

Cedar Creek Recreational

160.00 Acres

Nez Perce County, ID

\$599,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small
Game, Turkey, Upland Birds, Waterfowl
Natural Spring
Pond/Lake
Stream/River
Timber
Water Access
Water View
Wooded
State Hunting Unit: 8A

Land Details

Address: NKA Cedar Creek,
Kendrick, Idaho 83537, USA
Closest Town: Kendrick
Total Acres: 160.00
Deeded Acres: 160.00
Elevation: 2300
Estimated Taxes: \$263 - 2022
Source of lot size: Assessor/Tax Data



Property Summary

Exceptional 160-acre property offering diverse terrain, abundant timber resources, and a year-round creek. With its prime location, this property caters to outdoor enthusiasts, nature lovers, and those seeking a private retreat. Dworshak Reservoir, Clearwater River and Potlatch River a few miles away offer excellent fishing and water recreation. The property sits in IDFG Unit 8A with Elk, Deer, Turkeys and Bear often seen on the property.

Land

The property is 160 acres of sloped timber draw leading you to Cedar Creek in the bottom of the property. The property offers several building locations for a wonderful recreational cabin in the woods. One of the most remarkable features of this property is the year-round creek that meanders through the land. The soothing sounds of the creek create a tranquil ambiance, while the water source itself can be utilized for various purposes such as fishing, irrigation, or just enjoying nature up close. Cedar Creek offers a wonderful spot to water livestock or bring wildlife to your property. Think of these 160 acres as your own private retreat to get away from the everyday hustle and enjoy life in the scenic Idaho outdoors. Don't miss this unique opportunity to own a piece of paradise in the heart of Southwick, Idaho. Embrace the rustic elegance and endless possibilities that this 160-acre recreational timber ground with a year-round creek offers. Whether you aspire to create a private retreat or immerse yourself in the beauty of the Idaho wilderness, this property invites you to live your outdoor dreams.





Improvements

The property has improved gravel and dirt roads that offer easy access for development and utilities all over the property. There are multiple building sites with wonderful forest views. There is also a developed pond fantastic for watering stock or wildlife.

Recreation

A 160-acre parcel just a few miles from Dworshak Reservoir!

This property offers wonderful hunting opportunities for some of Idaho's most sought-after big game animals including Elk, Mule Deer, and Whitetail, along with predators such as bear and cougar.

Nature enthusiasts will find themselves immersed in a wonderland of possibilities. Lace up your hiking boots and embark on your own personal exploration of the vast and diverse landscape. Traverse through woodlands that change their attire with the seasons, showcasing a symphony of colors and fragrances that delight the senses. As you meander through the forest, keep an eye out for native wildlife, including deer and elk.

For water lovers, the Freeman Creek Boat Launch beckons you to take to the pristine waters of Dworshak Reservoir. Launch your boat and set sail into the azure expanse, where you can spend your days fishing for trophy-sized trout, bass, and more.

But the adventure doesn't end when the day does. Set up camp and enjoy the magic of a campfire under the open sky. Share stories, toast marshmallows, and relish in the simplicity of connecting with loved ones in a setting untouched by the rush of modern life.





History

History buffs will find delight in the county's rich heritage, with remnants of the Lewis and Clark Expedition still etched into the landscape. Explore the Lewis and Clark Discovery Center to trace the footsteps of these intrepid explorers and gain a deeper appreciation for the county's historical significance.

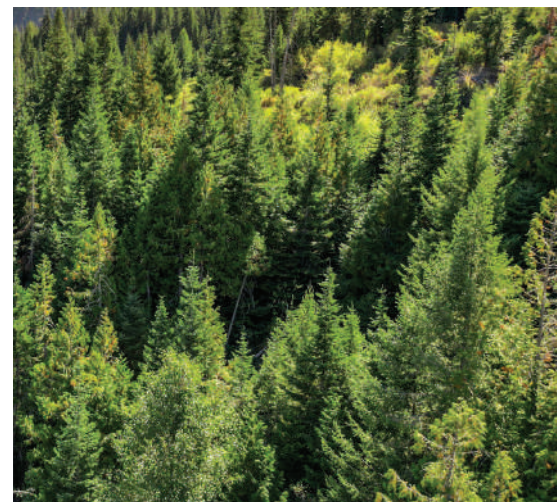
Location

The property is strategically located north of the charming town of Southwick, Idaho, and enjoys close proximity to several other towns that offer a range of services and amenities:

- **Southwick, Idaho** (Approximately 2 miles south): A small, picturesque town with a friendly community atmosphere.
- **Kendrick, Idaho** (Approximately 10 miles West): Kendrick is a little town known for its great community, successful school, and grocery store.
- **Orofino, Idaho** (Approximately 20 miles Southeast): Orofino is a larger town known for its services, including healthcare facilities, schools, and grocery stores. It serves as a hub for nearby communities.
- **Kamiah, Idaho** (Approximately 45 miles Southeast): Kamiah provides additional amenities and services, such as restaurants, schools, casino and shopping options. It's a convenient place for various needs.

While the property itself offers a secluded and peaceful environment, employment opportunities can be found in the nearby towns, including Cavendish. Common employment sectors in the region include:

- **Forestry and Logging:** The timber-rich surroundings may provide employment opportunities in the forestry and logging industry.
- **Tourism and Hospitality:** The scenic beauty of the area attracts tourists, creating jobs in the tourism and hospitality sector.
- **Education:** Orofino and Kendrick have educational institutions, which may offer employment for educators and support staff.
- **Healthcare:** Orofino is known for its healthcare facilities, potentially providing employment for medical professionals and support staff.





For everyday services and conveniences, you can look to nearby towns:

- **Groceries:** Orofino and Kendrick have grocery stores where you can stock up on essentials and groceries.
- **Healthcare:** Orofino offers healthcare services, including a hospital and clinics, for medical needs.
- **Schools:** Families with children will find schools in Orofino and Kendrick, ensuring educational opportunities for the younger members of the community.
- **Dining:** Orofino and Kendrick boast dining options, from local cafes to restaurants, perfect for a night out or a quick meal.
- **Retail and Supplies:** You can find hardware stores and other retail shops in nearby towns for various supplies and needs.

Airports: If you need air travel, several regional airports are within a reasonable driving distance:

- **Lewiston-Nez Perce County Airport** (Approximately 37 miles south): This airport offers commercial flights and is the nearest major airport, providing access to various destinations.
- **Pullman-Moscow Regional Airport** (Approximately 43 miles West): This regional airport is an option for domestic flights and is located a bit further away.
- **Spokane International Airport** (Approximately 113 miles north): Spokane International Airport is a larger airport serving domestic and international flights and is a suitable choice for long-distance travel.

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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 regard 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 bring buyers to purchase our properties. We offer cooperating 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."

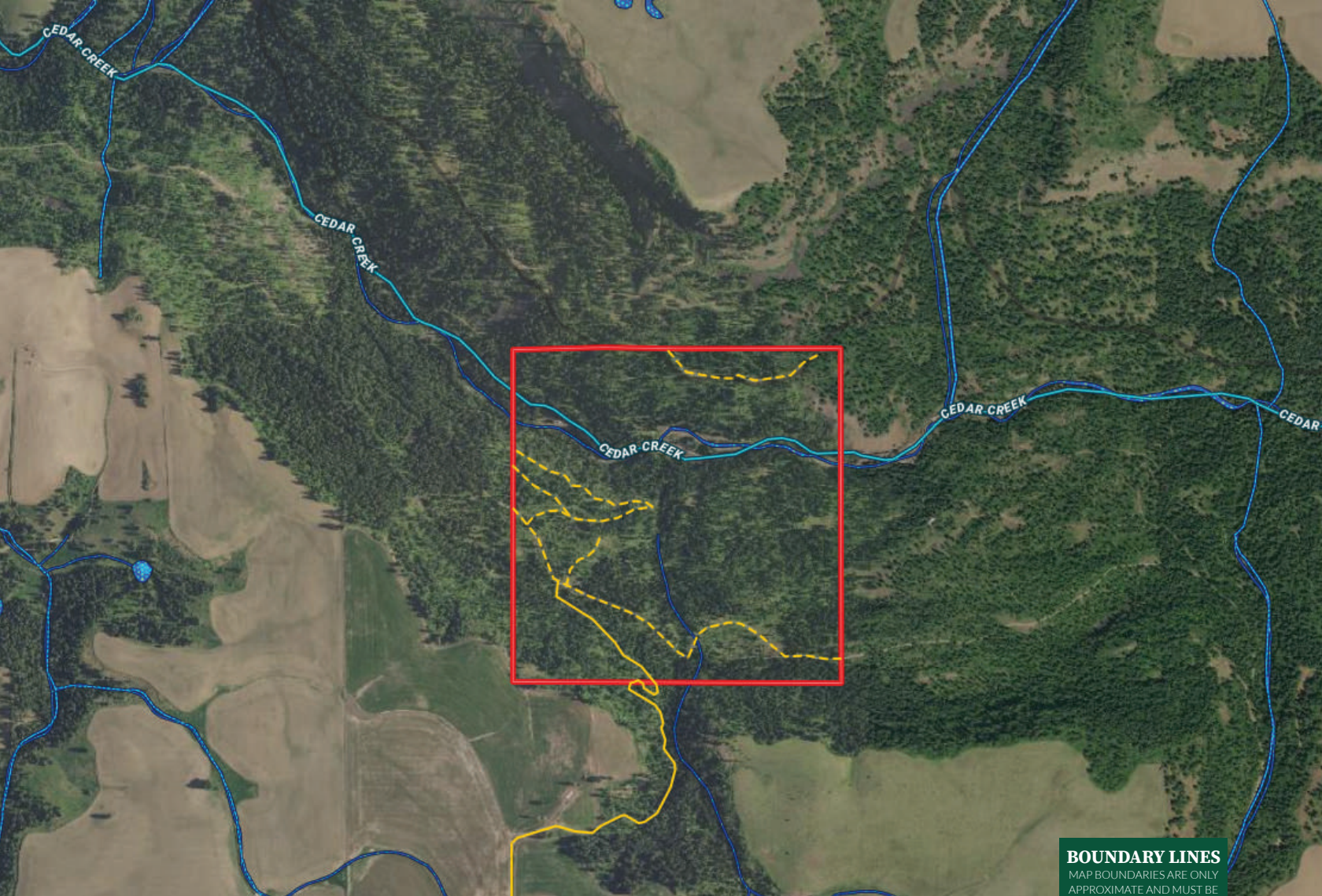


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary

BOUNDARY LINES

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



Austin Callison

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