3357
Gary@LatahRealty.com
With 35 years of experience as a local real estate broker, Gary, a Moscow native, prides himself on finding the right property for his clients. Gary has experience in contracting and has an engineering degree.



**SEAN WILSON
DESIGNATED BROKER
BA, GRI**

(208) 596-8170
Sean@LatahRealty.com
Sean has lived in Latah County for 25 years. He has a wife and two children. Sean's expertise is to create and foster mutually beneficial relationships that benefit his customers and clients.



Moscow, genesee, & viola



Farmer's Market

Spring in the air is a great reminder of the upcoming Moscow Farmer's Market. A vibrant part of the community, the Market, celebrates local farmers, artisans, and musicians by providing them with an opportunity to interact directly with the community and its visitors. It is located in Downtown Moscow and is held every Saturday, starting in May and lasting through October, from 8 AM to 1 PM. A variety of products and goods are presented, including handmade pieces, wine, cheese, fruit, flowers, veggies and more!

Other local events, groups, businesses and community opportunities can be found at the Moscow Chamber of Commerce. Information is presented both at the Moscow Chamber on Main Street and on their website. Latah Realty is a proud member of the Moscow Chamber and invite you to experience all that Moscow and the surrounding areas have to offer!



1320 Wallen Rd. Moscow



\$575,000



Spectacular private home with views and 34.54 +/- acres near Moscow. Move-in ready! This home features 3 bed, 2.5 bath, vaulted ceilings, stainless steel appliances, fireplace, wood floors, and an open floor plan. Also includes TWO shops, a beautiful pond, fenced garden plot, wood shed and views of Moscow Mountain. MLS# 98753212

Photograph by Sara Houlihan

Spring Valley

One of many recreational areas Latah County has to offer is Spring Valley Reservoir. Surrounded by rolling hills and trees, the reservoir provides fishing, swimming, camping, biking, and hiking opportunities. Located just 12 miles east of Moscow, ID, this well maintained recreational ground is a go to for residents across Latah County.

\$535,000

1140 Lyon Road, Moscow



Just 10 minutes from Moscow, this home has 4 bed, 2 bath. Situated on 13+ timbered acres. Updated flooring, quality wood windows, and large insulated shop. MLS# 98749588



\$519,500

1073 Nearing, Moscow



Just minutes from Moscow, this home is situated on 3+/- acres on Moscow Mountain with beautiful views. Double-sided fireplace, wood floors, and high ceilings make this home unique. MLS# 98759703



\$495,000

733 Conestoga, Moscow


Great entertaining home! 3 generously sized bedrooms, 4 bathrooms, and a beautiful master suite. Fully fenced yard and a spacious 3 car garage. MLS# 98759435

NEW CONSTRUCTION!

\$489,000

506 Southview, Moscow

CONTACT US FOR DETAILS & FINISHES!



\$419,900

1010 Newell, Viola

The perfect timbered oasis! Well maintained home sitting on 5 +/- acres with 3 bed, 2 bath. a 24' X 24' shop and additional space for RV parking. MLS# 98743753



\$389,000

348 Pintail, Moscow


Beautiful home with unobstructed views of Moscow Mountain! Features 4 bed, 3.5 bath, a large kitchen, hardwood floors, and a large, fully fenced yard! MLS# 98757763



\$329,000

12558 Evans, Genesee

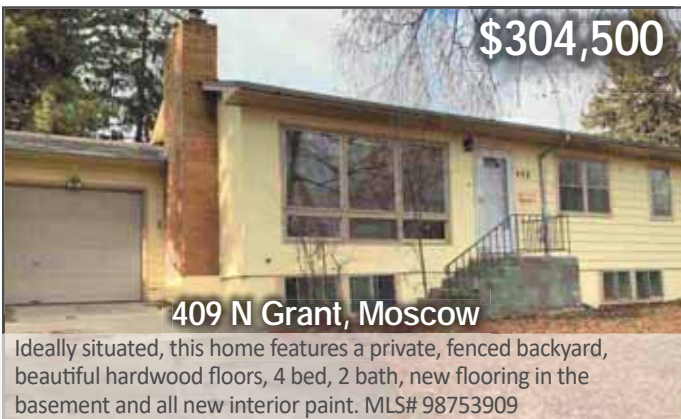
Affordably quiet country living with 5 bedrooms on 1.94 +/- ac. This home offers new paint, carpet, flooring and counters. Space for a shop and animals! MLS# 98759854



\$323,000

1036 Leepike, Moscow

Large, southern exposure concrete patio is great for entertaining at this home! 3 bed, 2.5 bath, fully fenced yard, 2 car garage, and move-in ready! MLS# 98759163



\$304,500

409 N Grant, Moscow

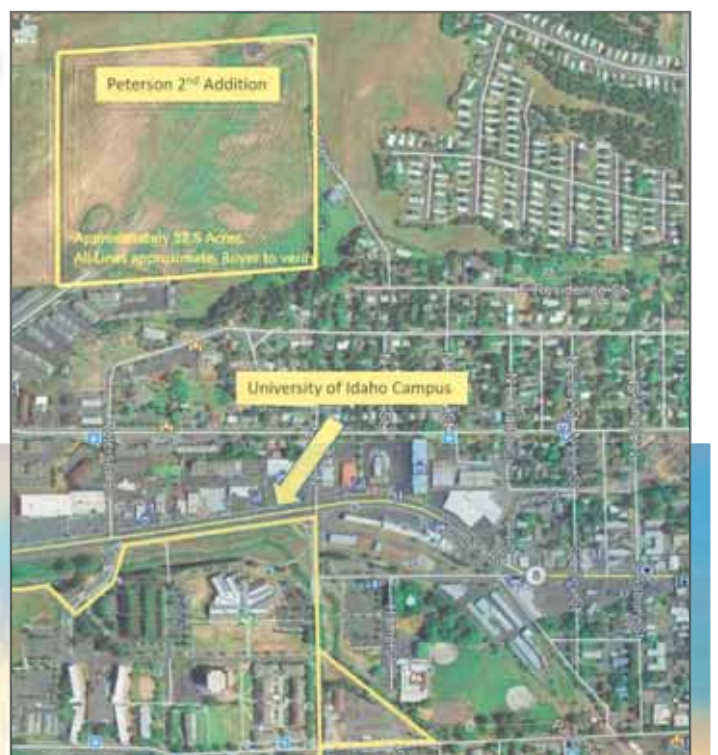
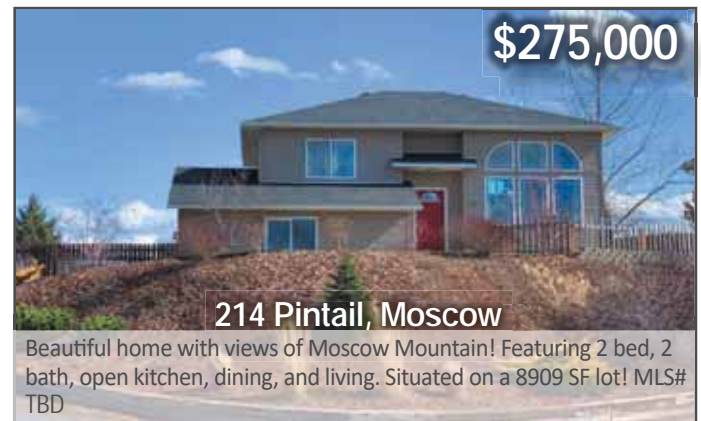
Ideally situated, this home features a private, fenced backyard, beautiful hardwood floors, 4 bed, 2 bath, new flooring in the basement and all new interior paint. MLS# 98753909



\$289,500

628 N Adams, Moscow

GREAT investment opportunity! This home is zoned R-3 and features 3 bed and 2 bath. The home sits on a large lot and has a large detached shop. MLS# 98738328

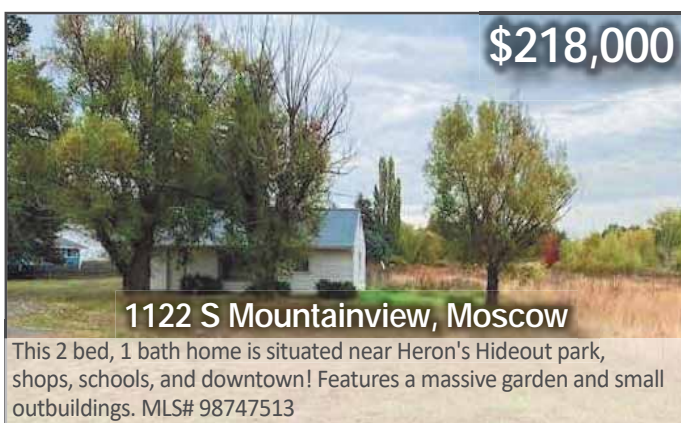
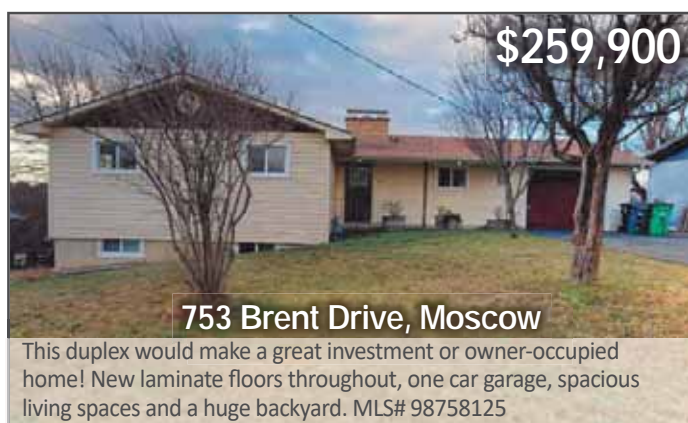
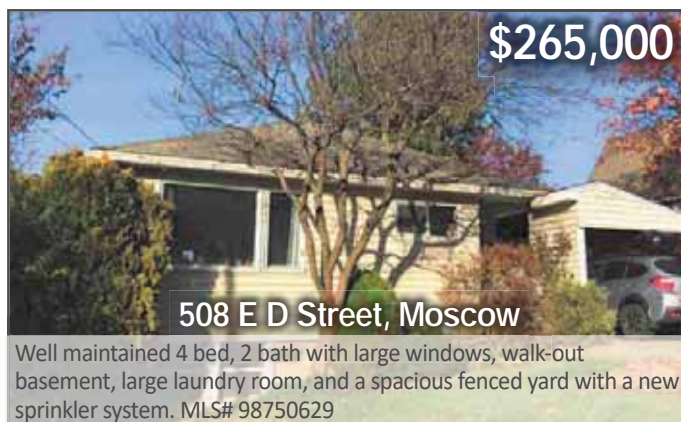


WHAT IS AN OPPORTUNITY ZONE?

- Opportunity Zones are a New Market Tax Credit Eligible Census Tracts designated by the State.
- Each state was allowed to designate 25% of eligible census tracts for the program.
- Investor Benefits
 - Deferred Capital Gains Taxes
 - Capital Gains Tax Exclusion
 - Appreciation Exclusion



000 BAKER \$3,250,000



ELK CREEK FALLS

50 miles east of Moscow is home to the tallest waterfall in Idaho. Located near Elk River, this recreational area is primarily used for hiking, trail running, and exploring nature. Amenities include: picnic tables, pedestal grills, & trail head information. Another fun fact about the area - it is dog friendly, so feel free to bring along your furry friends!

**WELLS
FARGO**

Home Mortgage

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Bring less money to your closing

And if your down payment is from 3% to less than 5%, and you complete an approved homebuyer education course, you'll be eligible to receive a \$750 closing cost credit.

I'm here for you

I can explain the loan amount, type of loan, property type, and homebuyer education requirements to ensure eligibility — and give you the “can do” support you'll need to buy your new home.

Note: With a low down payment, mortgage insurance will be required, which increases the cost of the loan and will increase your monthly payment. I'll explain the options available, so you can choose what works for you.



Jesse Goodwater
Home Mortgage Consultant
221 S. Main St., Moscow, ID 83843
Office: 208-883-5659
Mobile: 509-956-9200
jesse.a.goodwater@wellsfargo.com
www.wfhm.com/jesse-goodwater
NMLSR ID 25951



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NATIONAL RANDOM ACT OF KINDNESS WEEK

The week of Feb, 17-21 was Random Act of Kindness Week throughout the nation. Latah Realty Realtor, Tiffany Bentley partnered with Panhandle Cone & Coffee to hide 185 "Kindness Coins" downtown Moscow on Main St between Friendship Square & 6th St. Folks who found the "Kindness Coins" could turn these into Panhandle Cone to receive a free scoop of ice cream. We hope this random act of kindness inspires you to pay it forward + support local.

#185scoopsoficecream

#kindnesscoins

#moscowidaho

#communitylove

#latahrealty





\$135,000

1840 N Polk, Moscow

Located at the edge of Moscow, this 3+ acre property is ready for you to build your dream home! Eligible for one single-family building permit from Latah County. MLS# 98760185



\$120,000

1461 Northwood #202, Moscow

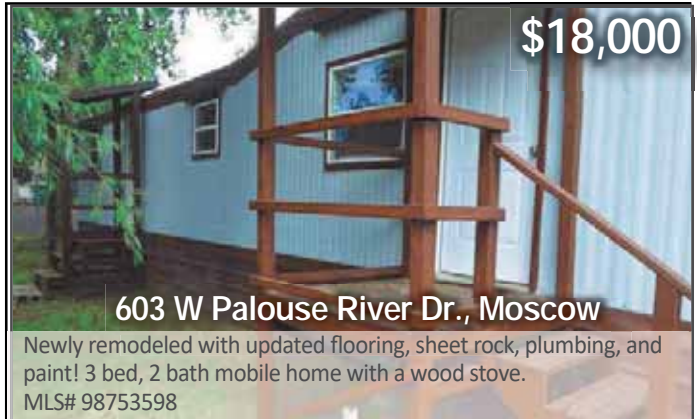
Upstairs, 3 bed, 2 bath condo. Recently remodeled with fresh carpet and finishes. Tall vaulted ceilings, on site laundry, master suite with walk-in closet and full bath. MLS# TBD



\$47,500

1025 Eid #10 Moscow

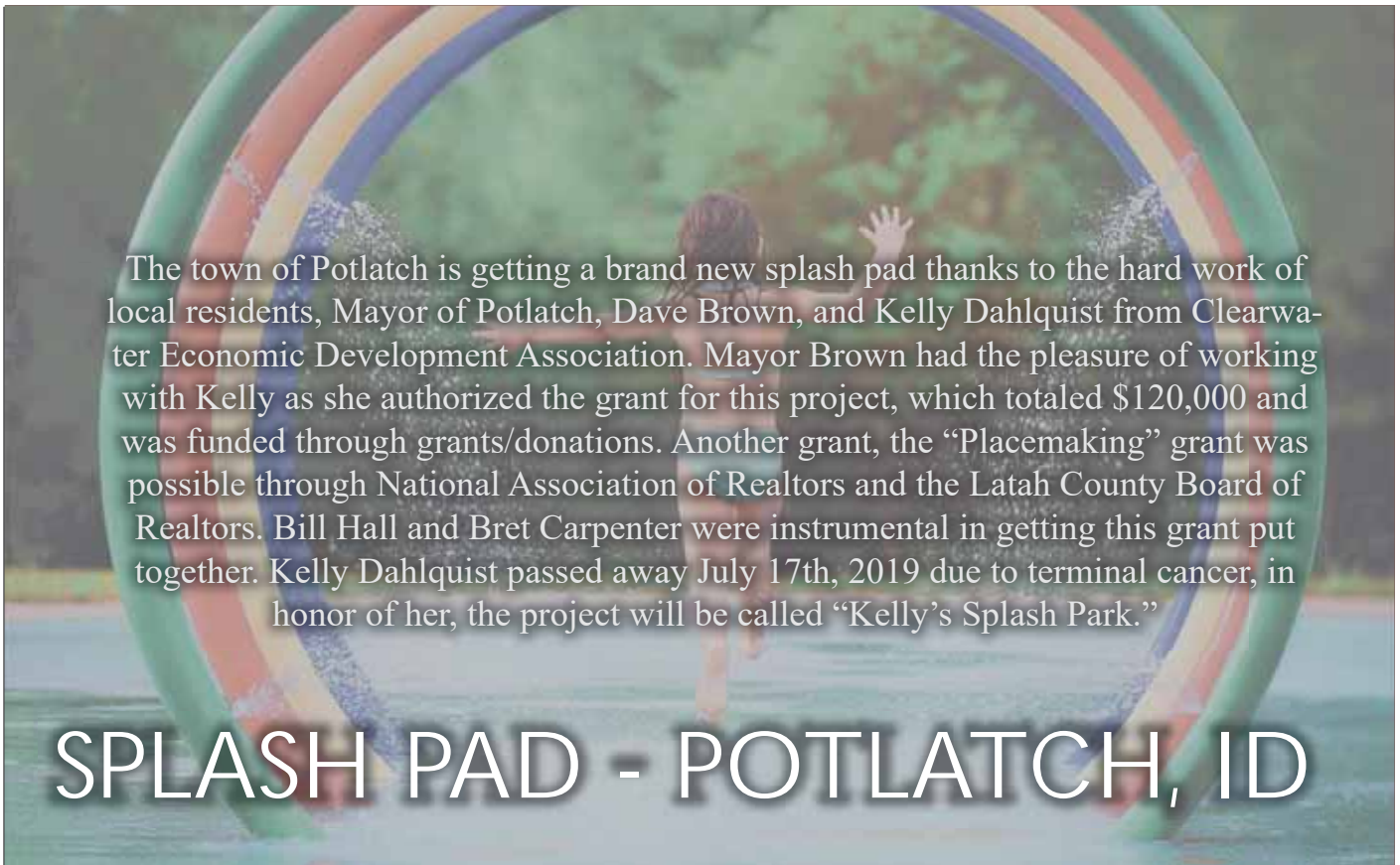
Cute manufactured home in Moscow, ID! Spacious floorplan with 4 bed, 2 bath, 1,782 SF. Featuring vaulted ceilings and a front deck. MLS# TBD



\$18,000

603 W Palouse River Dr., Moscow

Newly remodeled with updated flooring, sheet rock, plumbing, and paint! 3 bed, 2 bath mobile home with a wood stove. MLS# 98753598



The town of Potlatch is getting a brand new splash pad thanks to the hard work of local residents, Mayor of Potlatch, Dave Brown, and Kelly Dahlquist from Clearwater Economic Development Association. Mayor Brown had the pleasure of working with Kelly as she authorized the grant for this project, which totaled \$120,000 and was funded through grants/donations. Another grant, the "Placemaking" grant was possible through National Association of Realtors and the Latah County Board of Realtors. Bill Hall and Bret Carpenter were instrumental in getting this grant put together. Kelly Dahlquist passed away July 17th, 2019 due to terminal cancer, in honor of her, the project will be called "Kelly's Splash Park."

SPLASH PAD - POTLATCH, ID

\$814,000

BLAINE ROAD FARM



440 +/- acres of Palouse area farm, rich with history and bountiful production

A rare piece of property located south of Paradise Ridge. The entire property would be eligible for several building permits. These don't come around often! MLS# 98698370

TBD Ilene Dr, Moscow

\$562,925

1.17 +/- acres. Perfect location for your home on a level lot. Across from Hamilton Recreation Center and close to Moscow Charter and Jr. High schools. MLS# 98715566

000 Eid Rd, Moscow

\$70,000

11.74 +/- acres. Five minutes south of Moscow with outstanding views of the Palouse. Road is in place with power adjacent. MLS# 98702661

Mix Road

PARCEL 1: 9.64 AC \$165,000

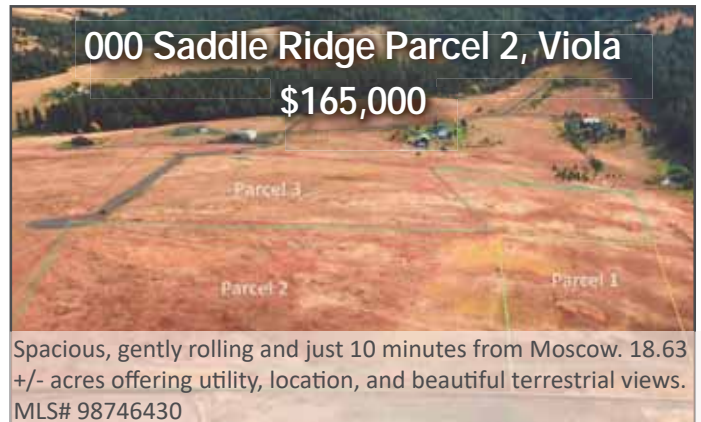
PARCEL 2: 8.77 AC \$185,000

Just a mile north of Moscow and one of the most amazing hilltop locations for 360 degrees of amazing views. Located off a paved road. Avista natural gas close by and neighboring wells show good production.



000 Saddle Ridge Parcel 1, Viola
\$185,000

Amazing 360 degree views, striking topography, tucked just over the hilltop for maximum privacy. 20.67+/- acres, well already drilled and road in place! MLS# 98746429



000 Saddle Ridge Parcel 2, Viola
\$165,000

Spacious, gently rolling and just 10 minutes from Moscow. 18.63 +/- acres offering utility, location, and beautiful terrestrial views. MLS# 98746430



Swede Lane Lot 3 & 4
Lot 3: \$149,500 Lot 4: \$195,000



Country living just minutes from Moscow city limits! Featuring gentle rolling hills, sunsets, and beautiful views, including Moscow Mountain. Paved to access point, productive wells in the surrounding area, power and natural gas are located approximately 50 feet from the property line. Both lots are 3.5+/- acres! MLS# 98753380 and MLS# 98751590



000 Robinson Park Rd., Moscow
\$119,000

Unbelievably located, level, and lovely building site on a paved road just a mile from Moscow. Power on-site! 1.6 + acres ready for your new home! MLS# TBD



COMMERCIAL PROPERTY
\$99,000

2013 S Main, Moscow
 0.57 +/- AC - Affordable South Main Street commercial lot with excellent exposure. HWY 95 lot ready for your business!
 MLS# 98713081



WE HAVE THE LOCATION - YOU CHOOSE THE HOME

LOT 1 & 2: 7,000 SF, \$77K

LOT 3 & 4: 7,615 SF, \$75K

FLAT DUPLEX OR SINGLE FAMILY
LOTS. ACROSS FROM HAMILTON
INDOOR RECREATION CENTER
AND AQUATIC CENTER.

MLS# 98718652

F

STREET LOTS

FOUR SEASONS

Spring on the Palouse is a group favorite. From brown dirt and snow-flattened grass comes life from the soil. Wildlife springs from the trees, the streams babble with water, and the birds move back in from their wintering in the South. Waterfowl, even swans and cranes hang around for a bit as they make their way North. It's amazing having four seasons. Each has its own beauty and blessings.

PARK VALLEY

AT SOUTHGATE

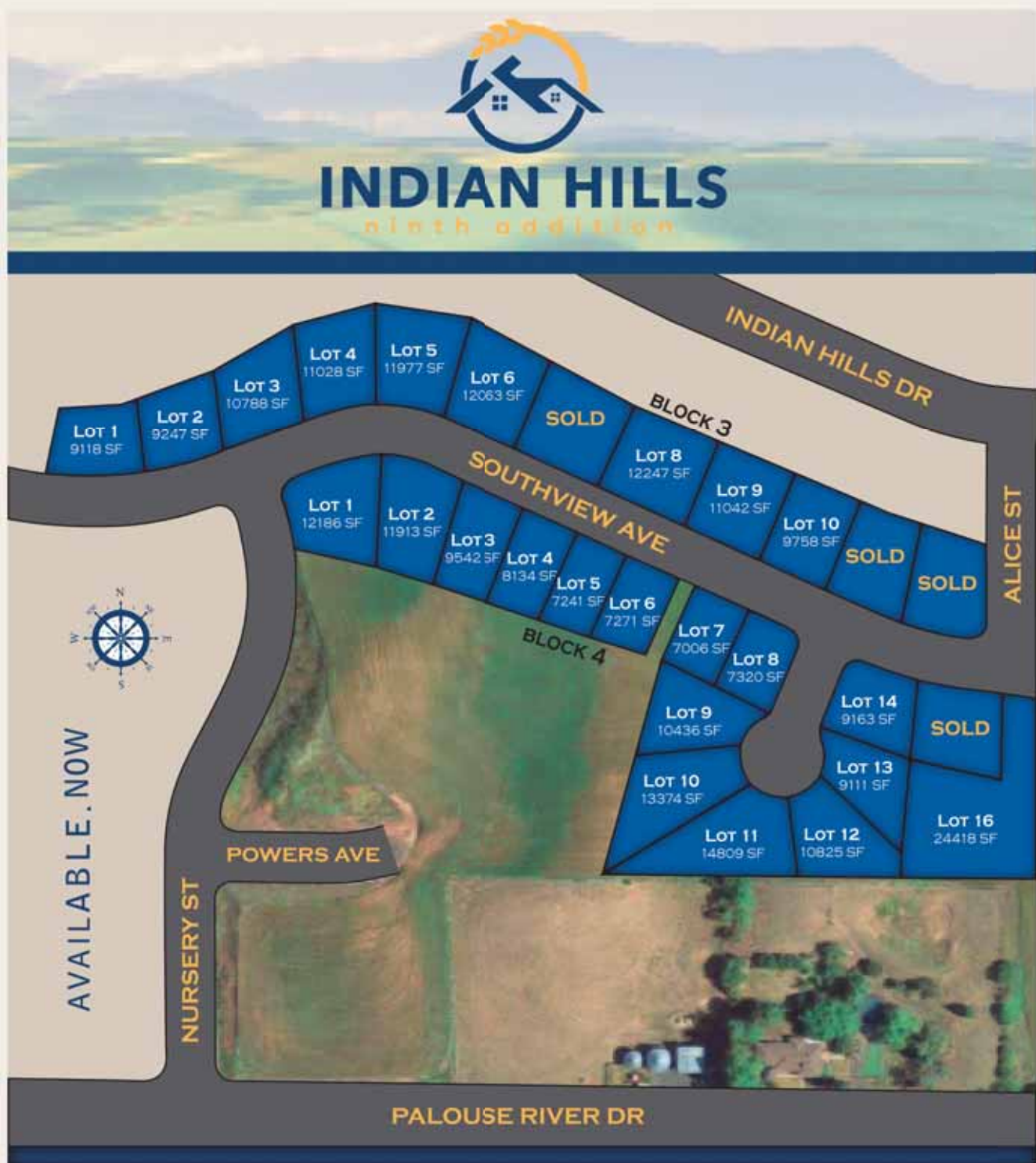
- High-Speed Fiber Optic
- Near Milton Arthur Park
- Flat to Gently Rolling Lots



3rd SOUTHGATE

- Spectacular Views!
- Cul-de-Sac Location
- All Utilities Included





- 28 RESIDENTIAL LOTS
- EASY ACCESS TO HWY 95
- BEAUTIFUL VIEWS
- NEAR SHOPPING AND DINING



Troy, Deary, Bovill, & Elk river

The Pie Safe bakery

The Pie Safe Bakery & Kitchen is a popular destination for local residents of Deary and the surrounding communities. Together with Brush Creek Creamery, they have opened an artisan bakery, ice cream and fine craft shop in the historic Ford Building on Main Street in Deary, Idaho. They serve everything from brick oven pizza, sandwiches, salads & soups to homemade ice cream and our office "favorite" fruit filled Danish pastries. Some other popular items on the menu include cinnamon rolls and frozen custard & milkshakes. All baked goods are made from scratch, multiple cheeses are served including Blue, Brie, Mozzarella and Montasio, and fresh produce from local gardens are used when available. Outside of Deary, you can find Brush Creek Creamery at the local Moscow Farmer's Market. Next time you are travelling through, consider stopping by for a tasty treat, you won't regret it!

Photographs from piesafebakery.com



1691 Big Bear Ridge, Deary



Country home on 5.91 +/- acres. 3 bed, 2 bath, tons of storage, walkout basement, and over-sized garage! Come enjoy the wildlife and quiet country living. MLS# 98759434

for
sale



BARLEY FLATS

D I S T R I C T



EXPERIENCE LUXURY LIVING

109 N Almon, Moscow

- 3 Bedrooms - 1575 sq ft
- 2 Bedrooms - 1375 sq ft.
- Quartz Countertops
- Elevator Access
- Garage Parking
- Steps to Downtown



2 BED
NE CORNER
\$252,500



3 BED
SE CORNER
\$270,000



2 BED
NW CORNER
\$255,000



3 BED
SW CORNER
\$282,500



2 BED
NE CORNER
\$262,500



3 BED
SE CORNER
\$280,000



2 BED
NW CORNER
\$262,500



3 BED
SW CORNER
\$295,000



2 BED
NE CORNER
\$275,000



3 BED
SE CORNER
\$290,000



2 BED
NW CORNER
\$275,000



3 BED
SW CORNER
\$310,000



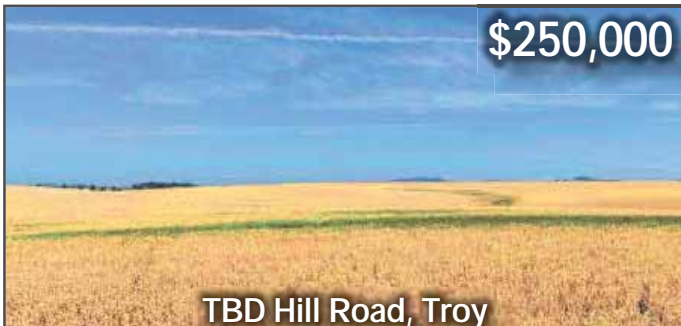


6461 Hwy 3 - Bovill



Set in a mountain meadow near a year-round stream, and with several thousand acres of public land as a backdrop, this newer 3 bed, 2 bath one level home sits on 48.5 ac. Featuring a large master, open concept, outbuildings, and a good producing well. MLS# TBD

\$429,000



\$250,000

TBD Hill Road, Troy

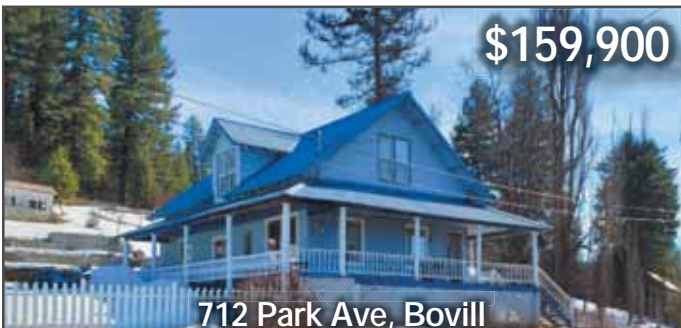
This property offers a variety of terrain and uses. Approximately 60 acres. Offers fantastic views and farm ground. Eligible for one land division creating two home sites. MLS# 98742120



\$192,500

604 Line Street, Deary

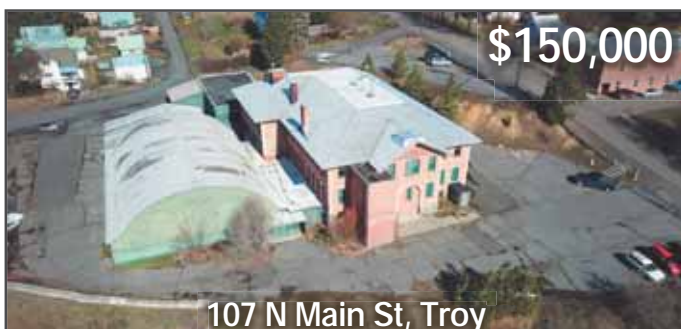
Small town living on a corner lot with quick access to downtown, parks, school, stores, and outdoor adventures! 3 bed, 2 bath and a one car attached garage. MLS# 98758526



\$159,900

712 Park Ave, Bovill

Classic craftsman home in the quiet town of Bovill! New flooring and countertops in the kitchen, spacious living and dining areas, and old refinished hardwood flooring. MLS# 98760205



\$150,000

107 N Main St, Troy

The former Troy School can be yours! Own a piece of history and a solid historic building. 2 gymnasiums, several classrooms, and lots of parking on 1.81 ac. Overlooks downtown Troy. MLS# TBD

Troy Country Estates



Lot 1: 7 +/- acres, \$69,000
Lot 2: 10 +/- acres, \$100,000
Lot 3: 10 +/- acres, \$80,000
Lot 4: 9 +/- acres, \$130,000

000 Big Meadow Rd. Troy

- Year-round road in place
- Power in Spring 2020
- Hilltop views
- Big beautiful timber
- Close to town
- Near schools



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ONLINE, OR CALL ANYTIME!**



\$137,500

Hwy 8 White Pine Flats, Troy

Beautiful Palouse farmland! This property features sweeping views, and paved access and electrical to the property line. Eligible for one single family building permit from Latah County. MLS# TBD



\$99,900

1202 Nora Creek, Troy

Timbered building site, secluded 9.64 +/- acres with a seasonal creek, rocked driveway, and small shed/1 car garage in place. MLS# TBD



Your Home Here!

Contact us at Latah Realty and get
YOUR home advertised in our next issue!



TIM KINKEADE

LOAN ORIGINATOR NMLS# 5117

208-310-1048



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Idaho Mortgage Broker/Lender License #MBL-7797. Washington Consumer Loan Company License #CL-6521. This is not an offer for extension of credit or a commitment to lend. 12/2019. Rev 2.20 (0220-5044) LR 2020-157



Potlatch, Princeton, Harvard,

Kendrick/Julietta, Outlying areas



Return to riverside Music Festival


Return to Riverside is an outdoor music festival held in Potlatch, ID every summer. The festival takes place the last Saturday of each August in Ponderosa Park and offers a unique lineup each year. It features food vendors, drinks, and a family-friendly atmosphere! This year's festival is scheduled for August 29, 2020. Latah Realty had the opportunity to sponsor the 2019 event which featured Junior Brown as the headliner and have been named the first official sponsor for the 2020 festival! We are counting down the days for the lineup announcement. Tickets will be sold prior to the event and available at the gate. The first band will take the stage just shy of 1 PM. We hope to see you there!



\$885,000

2171 Hwy 3, Kendrick


600 +/- acres. Don't miss the opportunity to own your private paradise. This property is a mix of farm and timber ground with several sources of water. A lot of possibilities! MLS# 98736083



\$700,000

1090 Jerome Creek, Harvard


Come build your dream home on this secluded 100 +/- acre hilltop! The property has 2 power points, new septic, and 7.5 GPM well installed. Views from every direction! MLS #98755782



\$670,000

TBD Vale Road Tracts 3 & 4, Harvard


124.76 +/- acres. This property features a variety of landscapes including open meadows, hidden plateaus, forested hillsides, and the Palouse River. MLS# 114564



\$400,000

7481 Upper Fords Creek Rd., Orofino


Open floor plan home with 4 bed and 2 bath. Sitting on 24.42 +/- acres in a great location! Fantastic, mountainous views. Property has a 60 GPM well and is fully fenced. MLS #98757529



\$310,000

121 Highwood Drive, St. Maries

Beautiful, single-level home with privacy and views. Offers a spacious kitchen, an oversized master, 3 bed, 2 bath, covered deck and yard space. MLS# 98756775



\$275,000

000 Linden, Kendrick

Want a piece of everything Palouse? 107+ acres of rolling hills, tillable farm ground, timber, and options for building sites. Public road access with power adjacent to property. MLS #98752623



\$270,000

10858 Sanders Road, Tensed

4 bed, 1 bath home located in Tensed, ID. Situated on 20+/- acres! Offers new flooring, paint, many updates, and a shop. MLS# TBD



\$260,000

5261 Riverview Dr., Juliaetta

Spacious home overlooking Juliaetta! Featuring expansive views, a large lawn, custom kitchen cabinets, new roof, 4 bed, and 4 bath! Basement is plumbed for a second kitchen. MLS# 98760157



\$240,000

1036 Forest Lane, Princeton

Privacy and charm in a mountain setting! Insulated block foundation design with hydronic gas heat make for quiet, efficient heating. Low-maintenance, secluded home on 10+/- acres. MLS# 98759889



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400 SE Fairwood Dr. Pullman, WA 99136-2627 | 740 N Main St. Moscow, ID 83842-4711



\$210,000

3336 16th Street, Lewiston


Affordable and adorable! Faux wood flooring, wood fireplace, 3 bed, 1 bath, cozy living room, and lots of light. Unfinished, walk-out basement for storage and a 32 x 32 shop! MLS# 98760583



\$210,000

TBD Jerome Creek, Harvard

Gorgeous timbered 43 +/- acres just outside of Harvard. Build your dream home or use for camping, hunting or hiking. Good wells in the area. MLS #98755784



\$198,000

TBD Clemenhausen, Kendrick

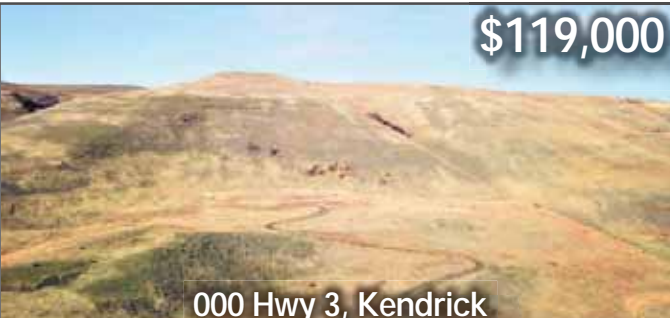
"Top of the world" building site already leveled on top of 53.75 +/- acres. A 20 GPM well is already drilled, access road in place, views, and perc test approved! MLS #98760096



\$140,000

730 Spruce Street, Potlatch


Single level, 3 bedroom home with country charm! High wood crafted ceilings, wood flooring, newer windows, fresh paint, and a fenced backyard. MLS #98755142



\$119,000

000 Hwy 3, Kendrick


77 +/- acres of amazing views, privacy, and beauty. Features all-season private driveway already constructed to a fantastic building site on 20+ ac rolling bench overlooking Potlatch canyon. MLS# 98755998



\$89,000

000 Hwy 3 Parcel 2, Kendrick

23+ acres sitting up off the highway with the warm canyon climate and a southern exposure. Eligible for one single family building permit. MLS# 98734511



\$80,000

000 Hwy 3, Kendrick

20 +/- acres. Sitting at the top of the grade, this property has a lot of character. Easy access to Highway 3, old timber, and private hollows. MLS# 98730288



\$45,000-\$67,500

Snowberry Lane - Plummer

LOT 10 \$67,500
LOT 11 \$67,500
LOT 12 \$52,500
LOT 13 \$60,000

GOVERNMENT PROPERTY

200 Snowberry Ln \$45,000

Beautiful 5+/- acre lots dotted with tall trees. Easy access and power to the lots. Productive wells in the area. Bordering cooperate timber ground and close to state ground. Access to ATV trails, hunting and hiking. MLS# 98758509

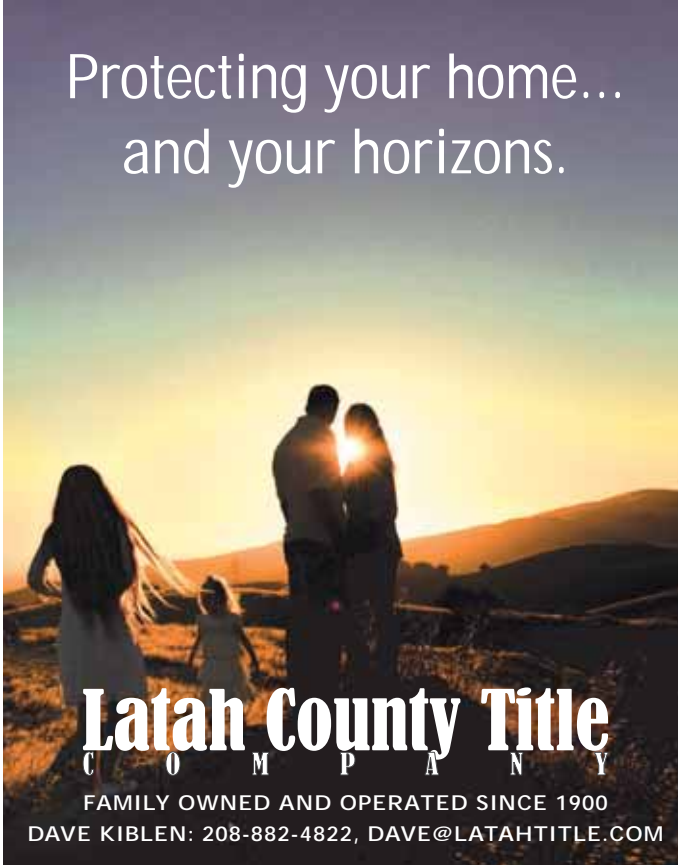
COMMERCIAL PROPERTY



\$45,000

3470 Hwy 6, Princeton

Bring your ideas and dreams because this one is in reach! Here is your chance to own a commercial location. Perfect for many types of businesses and right off the highway. MLS# 98713044



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\$59,000

208 Main Street, Juliaetta


24 x 30 shop with cement floors, work benches, barrel wood stove, bathroom, and tools! Eligible for one building permit. Lots of storage! Some tools and equipment included. MLS# 98724336



\$29,000

000 Brannan Road, Nezperce

6 +/- acres. Located in the heart of some of the most productive farmland in the world. Highway access, power, and a fantastic building site. MLS# 98716885



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\$15,000

3600 Highway 6, Princeton

0.40 +/- acres. Very manageable parcel conveniently located close to the highway. MLS# 98715235

Photograph by Sophia Curet

BEST of LATAH

Photo Contest 2020

Prizes:	1st Place: \$500	Deadline:
	2nd Place: \$300	May 31, 2020
	3rd Place: \$200	at 5:00 pm

For More Information www.LatahRealty.com/PhotoContest



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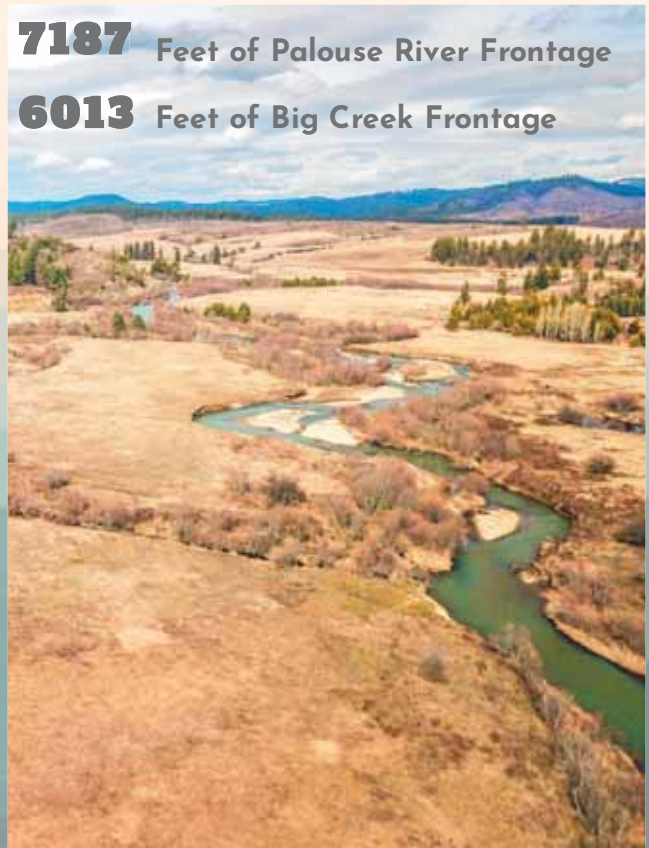
Deerkop RANCH

Harvard, Idaho



7187 Feet of Palouse River Frontage

6013 Feet of Big Creek Frontage



Land Use by Acre



303 Hay

165 Pasture/Grazing

254 Plantation

18.8 Timber

8.8 Home site

56 Unclassified

Total 805

...Own It

North Ranch +/-638 acres (includes House) \$1,265,000 ◆ South Ranch +/-178 acres \$495,900 ◆ Total Ranch +/-816 acres \$1,710,900

Scholarship Opportunity

PENNIES FROM *Heaven*

**\$1000
Awarded**

Tiffany Bentley
REALTOR 

Wonderful opportunity for high school female athletes in the Latah County school districts including Moscow, Troy, Deary, Kendrick, Genesee, & Potlatch to earn a \$1,000 scholarship towards a higher education or trade school.

Please write no less than 1,000 words on what kindness means to you: how you live it, how you pay it forward, and why its essential. Submit essay, quality photo plus a cover letter about yourself to: Tiffany@LatahRealty.com

DEADLINE: APRIL 15th



Donna's diamonds

In honor of our mother, Donna Bigford, we are awarding a scholarship to a graduating high school female athlete in the Latah County school districts, including: Moscow | Troy | Deary | Kendrick | Genesee | Potlatch

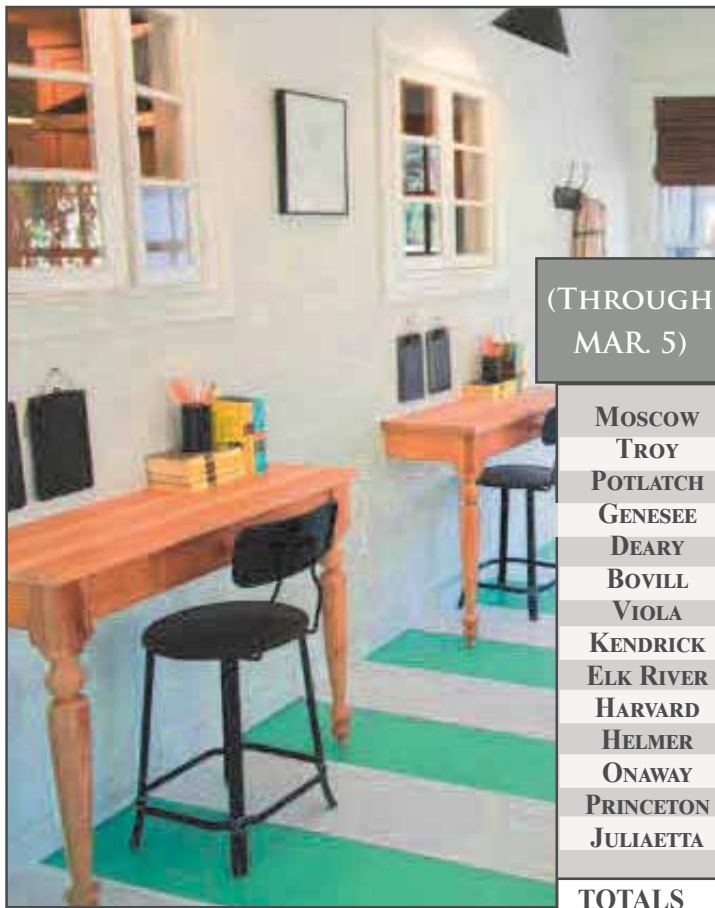
\$1,000

For \$1,000 and an interview in Home&Harvest Magazine, along with your winning essay published: Please write no less than 1,000 words on what kindness means to you: how you live it, how you pay it forward, and why it's essential. Deadline is **APRIL 15**. Please send it to:

Tiffany@LatahRealty.com

Questions? Call 208.596.0971 or 208.883.1525

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MAR. 5)

RESIDENTIAL SALES PER CITY

2019

2020

OF SALES AVG. PRICE

OF SALES AVG. PRICE

MOSCOW	52	\$237,874	30	\$303,740
TROY	6	\$357,000	5	\$195,900
POTLATCH	7	\$228,357	1	\$217,500
GENESEE	9	\$262,444	5	\$225,400
DEARY	4	\$338,075	3	\$291,000
BOVILL	1	\$38,000	1	\$108,000
VIOLA	4	\$394,000	1	\$250,000
KENDRICK	3	\$170,745	1	\$270,000
ELK RIVER	1	\$32,000	-	-
HARVARD	1	\$347,500	1	\$500,000
HELMER	-	-	-	-
ONAWAY	-	-	-	-
PRINCETON	4	\$269,650	-	-
JULIAETTA	2	\$268,500	1	\$255,000

TOTALS	94	\$245,345	49	\$261,654
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208-883-1525

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Darcy Anderson



Tiffany Bentley



Tanja Blue



Angela Carpenter



Bret Carpenter



Misty Curry



Jessica Dahlinger



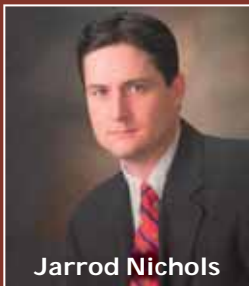
Samantha Devoe



Tami Green



Tyler Koehn



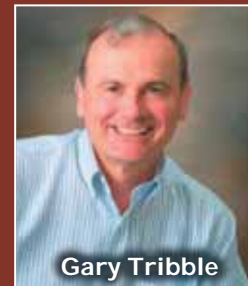
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