REAL ESTATE

ARKETPLACE

55acs 3Bd/2Ba FARM HOUSE.

huge barn, shop, corrals. Beauti-

ful Stevens Co. location min to

Loon Lk / Hwy 395. Paved County

Rd. MLS #201715855 \$375,000.

Jim Palmer, Jr, Real Estate Mar-

ketplace NW, Inc. 509-953-1666





In a previous article I promoted a meeting at Spokane County Water Resources which many of you attended. The sheer numbers of attendees obviously took the facilitators by surprise, since it was standing room only, leaving 50 to 60 folks packed in the hallway. The meeting was intended as a public relations outreach, allowing time for a question and answer period, which had some tense moments. I can't blame the landowners for their frustration and anger! This topic is controversial and the current state of affairs has been particularly devastating to some land owners, but the facilitators did finally offer a glimmer of hope to affected landowners by explaining a pending solution.

As stated in an interim Spokane County Resolution, there are currently three possibilities that offer a viable detour around the Hirst Decision that has caused the halt in building permits and land sales. If you can satisfy one of the following requirements you should be able to secure a building permit in Spokane County. 1) If you can connect to any public water source. 2) If there has been an existing legal structure on the property where water has been used. 3) If the property owner can secure water rights that are valid and upstream from the

County

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officials are working on that third option and claim to be ready to become the "bank" for, and purveyor of water rights by the end of this year. That means that they are in the process of purchasing valid agricultural water rights that can be converted to domestic use and resold to landowners. These water rights will be placed in a "water bank" that will be available to the general public in different certificate "packages" that will suit a variety of scenarios. Questions still to be answered are, "How many different packages will the County offer? Indoor only, indoor and outdoor, multiple indoor and outdoor? How much will the mitigation and certificates cost (estimates are \$2,500 - \$4,000)? What steps will the County take to monitor, enforce and report bank performance? Will well construction requirements be required?"

While County Commissioners toil with this task, there is a possibility that legislators will create a fix that will negate the need for such measures, but it is more likely that the legislative fix will include a similar strategy. Nonetheless, there is now hope on the horizon for those who have been stalled on their real estate projects by judges and politicians. It's just that you will have to pay to play!





75ac GREAT VIEWS/ ACCESS. About 60 acres in farm ground; the rest in timber. Adjacent 15ac also available. \$375,000 MLS# 201712424. Warren Schick, Real Estate Marketplace NW, Inc. 509-998-6706

21.3AC,

stream,

998-6706



of Bead Lake and No Name Lake Secondary access to Bead Lake, backs up to Forest Service Land. MLS# 201715536. \$149,500. Warren Schick, Real Estate Mar ketplace NW, Inc. 509-998-6706

BEAUTIFUL MT SPOKANE view

5 level acres, Blue Quail, Deer

Park. Well 12GPM. Come enjoy

the peace and quiet of the coun-

try! \$55,000 MLS# 201710097

isa Jordan, Real Estate Market-

place NW, Inc. 509.276.6399



cedar int, secondary lots, huge cedars. 2min walk to assn. beach dock. 2 sep. tax parcels. \$199,000 MLS# 201619065. Jim Palmer. Sr. Real Estate Marketplace NW Inc. 509-991-1992



MLS.



UPDATED 3BD/2BA, CORNER ot. Like new inside! 2 car gar. Near Waitts Lake/public boat launch. Awesome shade trees MLS #201627600 \$169.000 Jim Palmer, Jr, Real Estate Market place NW, Inc. 509-953-1666



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AFFORDABLE DEER LAKE

beach access. 3bd/1ba .31ac.

Cute. Clean. Cozy! Garden,

fenced, decks, storage, chic coup, MLS #201716722 \$125,000 Jim

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cess to paved road. 5 acres to build your dreams on! Springdale side of Springdale-Hunters Rd. \$35,000 MLS# 201710966. Lisa Jordan, Real Estate Marketplace NW, Inc. 509.276.6399



5.15ac SECONDARY SACHEEN

_ake, Newport beautifully tim-

bered ground. Mixed forest in-

cluding Cedar. Great getaway!

MLS #201715452. \$40,000 Lisa

Jordan. Real Estate Marketplace

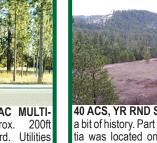
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"From Spokane to the Canadian Border"

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NINE MILE FALLS: 6176B Highway 291, Ste 103, Nine Mile Falls, WA • Phone: 509-465-1408

DEER PARK 0.83 AC MULTIfamily zone. Approx. 200fl frontage on Crawford. Utilities at property line. \$68,500 MLS# 201624499. Jim Palmer, Sr. Real Estate Marketplace NW, Inc. 509-991-1992



19.85acs SWEEPING VIEWS

New Deer Pk 3bd/2ba. Wired for

gen; Lg pantry; Woodstove; Gar

den; Hay ground; MORE! MLS

#201716467 \$375,000. Jim Palm

er, Jr, Real Estate Marketplace

NW, Inc. 509-953-1666





3.65 MOL AC ZONED BIZ; 3 parcels hi-traff Hwy 292 Loon Lk Adjoining property also available. Owner contract. \$160,000 MLS# 201526660. Jim Palmer, Sr. Real Estate Marketplace NW, Inc. 509-991-1992.







2 Story, sandy Loon Lk beach

access! Huge covered deck. Gar

den. Quality, excellent condition!

\$389,000. MLS # 201715004. Jim

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district. Approx. 103 ft of Hwy 292 frontage. PUD water, Loon Lake sewer available. \$59,700 MLS# 201614617. Jim Palmer, Sr. Real Estate Marketplace NW, Inc. 509-991-1992.



GROUND FLOOR Opportunity! Shovel ready 19.2ac Business/ Industrual zoned. Infrastructure complete. New roads, more, \$149,900 MLS# 201519946. Jim Palmer, Sr. Real Estate Marketplace NW, Inc. 509-991-1992.



WELL, YR-ROUND

Creek

Chamokane

Springdale. Approx half treed

and half pasture. \$92,500 MLS#

201623699. Warren Schick. Real

Estate Marketplace NW, Inc. 509-

MLS# 201623811. Jim Palmer Sr. Real Estate Marketplace NW Inc. 509-991-1992



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WONDERFUL DEER PARK Crawford St frontage, 2 bldg lots Manufactured home approved Water stubbed into lot. \$50,000 MLS# 201616555. Jim Palmer Sr. Real Estate Marketplace NW Inc. 509-991-1992.

8+ac DIVERSIFIED COMMRCL. Approx 1800ft Hwy 395 frntg. Out bldgs, shop, stor. units. Multiple Uses. Qual buyers only. \$398,950 MLS# 201623700. Jim Palmer Sr. Real Estate Marketplace NW Inc. 509-991-1992.



Jim Palmer, Sr. Managing Broker Real Estate Marketplace NW, Inc. 509-991-1992



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