

Highway 95 Commercial

5.60 Acres

Idaho County, ID

\$350,000



HAYDEN  OUTDOORS.



Activities & Amenities

Development Potential

Land Details

Address: TBD US Highway 95,
Fenn, Idaho 83530, USA

Closest Town: Grangeville

Total Acres: 5.60

Deeded Acres: 5.60

Leased Acres: 0.00

Elevation: 3280

Topography: Level

Tillable/Crop/Orchard Acres: 5.6

Estimated Taxes: \$179.22 - 2023

Source of lot size: Assessor/Tax Data

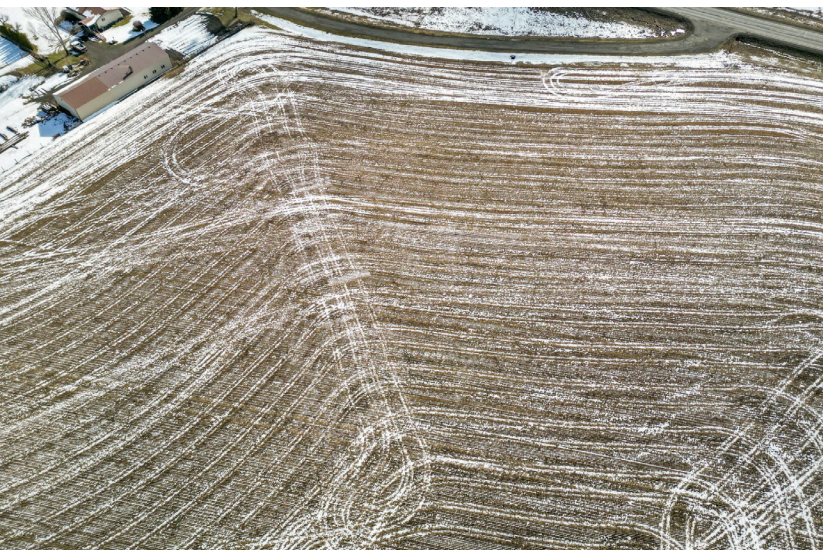


Property Summary

5+ acres on US Highway 95 in the center of the beautiful Camas Prairie. This property has full exposure to US Highway 95's traffic and multiple access points. The land can be accessed from Market Road or Elliot St. With no planning or zoning restrictions, the opportunities are truly endless allowing for commercial or residential use. The land is currently tillable farm ground making it easy to develop. Bring your business ideas to Idaho County!

Land

This commercial lot benefits from its prime location in the town known for its picturesque surroundings, small-town allure, and strategic significance within the state. Covering 5+ acres, the lot presents an expansive area for potential development and growth. Its dimensions offer flexibility for a variety of commercial endeavors, with ample space allocated for parking and landscaping. Moreover, the flat topography of the land provides an advantageous foundation for construction projects, minimizing the necessity for extensive earthwork or grading and allowing for diverse building designs to thrive.





Recreation

The Camas Prairie, with its picturesque landscapes and diverse ecosystems, offers a wide array of recreational opportunities for visitors and residents alike. From outdoor adventures to cultural exploration, there's something for everyone to enjoy on the prairie.

- 1. Hiking and Nature Trails:** North Idaho is crisscrossed with scenic hiking trails that wind through forests, meadows, and along riverbanks. These trails offer opportunities to observe wildlife, enjoy stunning vistas of the surrounding mountains, and immerse oneself in the natural beauty of the prairie.
- 2. Camping:** Camping enthusiasts will find plenty of options for both tent and RV camping on the Camas Prairie. Campgrounds nestled amidst towering pine forests or overlooking tranquil rivers provide the perfect setting for a night under the stars.
- 3. Fishing and Hunting:** The region's rivers, streams, and lakes are teeming with trout, making it a paradise for anglers. Hunting is also popular in the fall, with opportunities to pursue deer, elk, and upland game birds in the surrounding forests and grasslands.
- 4. Winter Sports:** In winter, the Camas Prairie transforms into a winter wonderland, offering opportunities for snowshoeing, skiing, and snowmobiling on groomed trails and open expanses of snow-covered terrain.
- 5. Cultural Events and Festivals:** Throughout the year, the Camas Prairie hosts a variety of cultural events and festivals celebrating the region's heritage, including music festivals, rodeos, and county fairs.

Whether seeking adventure in the great outdoors or immersing oneself in the region's rich history and culture, the Camas Prairie offers endless opportunities for recreation and exploration. The current owners need for use as a second home/seasonal retreat. A new owner could opt to drill a well if desired. Seller also willing to convey tractors, implements and other on-site equipment utilized in maintaining the property.





Agriculture

Fenn, Idaho, like much of the surrounding Camas Prairie region, boasts a rich agricultural heritage and continues to play a vital role in the state's farming economy. Agriculture in Fenn encompasses a variety of crops and livestock, supported by the area's fertile soil, favorable climate, and access to water resources.

One of the primary crops grown in Fenn and the surrounding areas is wheat. Wheat farming has long been a cornerstone of agriculture in Idaho, and Fenn's farmers take advantage of the region's fertile land and ample sunshine to produce high-quality wheat varieties. Barley is another significant crop grown in the area, utilized for both human consumption and as feed for livestock.

Livestock farming is another essential component of agriculture in Fenn. Cattle ranching is prevalent in the area, with ranchers raising beef on the abundant grasslands surrounding the prairie.

Overall, agriculture in Fenn, Idaho, is a vibrant and essential industry that continues to thrive thanks to the hard work and dedication of local farmers, the region's fertile land, and favorable growing conditions.

Region & Climate

The climate of the Camas Prairie is characterized by its continental influence, with cold winters and warm summers. The region experiences distinct seasonal variations, with temperature extremes common throughout the year.

- Winter brings cold temperatures and adequate snowfall, especially in the higher elevations.
- Spring sees warmer temperatures and melting snow, with occasional rain showers and blooming wildflowers.
- Summer is warm, with temperatures often in the 80s and 90s Fahrenheit, perfect for outdoor activities.
- Autumn brings cooler temperatures, changing foliage colors, and a bustling harvest season.

Overall, the Camas Prairie offers a diverse and dynamic climate, shaped by its high elevation, proximity to mountain ranges, and continental influence. Despite its colder winter weather conditions, the region's natural beauty and agriculture opportunities continue to attract visitors and residents alike.





History

Idaho County, located in the north-central part of the state, is one of the original counties established in Idaho Territory in 1861. Its history is deeply intertwined with the region's rich natural resources, indigenous peoples, and waves of settlement.

Before European settlement, the area was inhabited by various Native American tribes, including the Nez Perce, Shoshone, and Bannock peoples. These tribes utilized the land for hunting, fishing, and gathering resources, including the valuable camas root found on the prairies.

By the mid-19th century, settlers began to arrive in greater numbers, drawn by the promise of fertile land for farming, abundant timber, and opportunities for mining. The discovery of gold in the 1860s sparked a major influx of settlers into Idaho County, particularly along the Salmon River and in areas such as Elk City and Florence. These gold rushes brought prospectors, miners, and entrepreneurs seeking their fortunes, leading to the establishment of mining camps and towns throughout the region.

Agriculture became a major industry in Idaho County, particularly in the Camas Prairie area. The fertile soil and favorable climate of the prairie supported the cultivation of crops such as wheat, barley, and Hay. Ranching also thrived in the region, with cattle and sheep grazing on the open grasslands.

Throughout its history, Idaho County has been shaped by its rugged landscape, natural resources, and the resilience of its residents. Today, the county remains a blend of agricultural communities, historic mining towns, and pristine wilderness areas, attracting visitors and residents alike with its scenic beauty and rich cultural heritage.

Location

Fenn is situated on the Camas Prairie, a vast plateau

characterized by rolling hills and fertile farmland. It is approximately 15 miles West of the city of Grangeville, the largest nearby town. Fenn is surrounded by expansive grasslands and agricultural fields, with panoramic views of the nearby mountains.

The closest airports to Fenn are primarily regional airports, including:

1. **Idaho County Airport:** Located in nearby Grangeville, this airport serves general aviation. It is approximately a 10-minute drive from Fenn.
2. **Lewiston-Nez Perce County Regional Airport:** Located about 80 miles Northwest of Fenn, this airport offers commercial flights to destinations such as Boise, Salt Lake City, and Seattle.

Closest Amenities: While Fenn itself is a small community without many amenities, the nearby city of Grangeville offers a range of services and facilities, including:

1. **Grocery Stores:** Grangeville has several grocery stores where residents and visitors can purchase groceries and other essentials.
2. **Restaurants and Cafés:** There are various dining options in Grangeville, including cafes, diners, and restaurants serving a variety of cuisines.
3. **Gas Stations:** Several gas stations in Grangeville provide fuel and other automotive services for travelers passing through the region.
4. **Medical Services:** Grangeville is home to medical clinics, pharmacies, and other healthcare facilities to meet the needs of residents and visitors.

While Fenn itself may be small and remote, its proximity to Grangeville ensures that residents have access to essential amenities and services within a short drive. The surrounding natural beauty and agricultural landscapes make Fenn an attractive destination for those seeking a quiet rural lifestyle or outdoor recreational opportunities.

*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.



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 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."

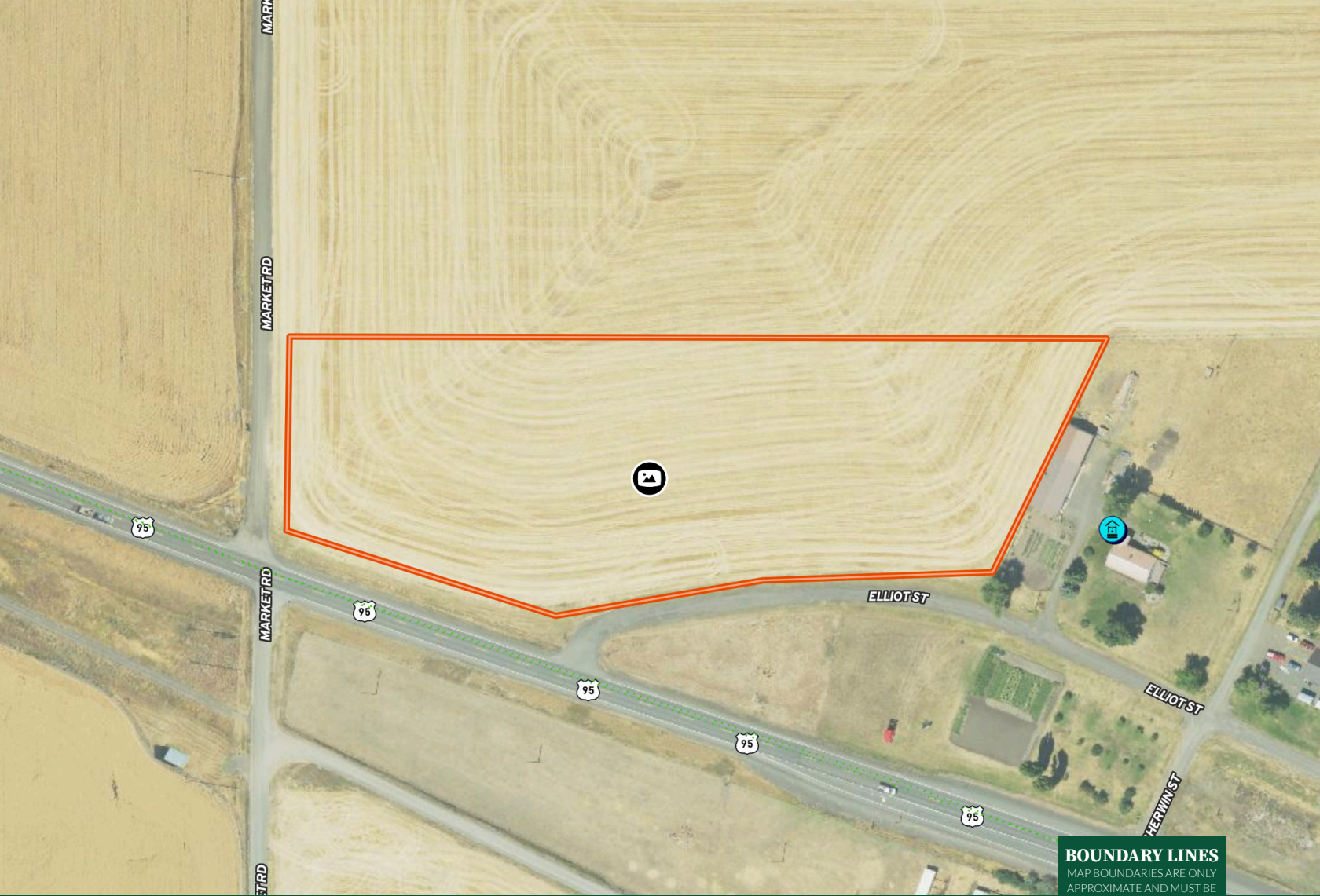


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

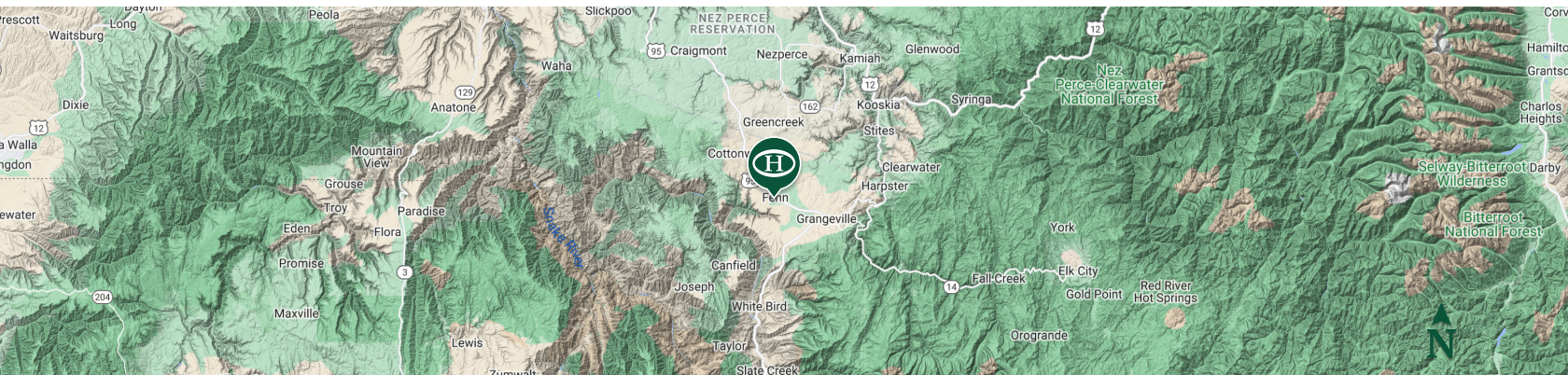
Scan to see more
testimonials





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

 Boundary



Tanner Ross

- 📍 Salesperson, Licensed in ID
- ✉ TannerRoss@HaydenOutdoors.com
- 📞 208.507.0517


**HAYDEN
 OUTDOORS.**
REAL ESTATE

