

Blue Grouse Road

23.85 Acres

Idaho County, ID

\$135,000



HAYDEN  OUTDOORS.

Blue Grouse Road

TOTAL ACRES:

23.85

PRICE:

\$135,000

COUNTY:

Idaho County

CLOSEST TOWN:

White Bird, ID

Activities & Amenities:

ATV/Off Road
Hiking/Climbing
Water Access
Fishing
Hunting - Predator/Varmint
Water View

Property Summary:

This stunning 23-acre lot outside of White Bird, Idaho offers breathtaking views of the Salmon River and easy access to public land for all your outdoor adventures. This lot is a unique find, with gravel road access and power available on the property, making it a great location to build your dream home or cabin. The lot offers a perfect blend of privacy and convenience. Contact listing agent for information on interactive map.

Land Details:

Closest Town: White Bird
Total Acres: 23.85
Deeded Acres: 23.85
Elevation: 3000
Estimated Taxes: \$765.18 - 2022
Source of lot size: Assessor/Tax Data
HOA Dues: \$288

Land:

The 23.85 acres is mostly steep breaking off into Hammer Creek. The steepness gives you a phenomenal view of the Salmon River. Enjoy the incredible views and the convenience of being within minutes of State of Idaho land, the Salmon River, and year-round recreational activities.

- CCRs
- 5 miles from Hwy 95
- Close to Recreation
- Power on Property
- Mountain Views
- River Access
- Boat Launch
- Maintained Road





Recreation:

White Bird, Idaho is a nature lover's paradise, offering a wide range of outdoor recreational opportunities for visitors and residents alike. Surrounded by stunning natural beauty, the area is home to a diverse range of wildlife and outdoor landscapes. One of the most popular recreational activities in White Bird is fishing. The nearby Salmon River is a world-renowned fishing destination, offering some of the best trout and steelhead fishing in the world. Anglers can fish from the riverbanks or take a guided float trip down the river to cast their lines in some of the most scenic spots in the area.

Hiking is another popular activity in White Bird, with a range of trails available for all skill levels. Visitors can explore the nearby Nez Perce-Clearwater National Forests, which offer miles of hiking trails through forests, meadows, and rugged mountain terrain. The Lewis and Clark Trail also runs through the area, providing an opportunity to follow in the footsteps of the famous explorers.

White Bird is also a popular destination for hunters, with a range of game species available for hunting in the surrounding forests and mountains. Deer, elk, and bear are just a few of the game species that can be found in the area. For those who love water sports, the Salmon River and nearby Snake River offer opportunities for kayaking, canoeing, and rafting. Visitors can take guided trips down the rivers or rent equipment to explore on their own.

Finally, White Bird is a great destination for those who love to camp and enjoy the great outdoors. With a range of camping options available, visitors can choose from everything from primitive campsites to RV parks with full hookups. Overall, White Bird, Idaho is an outdoor enthusiast's dream come true, with endless opportunities for hiking, fishing, hunting, water sports, and camping. With stunning natural beauty and a range of recreational activities available year-round, White Bird is the perfect destination for anyone looking to get away from it all and experience the beauty of Idaho's great outdoors.

Region & Climate:

White Bird, Idaho has a semi-arid climate with hot summers and cold winters. The area experiences four distinct seasons. Summers are hot, with average temperatures in the high 80s to low 90s Fahrenheit. The hottest months are typically July and August.

Fall is mild and pleasant, with average temperatures in the 60s to low 70s Fahrenheit and little precipitation. The area is known for its beautiful autumn foliage, with the changing colors of the trees creating stunning scenery throughout the region. Winters in White Bird have average temperatures in the 30s to low 40s Fahrenheit and occasional periods of sub-zero temperatures. The area typically receives around 30-40 inches of snow each year but it melts quickly and typically is snow free. Spring is a transitional season, with temperatures gradually warming up and occasional rain showers. The average temperatures in the spring months range from the 50s to low 70s Fahrenheit, with May typically being the wettest month of the year.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





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

Boundary Water Well



Tanner Ross

Salesperson, Licensed in ID
 TannerRoss@HaydenOutdoors.com
 208.507.0517

**HAYDEN
 OUTDOORS.
 REAL ESTATE**

