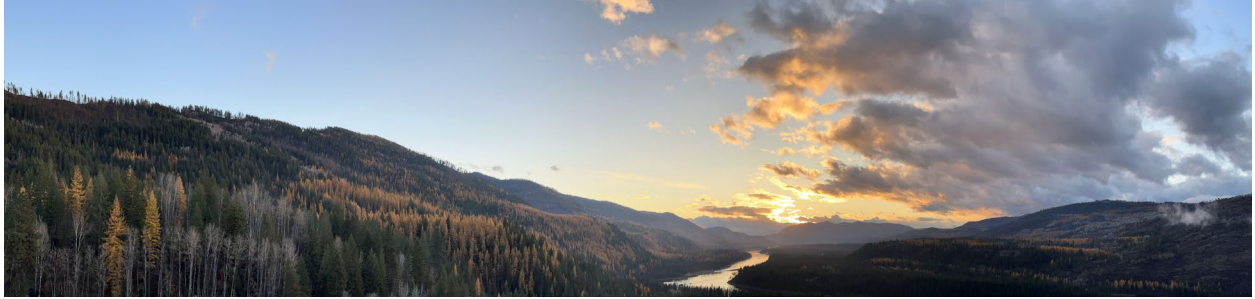


EXCLUSIVELY OFFERED | SELKIRK MOUNTAIN RANGE,
WASHINGTON STATE



The Upper Columbia River corridor — a landscape of enduring grandeur.

North Stone Mountain COLUMBIA RIVER ESTATE

Where the Selkirks Meet the Sky

50 ACRES | PRIVATE AIRSTRIp ACCESS | DEEDED RIVERFRONT ACCESS |
SELKIRK MOUNTAIN RANGE, WASHINGTON

Offered at \$1,950,000

PRIVATE OFFERING • CONFIDENTIAL • BY APPOINTMENT ONLY

PROPERTY OVERVIEW

There are exceptionally rare places in the American West where the land itself seems to breathe life — where the convergence of water, wilderness, and sky produces something that cannot be duplicated, approximated or rarely acquired. The North Stone Mountain Columbia River Estate is precisely such a place. Positioned at the confluence of the Columbia and Pend Oreille rivers, at the base of Washington State's Selkirk Mountain Range, and adjacent to the Canadian Border, this fifty-acre sanctuary occupies a geography that is, in the truest sense of the word, irreplaceable.

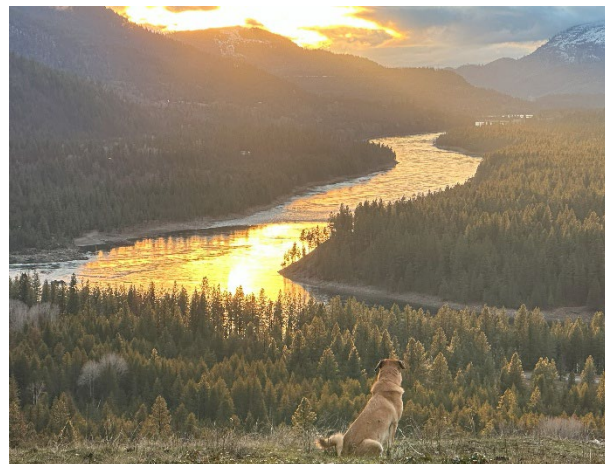
To arrive at this estate is to understand, immediately, the rarity of what has been assembled here.



The panoramic views of the Upper Columbia River unfold across every horizon — a living canvas that shifts with the seasons, from the crystalline stillness of winter's first snowfall to the luminous amber of autumn on the water. The Pend Oreille, one of the Pacific Northwest's most storied rivers, meets the Columbia just beyond your reach, creating a confluence of ecological richness and scenic drama that has

defined this corridor for millennia. Adjacent to three hundred acres of permanently protected DNR forestland, the estate exists within a wilderness buffer that ensures its privacy and pristine character in perpetuity.

This is not simply land. It is a platform for a life of uncommon renewal — for the naturalist, the visionary, the writer, or the family seeking a life-fulfilling, generational home. With deeded riverfront access, a rare artesian well in addition to a high-volume private water supply, a private airstrip, and one of the most complete wildfire resilience profiles available anywhere in the region, the Columbia River Estate represents the rare convergence of natural splendor and exceptional infrastructure. Opportunities of this caliber are not listed — they are discovered.



FEATURE HIGHLIGHTS

Property at a Glance

- Total Acreage
 - 50 Acres — Selkirk Mountain Range, WA
- Water Supply
 - Private — 35+ GPM Capacity
 - Rare Artesian Well
- Columbia River
 - 20 Acres Deeded Access — Columbia River Water Rights
- Private Airstrip
 - 20 Acres Deeded Access
- Commercial Airport
 - Trail Regional Airport (YZZ) — 6 Miles
- Ski Resort
 - Red Mountain, Rossland, BC — 22 Miles
- DNR Forest Buffer
 - 300 Acres — Permanent Open Space Adjacency
- Wildfire Designation
 - DNR-Approved Wildfire Base Camp
- Offered At
 - \$1,950,000

Land & Water ♦ 50-acre estate footprint, Selkirk Range ♦ 35+ GPM Private Well & Rare Artesian well ♦ Deeded access to 20-acre riverfront parcel ♦ Columbia River water rights ♦ Pend Oreille / Columbia River confluence access	Air Access ♦ Deeded access to private 20-acre airstrip ♦ Trail Regional Airport (YZZ) — 6 miles ♦ Trail BC Airport — 6 miles (cross-border) ♦ Ideal for private aviation, jet access ♦ Supports ranching & forestry operations
Wilderness & Recreation ♦ Adjacent 300 acres DNR forest — permanent buffer ♦ Red Mountain Ski Resort — 22 miles ♦ Selkirk Mountain wilderness at your door ♦ Columbia & Pend Oreille River recreation ♦ World-class fishing, hunting, hiking terrain	Security & Resilience ♦ DNR-approved wildfire base camp designation ♦ \$50,000 professional fuels mitigation — complete ♦ Full defensible space established ♦ Exceptional insurance and safety profile ♦ Asset-grade wildfire preparedness

THE LAND



"Fifty acres in the Selkirk Mountain Range is not a parcel — it is a private world."

The fifty-acre footprint of the North Stone Mountain Columbia River Estate is a masterwork of natural topography — a terrain shaped by glacial legacy and riverine geology into a landscape of breathtaking variety. The land rises and falls across the Selkirk slopes in a manner that at once commands panoramic views of the Upper Columbia River corridor and creates intimate pockets of sheltered stillness. Mature stands of Western larch, Douglas fir, Ponderosa pine, Red Cedar and Aspen groves define the woodland character, while the estate's proximity to the river basin ensures a richness of wildlife, birdlife, and riparian ecology that is exceptional by any measure.

Underpinning the estate's infrastructure are two separate water supplies, a private well delivering a sustained flow of 35 or more gallons per minute in addition to an exceptionally rare artesian well located at the base of Stone Mountain — features that place this property in a category apart. In an era of increasing water scarcity across North America, a high-capacity, privately held water source in addition to an artesian well, represents not merely convenience, but a foundational strategic asset. This water supply is sufficient to support extensive residential development, agricultural operations, livestock, irrigation, and long-term estate self-sufficiency, all drawn from a pristine geological source entirely independent of municipal systems.

The estate is bordered to one side by three hundred acres of DNR-managed forest — a permanent open-space buffer that functions as a natural guardian of the property's privacy, ecological integrity, and visual horizon. No future development can encroach upon this buffer. What you see from this estate today is, in all meaningful respects, what you and your heirs will see for generations. Such permanence is among the rarest luxuries the American landscape can offer.



The Columbia River, Washington State — one of the great waterways of North America at this estate's doorstep.

WATER RIGHTS & RIVERFRONT ACCESS

Among the most coveted and increasingly scarce commodities in the American West, water rights carry a weight of legal, financial, and strategic significance that transcends the ordinary calculus of real estate. The North Stone Mountain Columbia River Estate conveys deeded access to a twenty-acre riverfront parcel on the Upper Columbia River, complete with water rights — an entitlement that, in today's regulatory and environmental landscape, could scarcely be replicated through any new acquisition. These rights are not incidental to the property; they are among its most enduring and irreplaceable attributes.

The deeded riverfront parcel sits along the banks of the Columbia River, just south of the Pend Oreille River, a geographic meeting point of rare ecological distinction. This confluence has long been recognized as one of the most productive and biologically significant river junctions in the Pacific Northwest, hosting exceptional populations of resident trout, as well as an extraordinary diversity of migratory waterfowl and shorebirds. For the angler, the naturalist, or simply the

individual who treasures the sound of moving water, the riparian experience available from this parcel is without peer in the region.

The practical applications of full water rights are vast. They encompass irrigation for agricultural, viticultural, or horticultural enterprises; water supply for livestock operations at virtually any scale. As freshwater rights in the Columbia River system become ever more constrained by interstate compacts, tribal treaty allocations, and federal environmental mandates, the value embedded in this conveyance will only appreciate. You are not simply purchasing land along a river — you are purchasing a legal relationship with the river itself.

PRIVATE AIR ACCESS

Exceptional Connectivity

Deeded airstrip access + Trail Regional Airport (YZZ) just 6 miles distant — placing this estate within reach of the world's major aviation hubs with minimal ground transfer time.

For those whose lives are defined by movement — between continents, between commitments, between wilderness and metropolis — the question of air access is not a luxury consideration but a foundational one. The North Stone Mountain Columbia River Estate answers this question with uncommon completeness. Deeded access to a private twenty-acre airstrip places the estate in the exclusive cohort of properties capable of accommodating private aviation at the threshold of the land itself. The airstrip parcel is of sufficient scale to support a range of fixed-wing aircraft, making this property equally suited to the weekend aviator arriving in a turboprop and the enterprise owner deploying a light jet for business travel.

Beyond the private airstrip, Trail Regional Airport — designated YZZ in British Columbia — lies a mere six miles from the estate. This cross-border facility provides access to commercial and chartered aviation services and serves as a gateway to Vancouver International, Calgary, and points throughout the Canadian interior. For buyers whose operations span the Pacific Northwest, Western Canada, or beyond, the combination of on-property airstrip access and a regional

commercial airport within minutes represents an infrastructure advantage of extraordinary rarity. The adjacent Trail BC Airport, also at six miles, similarly serves as a staging point for helicopter, cargo, and specialty aviation services that routinely support large-scale land operations in the region.

This dual air-access profile is equally compelling for buyers engaged in ranching, forestry, or natural resource stewardship at scale — disciplines where the ability to deploy personnel, equipment, and materials by air is often the decisive advantage. Whether your aircraft is a personal conveyance or an operational tool, the Columbia River Estate accommodates you.

A private airstrip parcel affords an independence of movement that no road-dependent property can replicate.

RESORT & RECREATION

To speak of recreation in this context is to speak of something far more expansive than amenity — it is to describe a relationship with the natural world that shapes the texture of daily life. The North Stone Mountain Columbia River Estate sits at the center of one of the most diverse and storied outdoor recreation landscapes in North America, offering a four-season calendar of pursuits that few properties anywhere in the world can match.

Red Mountain Ski Resort — 22 Miles

Twenty-two miles to the north, across the international boundary in Rossland, British Columbia,



Red Mountain Ski Resort stands as one of the great undiscovered secrets of North American skiing. With over 4,200 acres of skiable terrain, an average annual snowfall exceeding 300 inches of dry Kootenay powder, and a vertical drop of nearly 3,000 feet, Red Mountain offers the technical challenge and unbridled wilderness experience that have drawn expert skiers from across

the globe — without the lift-line crowds or resort-village congestion that have come to define the

sport's more celebrated venues. This is skiing as it was meant to be: wild, demanding, and profoundly rewarding. From the North Stone Mountain Columbia River Estate, the mountain is a twenty-two mile proposition — close enough for an afternoon run, distant enough to ensure that the estate itself remains entirely apart from resort activity.

River, Wilderness & Year-Round Lifestyle

The Columbia and Pend Oreille Rivers, converging near the estate's riverfront boundary, offer a comprehensive aquatic lifestyle — boating, kayaking, paddleboarding, fishing for trophy-class trout, and simply the meditative pleasure of life on the water. The adjacent Selkirk Mountain wilderness provides an essentially limitless canvas for hiking, backcountry camping, big-game hunting, and mountain biking across terrain that remains, in large measure, genuinely wild. The Selkirks are home to some of the continent's most impressive concentrations of wildlife, including woodland elk, black bear, wolves, moose, and whitetail deer — making this estate a paradise for the naturalist. In every season, the land offers something extraordinary: spring wildflowers and river runs at peak flow; summer on the water; the incandescent foliage of a Selkirk autumn; and winter skiing, snowshoeing, and the singular quiet of snow-covered forest.

WILDFIRE RESILIENCE

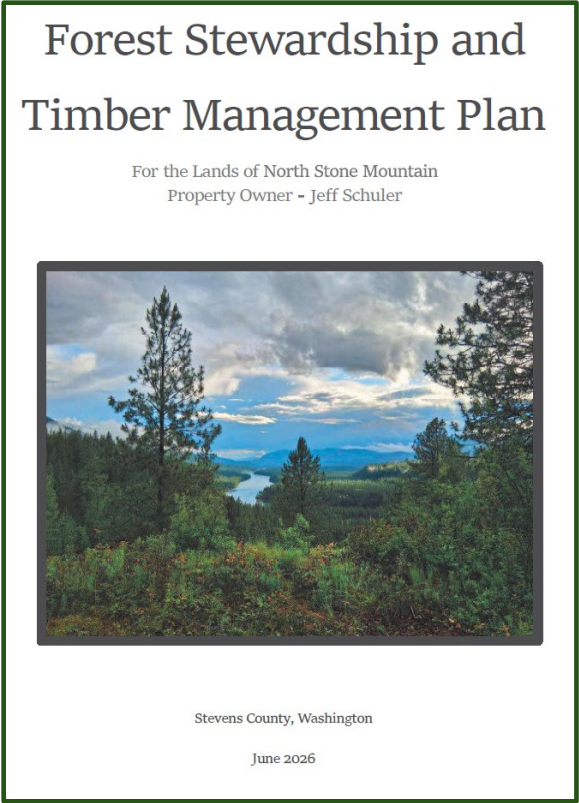
"In the current era of western wildfire, resilience is not a feature — it is the prerequisite for lasting value."

In an era when wildfire has fundamentally altered the calculus of property ownership across North American, the North Stone Mountain Columbia River Estate presents a resilience profile that is among the most comprehensive available anywhere in the region. Far from leaving this critical dimension of asset stewardship to chance, the estate's current ownership has made a deliberate, substantial, and professionally executed commitment to wildfire preparedness — one that has earned the property a designation unique in eastern Washington.

The estate carries a formal DNR-approved wildfire base camp designation — a recognition by Washington State's Department of Natural Resources that the property meets the most rigorous standards for defensibility, access, and operational safety during wildfire events. This designation is

not cosmetic. It reflects the physical reality of \$50,000 in professionally completed fuels mitigation work: the systematic removal of ladder fuels, the creation of defensible space according to the most current fire science protocols, the management of vegetation density, and the establishment of firebreaks commensurate with the estate's scale. The result is a property that not only protects itself in a wildfire scenario but is formally recognized as capable of serving as a coordination point for suppression operations — the highest standard of preparedness a private landowner can achieve.

The practical implications for buyers are significant and multi-dimensional. From an insurance perspective, the estate's documented preparedness and official designation position it favorably in a market where property coverage in fire-prone regions has become increasingly difficult to secure at reasonable premiums. From a safety perspective, the defensible space surrounding the estate provides the critical margin of time and protection that distinguishes preparation from improvisation. And from an asset-value perspective, in a region where wildfire risk is increasingly priced into property valuations, the North Stone Mountain Columbia River Estate's investment in resilience represents a durable differentiator — one that will serve successive generations of ownership with equal reliability.



Resilience Feature	Detail	Significance
DNR Wildfire Base Camp Designation	Formally approved by WA State DNR	Highest state recognition for private land preparedness
Professional Fuels Mitigation	\$50,000 completed work	Defensible space per current fire science standards
Artesian Water Supply	35+ GPM — independent of municipal systems	On-site water resource for suppression and resilience
DNR Forest Buffer	300 acres — managed, permanent open space	Professionally managed forestland reduces ignition risk

Resilience Feature	Detail	Significance
Air Access	Private airstrip + regional airport 6 miles	Emergency evacuation and resupply capability

AREA & PROXIMITY

The North Stone Mountain Columbia River Estate occupies a position of singular geographic advantage within the tri-border meeting point of Washington State, Idaho, and British Columbia — a region that blends the regulatory advantages of American land ownership with the cultural richness and natural splendor of the Canadian Kootenays. This is a corridor increasingly recognized by sophisticated international buyers as a destination of quiet but substantial consequence: a place where world-class wilderness coexists with a level of accessibility — by air, road, and waterway — that defies its apparent remoteness.

The city of Spokane, Washington — the region's largest urban center — lies to the southwest, providing access to major medical facilities, international air service via Spokane International Airport (GEG), premier retail, university institutions, and the full services of a metropolitan hub of nearly 600,000 people in the greater metro area. Northward, the Kootenay corridor of British Columbia offers the character-filled towns of Trail, Rossland, Castlegar, and Nelson — each with its own distinct cultural identity, dining, and amenity profile. The international border crossing, familiar to residents of this corridor, is a routine passage that expands the estate's effective service radius dramatically and gives buyers with Canadian ties or cross-border business operations a particular and meaningful advantage.

Destination	Distance / Time
Trail Regional Airport (YZZ), BC	6 miles — approx. 10 minutes
Red Mountain Ski Resort, Rossland BC	22 miles — approx. 35 minutes
Spokane, WA (metro services)	Approx. 1.5 hours south
Nelson, BC (Kootenay cultural hub)	Approx. 1 hour north

INVESTMENT & LEGACY



The Columbia River system — a living endowment whose significance only deepens with time.

There is a category of real property that exists beyond the ordinary metrics of market analysis — assets whose value is rooted not in comparable sales or capitalization rates, but in the irreducible scarcity of what they represent. The North Stone Mountain Columbia River Estate belongs emphatically to this category. What has been assembled here — the confluence of fifty private acres, deeded access to the Columbia River, water rights, deeded airstrip access, and adjacency to a permanent wilderness buffer — could not be replicated today at any price. The regulatory frameworks that govern water rights, airspace, and public land adjacency in Washington State and British Columbia have effectively foreclosed the possibility of assembling an equivalent portfolio of entitlements. This estate, in other words, is not merely rare. It is, in the most precise sense of the word, unrepeatable.

In the broader context of western American land investment, the scarcity dynamics are compelling. Fresh water rights on major river systems are among the most contested and legally protected assets in the region, with values appreciating as climate variability, agricultural demand, and urban growth intensify competition for surface water. Private land of scale adjacent to permanently protected public forest is vanishingly rare — and growing rarer as conservation easements and public acquisitions continue to remove parcels from the market. The North Stone Mountain Columbia River Estate offers not merely a place to live, but a hedge against the most significant resource scarcities of the coming century.

"Legacy assets are not purchased — they are recognized. This is the recognition of a lifetime."

For the family seeking a multigenerational anchor — a property that will hold meaning, memory, and material value across successive generations — the North Stone Mountain Columbia River Estate offers something no urban holding or financial instrument can approximate: a place of genuine permanence, where the land itself is the endowment. The rivers will run. The mountains will stand. The forest will grow. And this estate, thoughtfully stewarded, will reward each generation with the same irreplaceable combination of beauty, freedom, and enduring worth that defines it today. This is the true measure of legacy: not what an asset costs, but what it gives — in generational perpetuity.

P R I V A T E S H O W I N G B Y A P P O I N T M E N T

Schedule Your Private Viewing

We invite qualified principals to arrange a confidential, personally guided introduction to the North Stone Mountain Columbia River Estate. This offering is presented exclusively, without public marketing, and viewings are conducted by appointment only.

Jeff Schuler | North Stone Mountain

509/879-7220

JeffSchuler@Outlook.com

All inquiries are welcomed and treated with complete discretion.

Property tours are available upon request.

CONFIDENTIALITY NOTICE · THIS BROCHURE AND ALL INFORMATION CONTAINED HEREIN IS STRICTLY CONFIDENTIAL AND INTENDED SOLELY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHOM IT HAS BEEN ADDRESSED. THE INFORMATION HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE BUT IS NOT GUARANTEED. ALL PROSPECTIVE PURCHASERS ARE ADVISED TO CONDUCT THEIR OWN DUE DILIGENCE. THIS OFFERING IS SUBJECT TO PRIOR SALE, PRICE CHANGE, OR WITHDRAWAL WITHOUT NOTICE. © 2026 ·

ALL RIGHTS RESERVED.