

# Star-News

11-11-21

## State to sell six parcels in McCall's Pilgrim Cove

---

*Auction is not part of long-term plan to sell, lease land*

BY DREW DODSON  
for The Star-News

Six parcels of state land in McCall's Pilgrim Cove Subdivision are set to be sold at public auction next month by the Idaho Department of Lands.

The public auction will begin on Dec. 2 at 10 a.m. at the Waters Edge Event Center in Eagle, located at 287 E. Shore Dr.

The six parcels are all unleased residential cottage sites. Two lots on Rainbow Lane and Water Lily Lane are lakefront, while the other four lots on John Alden Road are set back from the lake.

Minimum bids for the lots range from \$175,000 to \$1.4 million. Combined, the minimum bids would earn the lands department a total of \$3.4 million.

The auction is not tied to the Payette Endowment Lands Strategy, a schedule for selling or leasing underperforming state endowment lands around McCall.

The state's plan includes 56 acres in Pilgrim Cove that are known as the "White Pine parcel," which are slated for lease or auction in five to 10 years.

"Nothing is currently scheduled for the White Pine area," said Sharla Arledge, an IDL spokesperson.

The lands department does not have an updated timeline for when it could begin dispositions as part of the plan, Arledge said.

After next month's auction, the lands department will have four remaining unleased cottage sites in the McCall area that are approved by the state land board for sale, she said.

Those four lots are located on Payette Lake's Cougar Island, which is included in the state's plan and is set for auction within five years.

Other high-priority properties in the state's plan are a 20-acre commercial parcel along Deinhard Lane near Payette Lakes Middle School and a 3.2-acre parcel on Payette Drive near Warren Wagon Road.

### **Cottage Site Program**

Endowment land around Payette Lake has been leased for use as residential cottage sites as far back as the early 1900s, according to the lands department.

However, in 2010 the land board approved a plan to begin divesting ownership of leased cottage sites. Auctions are typically held annually to sell remaining cottage sites, Arledge said.

Cottage site lessees can voluntarily enter their lease into public auction for a chance to buy the land outright, or may continue leasing the land from the state.

Nine previous auctions for Payette Lake cottage sites have raised more than \$59 million across 148 lots sold, including 127 lots that were leased.

Auctions are currently planned through 2024. There are currently 20 active cottage site leases in the McCall area, Arledge said.

An update on the future of the cottage site program is expected on Tuesday at the land board's meeting in Boise.

Funds from the land sales are deposited in the a fund that is used to buy other lands in Idaho.

The land board may also decide to invest the money in financial markets to earn returns for endowment beneficiaries like public schools and hospitals.

Here is a list of the parcels slated for auction on Dec. 2 and the minimum bids for each:

### **Lakefront Sites**

2093 Rainbow Ln. – \$1.4 million

2097 Water Lily Ln. - \$1.2 million

### **Upland Sites**

2061 John Alden Rd. – \$182,000

2085 John Alden Rd. – \$175,000

2089 John Alden Rd. – \$183,000

TBD John Alden Rd. – \$195,000