

# Hatke Place Land and Timber

165.16 Acres | Idaho County, ID | \$1,155,000



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## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Farm/Crops/Ag  
Food Plots  
House/Cabin  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Upland Birds  
Pond/Lake  
Timber  
Wooded  
State Hunting Unit: 11

## Land Details

Address: TBD Rieman,  
Keuterville, Idaho 83522  
Closest Town: Cottonwood, Idaho  
Total Acres: 165.16  
Deeded Acres: 165.16  
Elevation: 4280  
Topography: Rolling  
Tillable/Crop/Orchard Acres: 165.16  
Pasture Acres: 40  
Irrigated Acres: 0.00  
Source of lot size: Assessor/Tax Data





Seller Financing! Hatke Place Ranch is an active ranch in North Central Idaho just above the breaks of the Salmon River. The 165 acres of rolling topography offers the opportunity to produce grass hay, alfalfa or dryland farm crops. It also offers excellent hunting for whitetail deer, mule deer, elk, and turkeys. Access and power off of the county-maintained road allows for easy development of your dream home or cabin.







## Land

The land offers many natural amenities such as seasonal creeks, springs and a pond. Approximately 125 acres of the property are cultivatable for growing grass hay, alfalfa or dryland farming. The other approximately 40 acres is timbered and fenced for pasture. The views throughout the property are stunning and there are multiple sites on the property that would be perfect for building a dream home or hunting lodge.

- 165 Total Acres
- Building Sites
- Creeks
- Dry Grazing Land
- Fenced Pasture
- Hunting
- Rolling Topography
- Suitable for Livestock or Horses
- Wildlife
- Views







### **Improvements**

Timbered acres are fenced for livestock pasture.

### **Recreation**

Camas Prairie Residents enjoy their closer proximity to recreational opportunities particularly hunting and fishing. Popular fishing hotspots include Winchester Lake, the Salmon River and Dworshak Reservoir. Area hunters appreciate the exceptional big game hunting with game bird hunting at their fingertips. Other local attractions include the Cottonwood Butte Ski hill and Snowhaven Ski Hill where many people enjoy skiing, snowboarding and sledding. Also, the Pine Bar Campground and Boat Launch. Hatke Place Ranch is minutes away from thousands of acres of State of Idaho land.

- 12.4 miles from Cottonwood Butte Ski Area
- 20 miles from Salmon River
- 22 miles from Pine Bar Campground
- 35 miles from Winchester Lake
- 35 miles from State of Idaho Land
- 65 miles from Dworshak Dam & Reservoir





## Region & Climate

Located in North Central Idaho, countless outdoor activities out the back door. Skiing, fishing, hunting, hiking, etc. This area gets plenty of moisture during the winter season and summers tend to be warm days and cool evenings.

## Location

This beautiful property is located approximately 10 miles from Cottonwood, Idaho. Cottonwood is a small farming and ranching community on the western side of Idaho County known for its agricultural lands and outdoor opportunities.

Ideal for the sports enthusiast, Cottonwood is just minutes from the Salmon River and is close to fishing, hunting, camping, snow and water skiing, and other outdoor recreation.

The community hosts a variety of events throughout the year, including an annual Idaho County Fair. In addition, the community houses great K-12 public schools, a library, a medical clinic, and a local fire district.

Located 65 miles from the nearby city of Lewiston, the Cottonwood community is ideal for someone desiring rural living while still being close to the amenities of the larger surrounding communities.

65 miles from Lewiston Airport

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## Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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testimonials



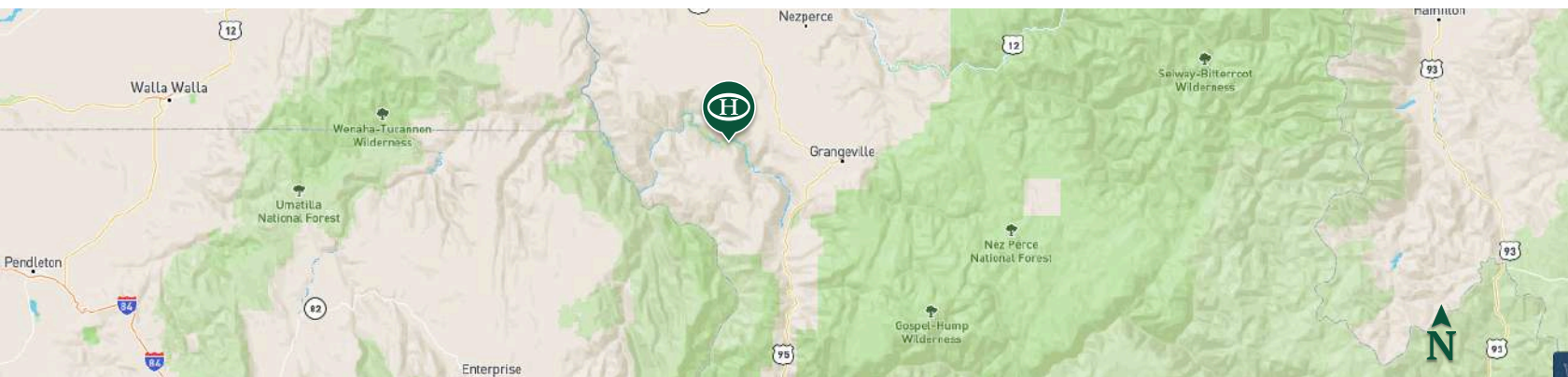




 Boundary

#### BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



## Tanner Ross

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