

INVESTMENT PROPERTY

For Sale



MARK BOTTLES
REAL ESTATE SERVICES



PROPERTY INFORMATION:

Address: 12655 Hwy 21
Stanley, Idaho 83278

Location: Mile Post 126.5 on Hwy 21

Total Acres: +/- 2.5

Price: \$549,000

COMMENTS:

- 22-site RV campground with full service restaurant with parking
- Showers & laundry facility
- Show to qualified buyers only
- Call first for appointment

LOCAL AREA INFORMATION:

- Ranked #1 Area for Mountain Biking
 - Horseback Riding Alpine Trails
 - Fly Fishing
 - Whitewater Rafting & Kayaking
 - ATV Trails
 - Natural Outdoor Hot Springs
 - 200 Alpine Lakes to Hike into
- www.ElkMountainRV.com

839 S. Bridgeway Place
Eagle, Idaho
P(208) 377-5700 F(208) 377-0035
www.markbottles.com

Norm Brown

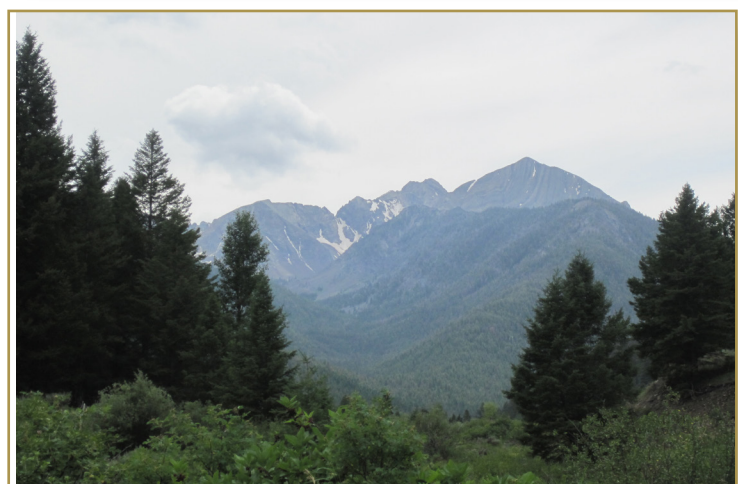
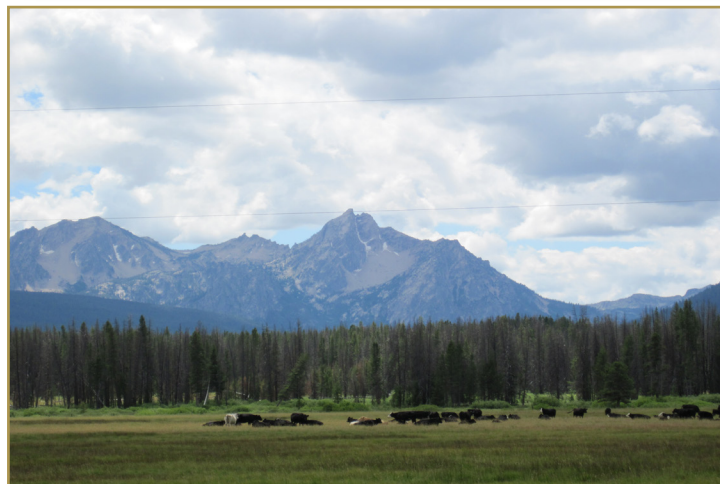
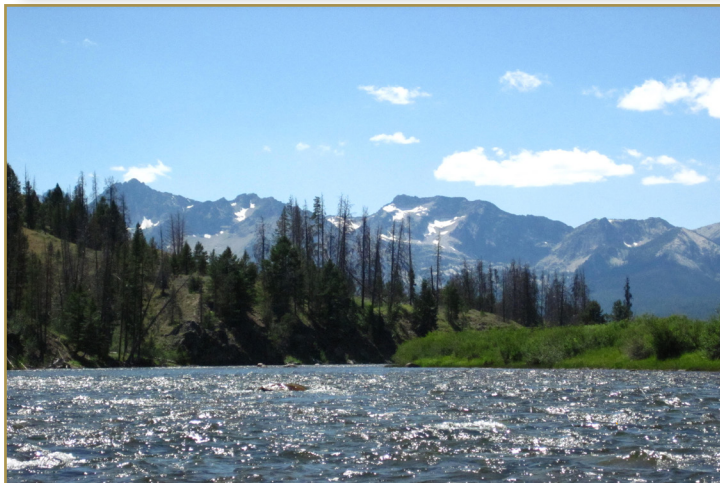
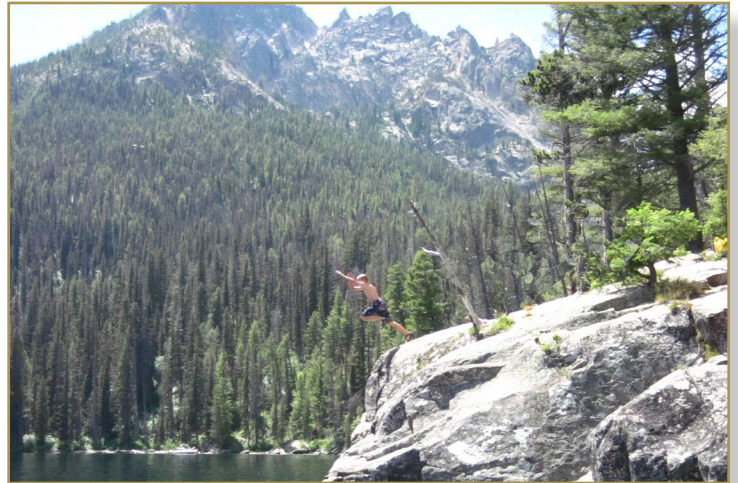
Cell: (208) 866-2450 | Office: (208) 947-1086
nbrown@markbottles.com

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This Property is located in the Play Ground for All Seasons
Stanley, Idaho

Surpassing most National Parks for its' Beauty and Outdoor Recreation
for All Seasons, Stanley is located in Central Idaho.

The Gateway to the Sawtooth Wilderness, White Clouds, the Frank
Church Wilderness, and is the Head Waters of the Famous Salmon River
of No Return. Originally dedicated to be a National Park, US Senator
Frank Church turned it into a National Recreation Area to be used by all
types of outdoor Enthusiasts. The area is a Mecca for Rafting, Hiking ,
Biking, Fly Fishing, Kayaking, Horseback Trail Riding, ATV riding,
Camping, Rock Climbing, Skiing and Snowmobiling. Stunning views
are all around the Sawtooth Valley. Enjoy all of this without the crowds
of a National Park.

Glaciers are melting out Crystal Clear waters that feed the Lakes and
Rivers. There are over two hundred High Alpine Lakes to hike into. The
Lakes are so clear that you can see the Trout coming to the surface to
take down your Dry Fly—so don't set the hook to soon.

Redfish Lake Lodge has a long History and is a Celebrated Site on
nearby Redfish Lake with a Marina and Docks.

- Elk Mountain RV Park and its Pot Belly Stove Cafe have become a
Great Place to hear Fiddle Music and Tap your foot while you
Dine on Delicious Prime Rib or BBQ Ribs. They also serve
Breakfast and Lunch. You can rent a Camp Site for one night or
stay all month (Monthly rates).
- Come check out this Heavenly Property. The air is so clean my
Friend says it is "Delicious".
- Operating Elk Mountain RV Park is like being on a permanent
vacation. Elk Mountain is currently open May through October.

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