

Soldier Creek Retreat

50.52 Acres

Camas County, ID

\$1,320,000



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Activities & Amenities

House/Cabin
Hunting - Small Game
Hunting - Predator/Varmint
Propane
State Hunting Unit: 44

Land Details

Address: 1006 N Soldier Creek, Fairfield,
Idaho 83327, USA
Total Acres: 50.52
Deeded Acres: 50.52
Zoning: AG-80
Elevation: 5,755'
Topography: Rolling
Estimated Taxes: \$3,032 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 2,237
Bedrooms: 3
Full Bathrooms: 2
Basement: Partial Finished
Parking Types: Attached Garage
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air



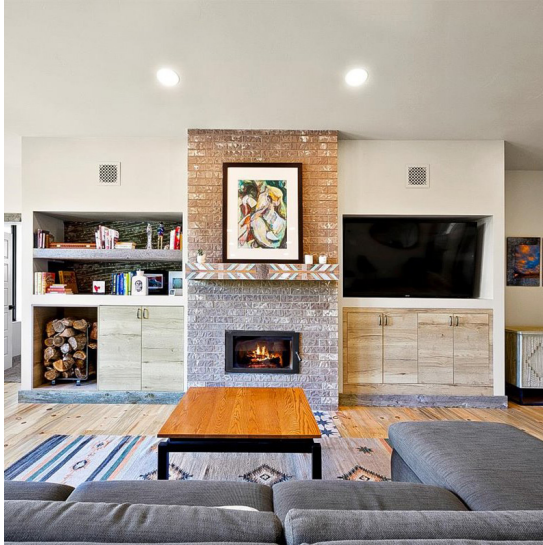
This property is the ultimate sanctuary. Fully furnished and impeccably designed, this home sits on 50+ acres surrounded by national forest, across from Soldier Mountain Ski Area.

Land

Situated across from the renowned Soldier Mountain Ski Area and surrounded by the Sawtooth National Forest, this property boasts unparalleled access to outdoor recreation. Miles of trails for hiking, mountain biking, skiing or snowmobiling are right at your doorstep. This 50+ acre property provides a sense of seclusion and tranquility while still being conveniently located near amenities and attractions.

While the current use is a private estate, this land offers a lucrative investment opportunity with development potential.



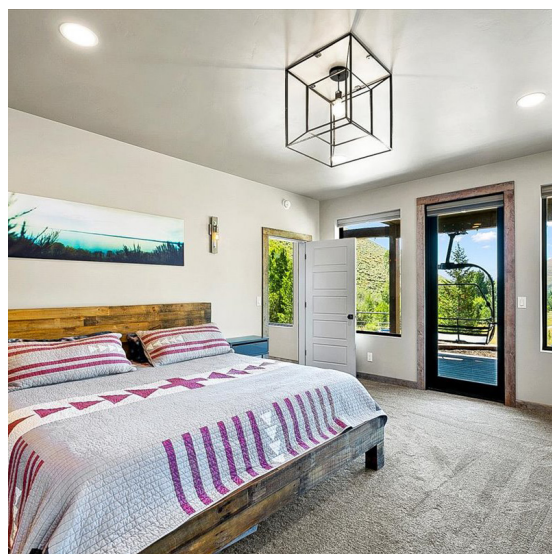
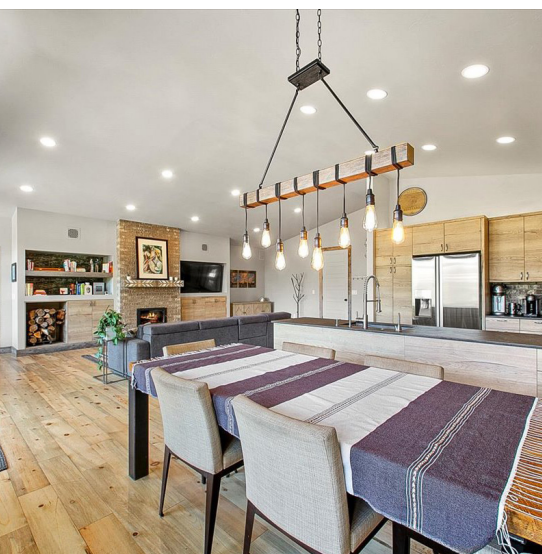


Improvements

This custom, 2,237 square foot home, built in 2020, offers modern comfort and attention to detail. Blue stain pine flooring runs throughout the spacious layout, complementing the wood-burning fireplace in the living room and sleek cabinetry, Dekton countertops, and top-of-the-line appliances in the kitchen. Enjoy WiFi and Bluetooth enhancements throughout the home, ensuring seamless connectivity, along with an integrated indoor/outdoor sound system.

The master suite includes an ensuite bathroom and walk-in closet with barn doors, and a fireplace. Custom tiled bathrooms feature walk in showers, upgraded fixtures, a soaking tub, and a copper sink. Additionally, the large laundry room with a utility sink offers convenience and functionality with cement flooring and a surplus of cabinets. The oversized, heated garage with custom cabinetry provides ample storage space for vehicles, outdoor gear, and more. Outside, the covered deck hosts a hot tub and views for miles. Enjoy the professionally landscaped yard and upgraded Trex decking.

This home comes fully furnished, allowing you to move in and immediately start enjoying the lifestyle it offers.



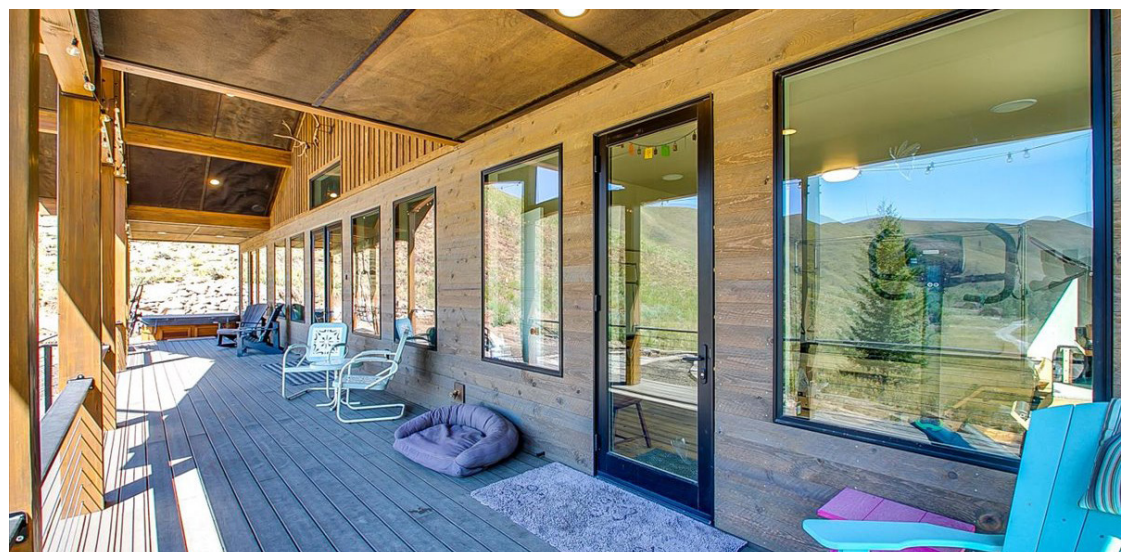


Recreation

Fairfield, Idaho, is a hidden gem in the heart of the Camas Prairie, and offers a multitude of recreational activities. Surrounded by vast expanses of public lands, including the Boise National Forest and the Sawtooth National Recreation Area. Hiking trails wind through forests, leading to panoramic viewpoints and hidden alpine lakes.

Outdoor enthusiasts will also find ample opportunities for fishing, with numerous rivers, streams, and lakes teeming with trout and other freshwater species. Whether you prefer fly fishing in the Big Wood River or casting a line in one of the area's secluded mountain lakes, is an angler's paradise.

In the winter months, Fairfield transforms into a snow-covered playground, with opportunities for skiing, snowboarding, snowshoeing, and snowmobiling. The nearby Soldier Mountain Ski Area boasts uncrowded slopes and stunning mountain views.





Region & Climate

Fairfield, Idaho, has a continental climate with four distinct seasons. Winters are cold and snowy, with temperatures below freezing. Spring brings milder temperatures while summers are warm and dry, with temperatures ranging from the 70s to 90s Fahrenheit. Fall brings cooler temperatures and changing foliage.

Location

Fairfield, Idaho, is approximately 90 miles southeast of Boise. The town features historic buildings where you can explore charming downtown and enjoy outdoor activities like hiking and fishing, skiing, and snowmobiling.

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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."

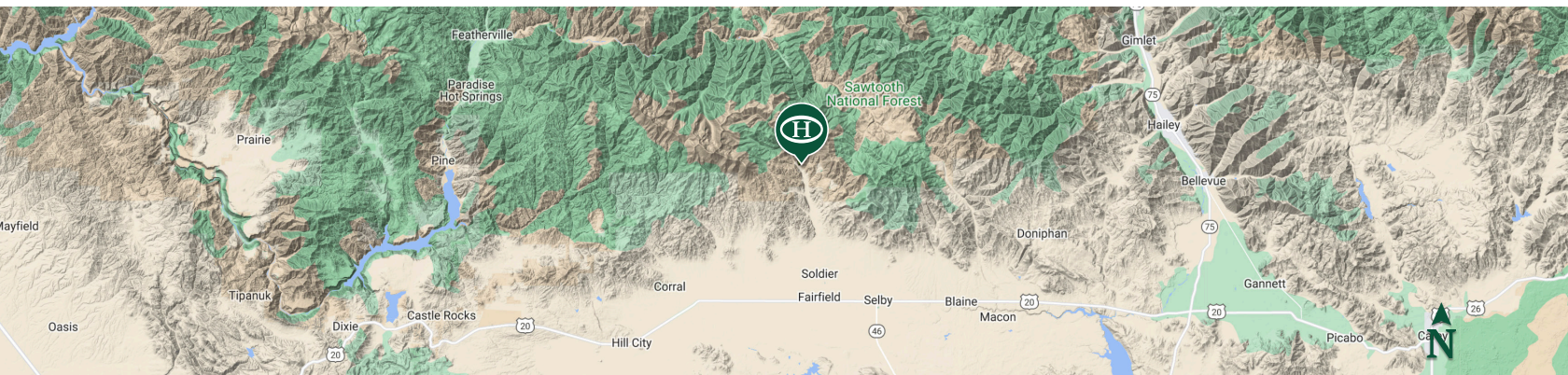
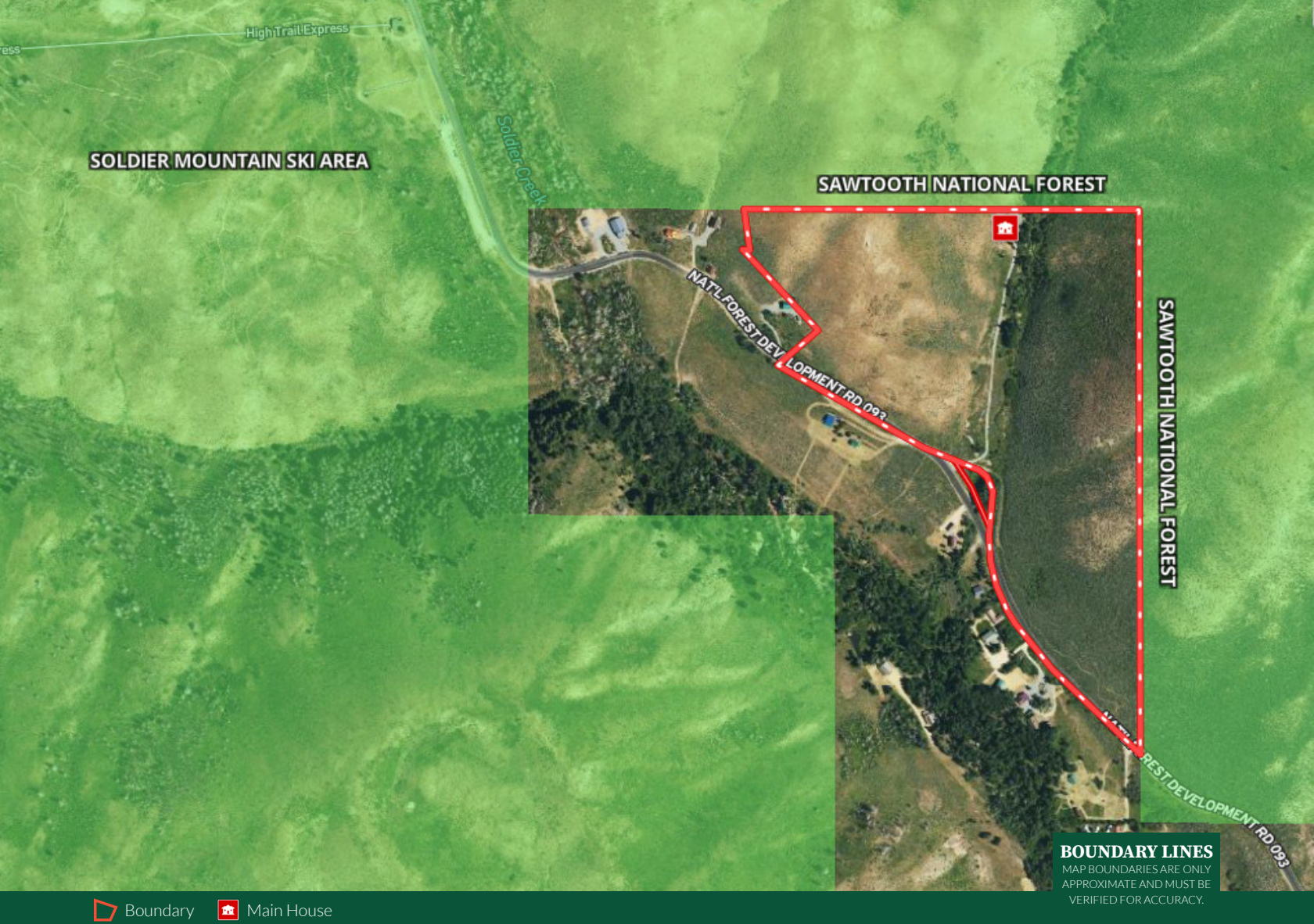


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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