

BUILDING YOUR DREAM HOME MAY BE CLOSER THAN YOU THINK

Key Things To Look For

- Utilities availability: Well, septic, electricity, and internet options vary by location.
- Road access: Ensure legal and year-round access—private vs public roads affect maintenance responsibility.
- Zoning and land use: County regulations differ by parcel size and intended use.
- Terrain and site work: Clearing, grading, driveway installation, and excavation costs vary widely.
- Perc testing and septic approval: Required for wastewater system installation.
- Water rights: Particularly relevant on acreage or agricultural land.
- Timber valuation: Mature trees may provide value through selective logging.
- Fire district proximity: Insurance and permitting often depend on this.



Building Resources

- Local county planning departments for zoning maps and building codes.
- Well drilling and water quality reports from licensed well contractors.
- Soil testing and septic design companies for perc test results.
- Local utility companies for feasibility and estimated connection fees.
- General contractors familiar with North Idaho construction conditions.

Typical Costs to Prepare Land

- Well drilling: Variable based on depth and location.
- Septic system installation depending on soil type and system size.
- Power extension: Cost increases with distance to nearest connection point.
- Site excavation and grading to prepare foundation and access roads.
- Work with local experts early in the process, and keep feasibility studies at the top of your list. Land purchases often require additional investigation beyond traditional home buying.

Timeline Expectations

The build process often ranges from 10–18 months depending on land preparation, permits, and builder availability. Winter conditions, planning approvals, and site development can extend timelines.



Ready to explore land in North Idaho? Reach out and I'll point you to the best options and local resources.



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NORTH IDAHO LAND BUYER CHECKLIST

(USE THIS WHEN TOURING PROPERTY OR REVIEWING LISTINGS)

ACCESS & LOCATION

- ☐ CONFIRM YEAR-ROUND ROAD ACCESS
- ☐ DETERMINE IF ROAD IS PUBLIC OR PRIVATE
- ☐ VERIFY RECORDED ROAD EASEMENTS
- ☐ CHECK SNOW PLOW/ROAD MAINTENANCE RESPONSIBILITY
- ☐ ASSESS DISTANCE TO GROCERY, MEDICAL, SCHOOLS
- ☐ REVIEW CELL SERVICE COVERAGE ON SITE

SEPTIC & SEWER

- ☐ EXISTING SEPTIC SYSTEM WITH RECORDS
- ☐ PRIOR PERC TEST RESULTS AVAILABLE
- ☐ VERIFY APPROVED SEPTIC LOCATION
- ☐ CONFIRM SOIL CONDITIONS AND SLOPE SUITABILITY
- ☐ CHECK PANHANDLE HEALTH SEPTIC APPROVAL STATUS

UTILITIES & CONNECTIVITY

- ☐ POWER ONSITE OR AT LOT LINE
- ☐ COST ESTIMATE TO BRING POWER IN
- ☐ AVAILABLE INTERNET PROVIDERS (FIBER? TDS? STARLINK?)
- ☐ EXISTING PROPANE TANKS OR NATURAL GAS OPTIONS

ZONING & PROPERTY USE

- ☐ CONFIRM ZONING DESIGNATION (E.G. RURAL, AG, SUBURBAN)
- ☐ ALLOWED HOME TYPES (STICK-BUILT, MANUFACTURED, BARNDOMINIUM)
- ☐ CONFIRM SHOP, ADU, OR SECOND-DWELLING ALLOWANCES
- ☐ REVIEW CCRS OR HOA RULES IF APPLICABLE
- ☐ VERIFY LIVESTOCK OPTIONS (CHICKENS, GOATS, HORSES)

SURROUNDINGS & LIFESTYLE

- ☐ SCHOOL DISTRICT OR ENROLLMENT PREFERENCES
- ☐ FIRE DISTRICT COVERAGE (AFFECTS INSURANCE)
- ☐ NOISE FROM NEIGHBORING LAND/RESOURCE OPERATIONS
- ☐ PROXIMITY TO LAKE ACCESS, TRAILS, SKIING, RESTAURANTS

WATER

- ☐ PRIVATE WELL ALREADY INSTALLED
- ☐ IF NOT — CONFIRM WELL FEASIBILITY
- ☐ VERIFY TYPICAL WELL DEPTHS IN THE AREA
- ☐ IDENTIFY WELL DRILLING ESTIMATES
- ☐ CHECK WATER QUALITY REPORT/ BASIC LAB TEST

LAND CHARACTERISTICS

- ☐ TERRAIN SLOPE (FLAT, ROLLING, STEEP)
- ☐ BUILDABLE PAD LOCATION IDENTIFIED
- ☐ TREES OR TIMBER VALUE
- ☐ WETLAND OR CREEK SETBACKS
- ☐ SUN EXPOSURE FOR SOLAR, GARDEN, OR SNOW MELT
- ☐ DRAINAGE PATTERNS IN WINTER/SPRING

BUILD-READINESS

- ☐ DRIVEWAY ALREADY INSTALLED
- ☐ CLEARED BUILDING ENVELOPE
- ☐ HOUSE PLANS CHOSEN OR READY TO DESIGN
- ☐ TIMELINE EXPECTATIONS WITH BUILDER
- ☐ CONSTRUCTION FINANCING EXPLORED

DOCUMENTS TO REQUEST

- ☐ SURVEY OR PARCEL BOUNDARY MAP
- ☐ SEPTIC APPROVAL OR PREVIOUS DESIGN
- ☐ RECORDED EASEMENTS
- ☐ CCRS & HOA DOCS
- ☐ PRIOR SOIL/GEOTECH REPORTS
- ☐ WELL RECORDS OR PUMP LOGS



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