

THE COMPANY

In the heart of Central Idaho on Highway 93 sits the Wagon Wheel Motel and RV Park. The Motel was originally built in 1947 from logs that were hand cut, shaved, and hauled down the surrounding mountains. As years passed the Motel grew to include 16 rooms and 18 RV pads with full hookups. In addition to the rooms is a 2-bedroom home, and a beautifully finished 3-bedroom, 2-bath residence for the owners. The motel is a year around destination for travelers interested in hunting, fishing, mountain climbing, hiking, and off road trail riding.

THE LOCATION

Mackay serves as a gateway to Central Idaho recreational areas. It is the closest town to Mt. Borah, the highest mountain peak in Idaho. Summer traffic on Highway 93 peaks at 3,000 cars per day. Nestled at the base of the Lost River Mountain Range, Mackay is nicknamed the "Top of Idaho". The Lost River Range contains seven of the nine Idaho peaks topping out at over 12,000 feet. The Big Lost River feeds the Mackay Reservoir providing boating, fishing, and camping opportunities along the way. The total population of Custer County in 2010 was 4,368, spread over an area of 4,937 square miles.

THE REASON FOR SELLING

The current owners love operating the Wagon Wheel, and love living in Mackay. Unfortunately, for personal reasons it has become necessary for them to relocate to Southern Idaho.

THE IDEAL BUYER

The ideal buyer for the Wagon Wheel would be a person with a passion for people and for the mountains. The Wagon Wheel offers the opportunity to earn an income, own a home, and take advantage of the slower lifestyle that comes with living in a small mountain town.



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ASKING PRICE
\$695,000

TERMS:
Cash

PROPERTY INCLUDES

- 18 RV pads with full hookups
- 3 bed / 2 bath home for caretaker/owner
- 1 bed / 1 bath home for short term renters
- 16 total motel units*

**Floorplans vary; 3 units include full kitchens*

INCOME STATEMENT SUMMARY

12% Cap Rate

Contact Agent for Additional
Financial Information

Request Additional Information:

Chip Langerak
Call 208-535-9905
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