Cottonwood Creek Recreation

120.00 Acres | Nez Perce County, ID | $315,000

HAYDEN OUTDOORS

Activities & Amenities

Hiking/Climbing

Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl

Wooded

State Hunting Unit: 11A

Land Details

Address: TBD Old Culdesac Road, Culdesac, Idaho 83524, USA

Closest Town: Culdesac

Total Acres: 120.00

Deeded Acres: 120.00

Leased Acres: 0.00

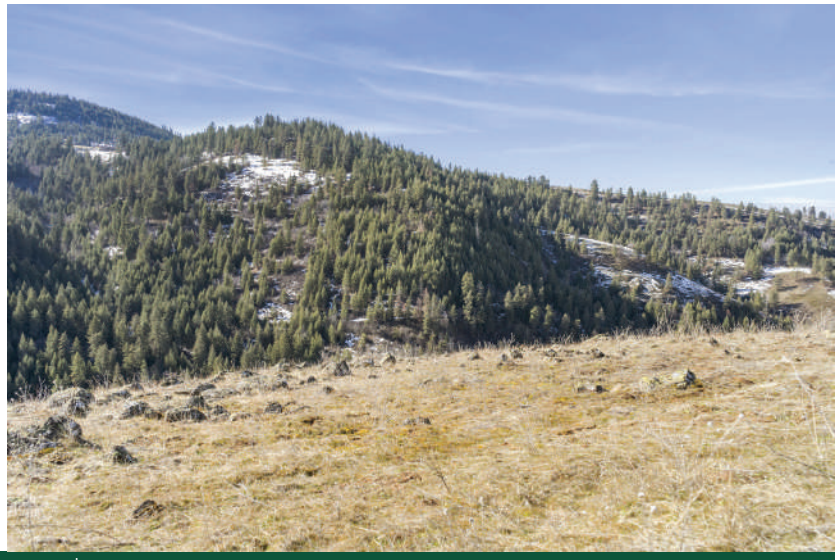
Topography: Sloped

Estimated Taxes: $98.18 - 2024

Source of lot size: Assessor/Tax Data

About This Property

Seller Financing with 50% Down Payment! Nestled in the landscapes of Culdesac, Idaho, this approximate 120-acre property offers a unique opportunity to own a piece of Idaho's natural beauty. Featuring diverse terrain and a year-round creek, this recreational land provides a peaceful escape. The property is home to abundant wildlife, including deer, elk, and bear. Don't miss this opportunity to live your outdoor dreams.



Land

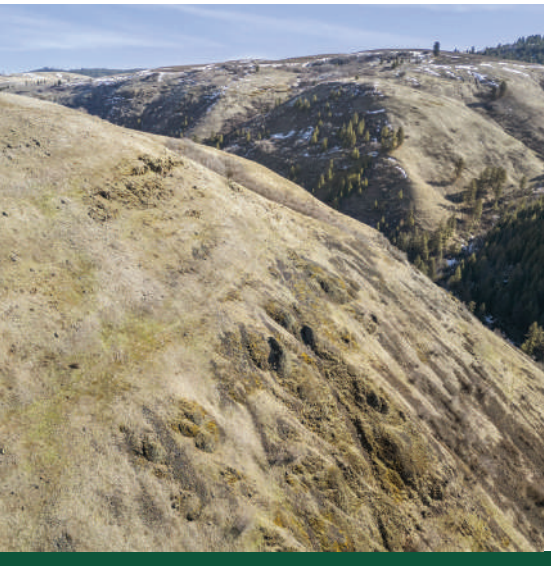
This 120-acre property in Culdesac, Idaho, features a sloped landscape that descends to a year-round creek. Scattered trees provide natural cover, while open areas offer expansive views of the surrounding terrain. The land supports abundant big game, including deer, elk, and bear, making it a prime location for hunters.

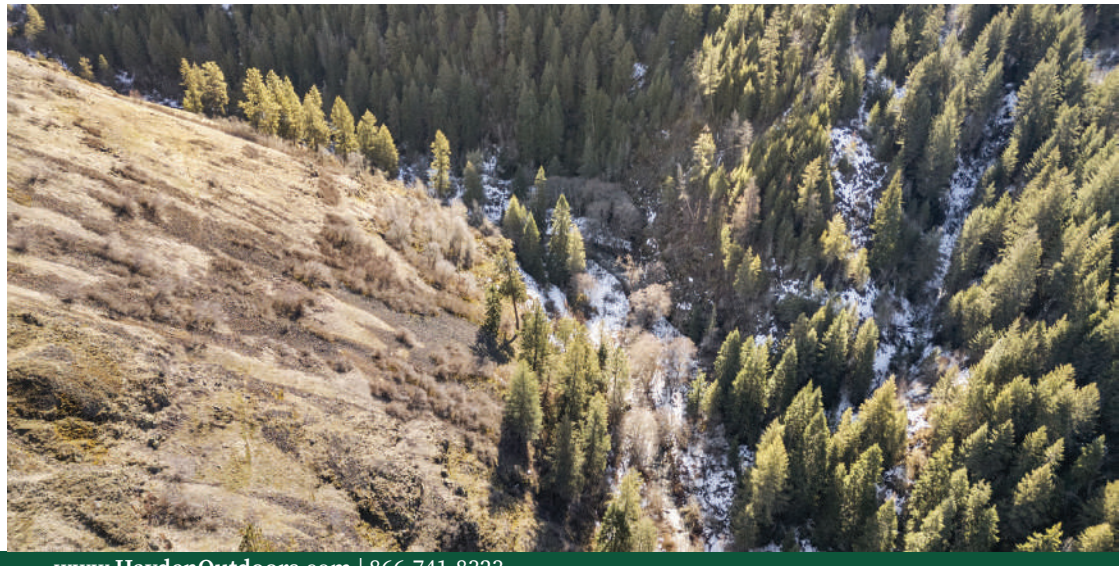
Recreation

This area of Idaho offers an unparalleled opportunity to experience recreation at its finest. Situated in a region known for its breathtaking landscapes and outdoor adventures. Nestled a short drive from the picturesque confluence of the Snake and Clearwater Rivers, the Lewis-Clark Valley is a hidden gem that beckons outdoor enthusiasts and adventure seekers alike. Boasting a rich historical tapestry, diverse landscapes, and a wealth of recreational opportunities, this region is a haven for those seeking an escape from the ordinary. Whether you're an avid hiker, water sports enthusiast, or a history buff, the Lewis-Clark Valley has something for everyone.

Region & Climate

Culdesac, Idaho, experiences a temperate climate with four distinct seasons, influenced by its location in north-central Idaho. Summers are warm and dry, with daytime highs often reaching the mid-80s°F, while nights remain cooler due to the town's elevation. Winters are relatively mild compared to higher-elevation areas nearby, with temperatures typically ranging from the mid-20s°F to low 40s°F. Snowfall occurs but is usually moderate, with more significant accumulations in the surrounding hills. Spring and fall bring fluctuating temperatures and occasional rain, contributing to the region's agricultural viability. The area enjoys a mix of sunshine and precipitation throughout the year, making it well-suited for farming and outdoor activities.





History

Culdesac, Idaho, is a small town in Nez Perce County with a rich history tied to the region's early railroad development and agriculture. Established in the early 20th century, it grew as a key stop along the Camas Prairie Railroad, which connected rural communities to larger markets. The town's name, derived from the French term meaning "dead-end street," reflects its geographic position in a valley surrounded by rolling hills. Historically, Culdesac has been home to farming and ranching families, with wheat, barley, and cattle playing a significant role in the local economy. Though small in population, the town maintains a strong sense of community.

Location

Closest Airports:

- Lewiston-Nez Perce County Airport (LWS): Approximately 21 miles west of Culdesac, Lewiston-Nez Perce County Airport is the most convenient airport for those traveling by air. The airport provides regional connections and services.
- Pullman-Moscow Regional Airport (PUW): Located around 51 miles northwest of Culdesac, Pullman-Moscow Regional Airport is another option for air travel. This airport connects the region to major hubs, providing additional choices for those planning trips.

While Culdesac may not boast a plethora of amenities, its charm lies in its simplicity, close community ties, and access to the natural wonders of Idaho. Residents and visitors alike can enjoy a peaceful retreat in this scenic town, with the convenience of nearby amenities and the accessibility of regional airports for broader travel options.

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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 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."

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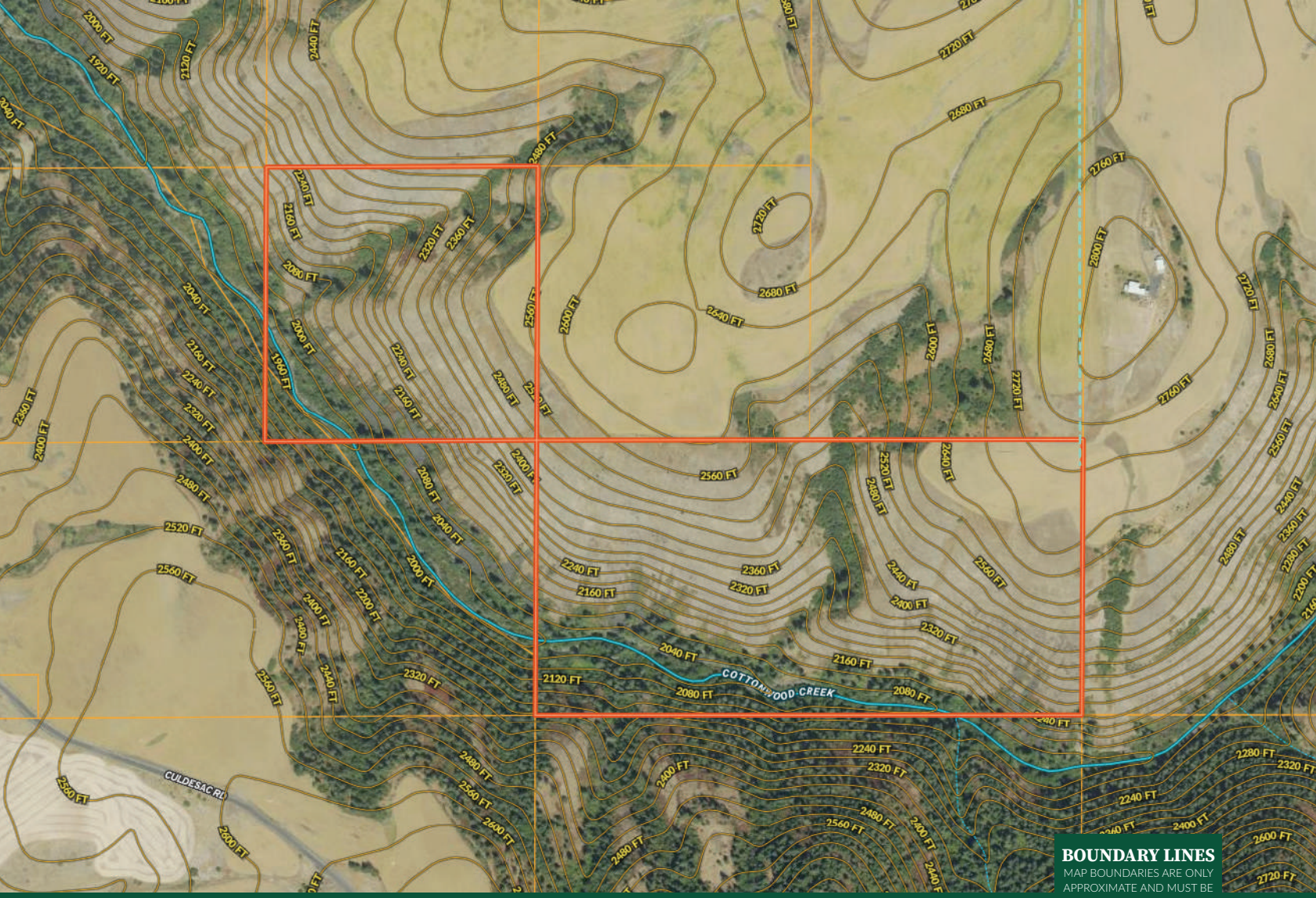
"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more testimonials



Austin Callison

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