

# Lava Hot Springs Recreational 80

80.00 Acres

Bannock County, ID

\$575,000



HAYDEN  OUTDOORS.

# Lava Hot Springs Recreational 80

TOTAL ACRES:

80.00

PRICE:

\$575,000

COUNTY:

Bannock County

CLOSEST TOWN:

Lava Hot Springs, ID

## Activities & Amenities:

ATV/Off Road  
Borders Public Lands  
Campground  
Cycling/Mountain Biking  
Hiking/Climbing  
Hunting - Big Game, Predator/Varmint,  
Small Game, Turkey, Upland Birds  
Natural Spring  
Timber  
Wooded  
State Hunting Unit: 74

## Land Details

**Address:** TBD Baldy Mountain Rd,  
Lava Hot Springs, Idaho 83246, USA  
**Closest Town:** Lava Hot Springs  
**Total Acres:** 80.00  
**Deeded Acres:** 80.00  
**Elevation:** 6120 ft  
**Topography:** Sloped  
**Estimated Taxes:** \$65.94 - 2023

## Property Summary

Amazing chance to own your own recreational haven with this 80-acre property, which adjoins state land and presents limitless exploration possibilities. Featuring multiple building sites, an installed septic system, and a newly drilled well, this property is ready for your dream getaway. Experience boundless hunting and recreational adventures in your private paradise.

## Land

Located just outside Lava Hot Springs, this property spans 80 acres of prime wildlife and mountain terrain, with a seasonal Fish Creek flowing through it. The land features varied sloped topography adorned with mature pine trees, aspen groves, and sagebrush. On the south side, you'll find direct access to thousands of acres of state land. The thoughtfully designed building site offers convenient county road access, elevated and level clearings, an installed septic system, and a new 96-foot well with a flow rate of 15-20 GPM.

## Recreation

Situated in hunting unit 74, this property presents excellent potential for big game hunting, including elk, mule deer, moose, and mountain lions. Additionally, you'll find a variety of other game species such as turkey, grouse, foxes, and bobcats. Mule deer hunting is available with over-the-counter tags, while elk hunting in the Bannock Zone offers over-the-counter options for archery, rifle, and muzzleloader seasons.





## Recreation

Lava Hot Springs, Idaho, offers a wealth of recreational activities, from soaking in its renowned natural hot springs to tubing and rafting on the Portneuf River. Outdoor enthusiasts can enjoy hiking trails in the Bear River Mountains, fishing in local lakes and rivers, and cycling or mountain biking on scenic routes. The area also features camping options, winter sports like cross-country skiing and snowshoeing, and golfing with beautiful mountain views.

## Region & Climate

Lava Hot Springs, Idaho, experiences a climate characterized by distinct seasons, influenced by its high elevation and mountainous surroundings. Winters are cold and snowy, with temperatures often dropping below freezing, and snowfall can accumulate significantly, creating ideal conditions for winter sports. Spring brings gradual warming, with temperatures rising and snowmelt contributing to the flow of local rivers and streams. Summers are generally warm and sunny, with daytime temperatures ranging from the mid-70s to mid-80s Fahrenheit, providing perfect conditions for outdoor activities. Fall sees cooler temperatures and a colorful display of foliage as the landscape transitions to winter. Overall, Lava Hot Springs offers a diverse climate suitable for a variety of recreational pursuits throughout the year.

## Location

Lava Hot Springs is a charming town located in southeastern Idaho, nestled in the Bear River Valley and surrounded by the picturesque Bear River Mountains. The town is renowned for its natural hot springs, offering a relaxing retreat amidst scenic beauty. It is conveniently situated along Interstate 15, making it easily accessible by road.

The nearest amenities include a range of local shops, restaurants, and lodging options within the town, providing all the essentials for visitors and residents alike. For more extensive shopping, dining, and services, Pocatello, located about 35 miles to the north, offers a larger selection of amenities and attractions.

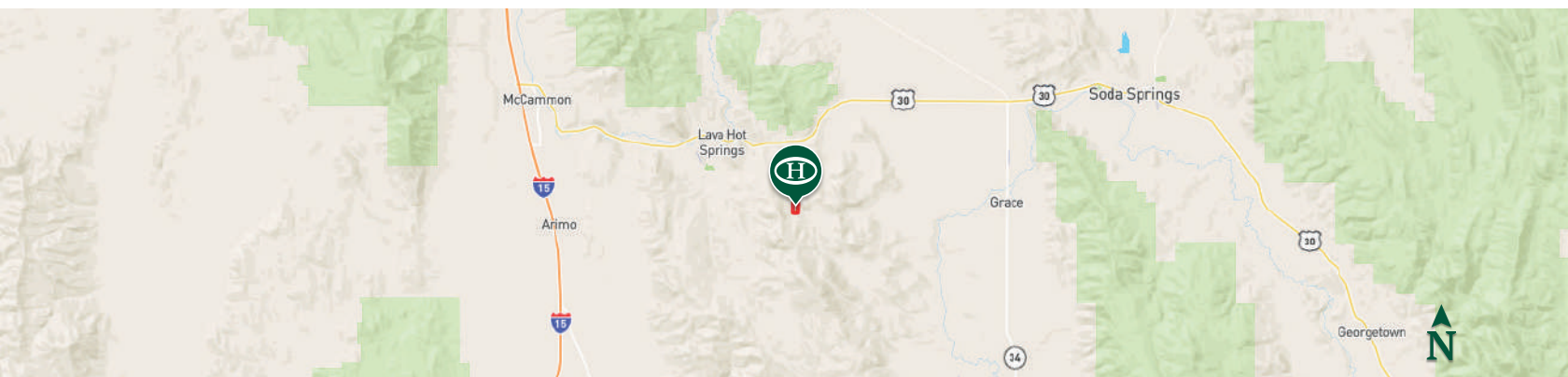
The closest major airport is Idaho Falls Regional Airport, approximately 75 miles east of Lava Hot Springs. This airport provides a range of domestic flights and car rental services. Additionally, Salt Lake City International Airport, about 120 miles south, offers a broader range of national and international flights.

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 Boundary

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






# HAYDEN OUTDOORS.




FARM, RANCH & RECREATIONAL REAL ESTATE



## Andy Nield

 Salesperson, Licensed in ID, MT & WY  
 [Andy@HaydenOutdoors.com](mailto:Andy@HaydenOutdoors.com)  
 307.880.2639

## Austin Callison

 Broker, Licensed in ID, OR, & WY   
[Austin@HaydenOutdoors.com](mailto:Austin@HaydenOutdoors.com)   
208.870.1757 