

# Rural Farmhouse on Acreage

20.00 Acres

Idaho County, ID

\$725,000



HAYDEN  OUTDOORS.

## Activities & Amenities

ATV/Off Road  
Equestrian/Horse Property  
Hiking/Climbing  
Hunting - Predator/Varmint  
Hunting - Turkey  
Hunting - Waterfowl  
Skiing/Snowmobiling/Snow Sports  
Water View  
Cycling/Mountain Biking  
Farm/Crops/Ag  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Upland Birds  
Outbuilding/Barn/Shed/Shop  
Stream/River  
State Hunting Unit: 14

## Land Details

Address: 498 Highway 95 N,  
Grangeville, Idaho 83530, USA  
Closest Town: Grangeville  
Total Acres: 20.00  
Deeded Acres: 20.00  
Leased Acres: 0.00  
Elevation: 3280  
Topography: Level  
Tillable/Crop/Orchard Acres: 13  
Estimated Taxes: \$1,248.3 - 2023  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): Ranch  
Finished Sq. Ft.: 2935  
Unfinished Sq. Ft.: 437  
Bedrooms: 4  
Full Bathrooms: 2  
Basement: Partial finished  
Parking Types: Detached Garage,  
Carport, Driveway  
Outbuildings: 4  
Types of Outbuildings: 32x62 Shop,  
32x56 Machine Shed, 56x52 Barn/Shed  
Heating Systems: Fireplace, Forced Air



### **Property Summary**

A spacious 20-acres near Grangeville, Idaho, offers an abundance of room to enjoy the rural surroundings. This single with below grade home offers 4 bedrooms, 2 bathrooms and a partially finished basement. With approximately 3200+/- square feet of living space, this beautiful home gives you ample room to stretch out and make it your own. The wrap-around patio is a special feature, perfect for enjoying the fresh air and scenic views.

### **Land**

Alongside the charming home and four outbuildings, the expansive property includes approximately 13+/- acres of fertile land suitable for cultivating crops such as hay, wheat, barley, and oats. The year-round creek offers a wonderful water source for livestock or enjoyment from its natural flowing sound. With its flat to rolling terrain and premium soil quality, this home on acreage presents excellent potential for agricultural production and a serene rural lifestyle.





## Improvements

Nestled on a spacious 20-acres near Grangeville, Idaho, this dwelling offers four bedrooms and two bathrooms, with a partially finished basement. The kitchen and living room windows provide picturesque mountain views, enhancing the ambiance. With over 3200 +/- square feet of living space, the property comfortably accommodates various activities and social gatherings. A wrap-around patio encircles the residence, adding to its charm. Inside, a cozy fireplace graces the living room, infusing warmth and character. A concrete carport ensures covered parking, while front and back lawns offer outdoor space. Surrounding the main house are four additional structures, including a large 56×52 barn/shed, 32×56 machine shed and 32×62 workshop, providing ample storage and workspace. The barn has ample storage for camper, boats or all your toys. Side storage from barn works great for lawn maintenance equipment. There is a hidden fully finished bay in the back of the barn for your classic cars or tractors. The shop is a great place for vehicle and equipment maintenance. The machine shed works great for covered parking to keep your equipment and toys out of the elements.

## Agriculture

The Camas Prairie region in north-central Idaho, situated between Cottonwood and Grangeville, is an agricultural area known for its rich history of farming, ranching, and natural beauty. The Camas Prairie is a broad, flat expanse of land situated in Idaho County, between the towns of Cottonwood and Grangeville. It is characterized by gently rolling hills and expansive farmlands. The Camas Prairie supports a range of crops, including grains like wheat, barley, and oats. These cool-season crops thrive in the climate and provide staple food sources for both local consumption and broader markets. Hay production is a significant agricultural activity in the area. Farmers grow alfalfa, timothy, and other forage crops to feed livestock during the winter months. Hay is a crucial part of the local livestock industry. Livestock production is a prominent agricultural pursuit. The Camas Prairie's vast pastures offer ample grazing opportunities. In recent years, there has been a growing emphasis on sustainable agriculture and land conservation in the Camas Prairie. Farmers and ranchers often employ conservation practices to protect the region's natural resources, including water quality and soil health.





## 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.

**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.

**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.

**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.

**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.

**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.

## 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 influenced. Despite its colder winter weather conditions, the region's natural beauty and agriculture opportunities continue to attract visitors and residents alike.





## History

Grangeville, Idaho, has a rich history that reflects the rugged spirit of the American West and the resilience of its settlers. Originally inhabited by the Nez Perce Native American tribe, the area's history predates European settlement by centuries.

The town of Grangeville was officially established during the 1860s gold rush era, a period that brought a wave of prospectors and pioneers to the region in search of wealth and opportunity. The discovery of gold in the nearby Florence Basin in 1861 attracted a significant influx of miners, leading to the rapid development of mining camps and settlements in the area.

Throughout its history, Grangeville has served as a vital hub for trade, agriculture, and transportation in north-central Idaho. The town's strategic location along major transportation routes, including the Camas Prairie Railroad, facilitated the movement of goods and people, further contributing to its growth and prosperity.

Like many communities in the American West, Grangeville experienced its share of challenges and triumphs. From economic booms and busts to natural disasters and conflicts with Native American tribes, the town's history is a testament to the perseverance and resilience of its residents.

Today, Grangeville retains much of its small-town charm while embracing modern amenities and opportunities. The town's rich history is celebrated through local museums, historical sites, and annual events that pay tribute to its heritage.

## Location

The Camas Prairie is a rural region located in north-central Idaho, and it is situated between the towns of Cottonwood and Grangeville

## Nearest Airports:

### Lewiston-Nez Perce County Airport (LWS):

- **Distance:** Approximately 70 miles Northwest of Grangeville
- **Description:** Lewiston-Nez Perce County Airport is the nearest commercial airport. It offers domestic flights and serves the region. From here, you can reach the Camas Prairie region via roadways, such as U.S. Route 95.

### Grangeville Airport (S79):

- **Distance:** Located in Grangeville
- **Description:** Grangeville Airport is a general aviation airport, primarily serving private and small aircraft. It's convenient if you have your own plane or if you're planning to charter a small aircraft.

## Amenities and Services:

- **Accommodation:** The Camas Prairie offers various accommodations, including motels, bed and breakfasts, and campgrounds. Grangeville and Cottonwood have lodging options where you can stay while visiting the area.
- **Dining:** You'll find restaurants, cafes, and diners in Grangeville and Cottonwood. They serve a variety of local and American cuisine.
- **Grocery Stores:** Both Grangeville and Cottonwood have grocery stores where you can purchase supplies and groceries.
- **Medical Services:** Grangeville and Cottonwood are both equipped with medical facilities, including a hospital and clinics.

\*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."

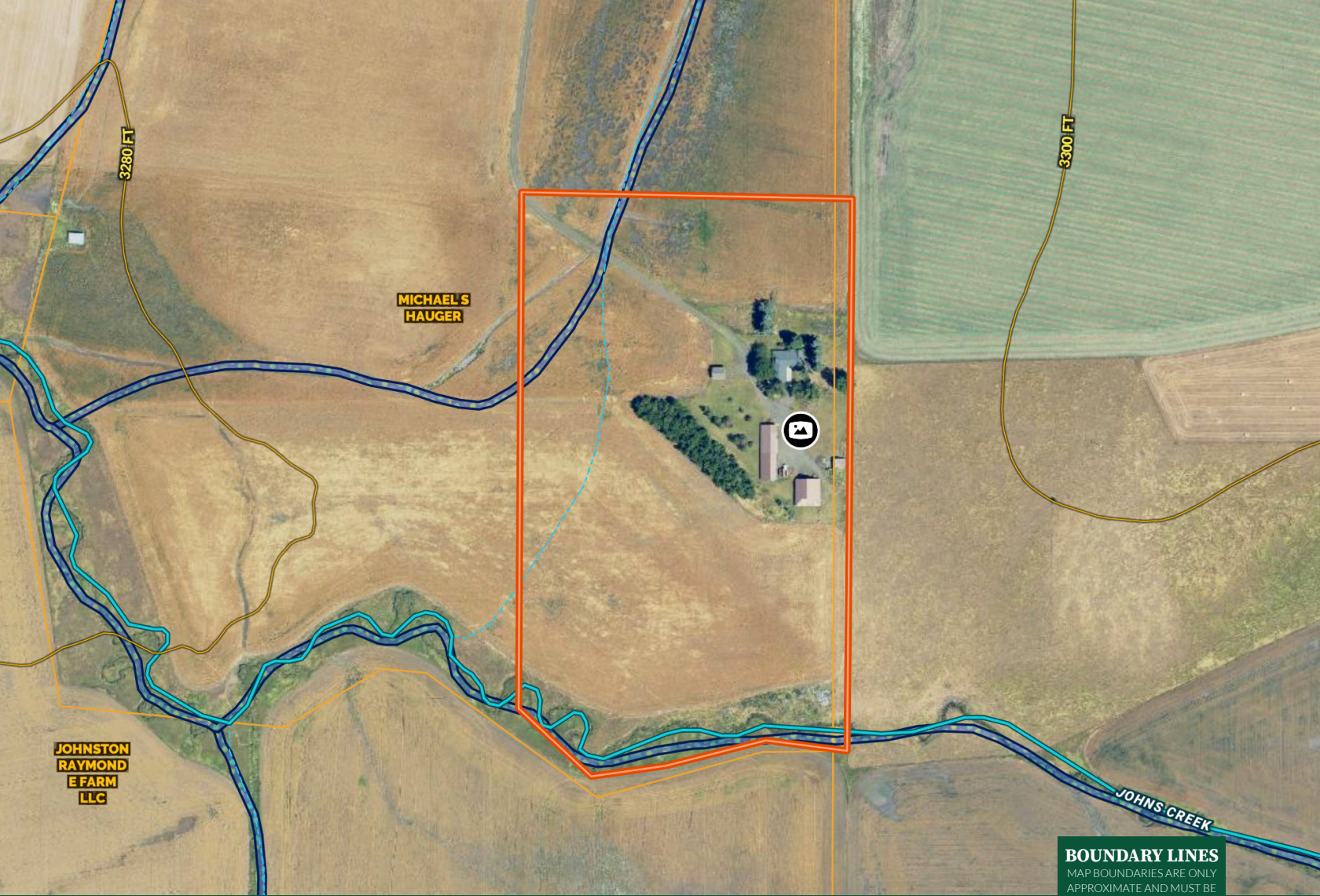


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- 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