

Market Update

WHAT'S IN THIS MONTH'S ISSUE:

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CHEERS TO SPRING!

by Nikki Schuler

Was anyone else excited to see February come to a close? I can see the finish line of Winter on the horizon and look forward to all the beautiful sounds, sights and smells that Spring will bring. As Spring melts the snow around us, genuine buyer inquiries increase exponentially, which keeps me very busy!

The cat is out of the bag on the Cobalt Mine, so to speak. Several news agencies discussed the mine growth potential last month which created a flurry of activity from investors who want to purchase cheap land here. I had to tell them, they're a couple years too late.

As a reminder, April 18th is the deadline to apply for the \$1,500 property tax deduction. There are certain requirements to qualify. You can visit the [state tax website](#) or call the Assessor's Office: 208-756-2815

Last 30 Days:

6 New Listings

9 Properties Sold

17 Properties Under Contract

As you have probably noticed, interest rates are climbing. The increase hasn't negatively impacted demand here in Lemhi County, at least not yet. Along with an increase in interest rates, the Federal Housing Finance Agency (FHFA) increased the conventional loan limit to \$647,200, an 18% increase from 2021.

If you would like to talk with a lender about your options, please let me know. I have several I would be happy to recommend.

4.0% Conv	3.75% VA
3.75% FHA	3.75% RD

Featured Listing



158 FREEMAN CREEK RD

Carmen, ID

MLS#: 2141668

\$497,000

An unrivaled opportunity to own 40 fully fenced acres with incredible views of the Continental Divide. Located at the convergence of Freeman Creek and Smout Creek, this one-of-a-kind property has it all, water, views, building sites, privacy and convenience.

40 Acres
Water Rights
2 Springs
2 Streams
Borders BLM
11.5 miles from
Salmon



FOR MORE VISIT: www.sellingsalmonidaho.com

Buyer Feedback

"Nikki Schuler exceeded our expectations! If I had to chose one word to describe what we think of when we think of Nikki, it is integrity. She showed time and time again that she was completely honest and was always looking out for us. She is also very hard working and conscientious. She often went out of her way to make sure we had all of the information we needed before we made the trip to Idaho. We can't say enough wonderful things about Nikki, we highly recommend her and look forward to working with her if the need arises again!"

March Home Maintenance Checklist



Test Sump Pump
Deep Clean Home
Check Roof for Soft Spots
Address Any Rust Spots
Clean Gutters

Check Water Flow From Down Spouts



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