

Webb Creek Hunting Ranch

120.00 Acres | Nez Perce County, ID | \$1,250,000



HAYDEN  OUTDOORS.

Webb Creek Hunting Ranch

TOTAL ACRES:

120.00

PRICE:

\$1,250,000

COUNTY:

Nez Perce County

CLOSEST TOWN:

Lapwai, ID

Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





About This Property

120 Acre Turnkey Hunting Oasis 25 minutes from the Lewiston Airport. This property has an incredible resume of 140"-160" whitetail year after year. The Lewiston area including the Snake River, Clearwater River, Hells Canyon and surrounding area offers world class hunting and fishing. World Class Elk, Whitetail and Mule Deer, Bear, Cougar, and Game Bird hunting. World Class Salmon, Steelhead, Bass and Sturgeon fishing.



Activities & Amenities

ATV/Off Road

Cycling/Mountain Biking

Hiking/Climbing

House/Cabin

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

Outbuilding/Barn/Shed/Shop

Wooded

State Hunting Unit: 11

Land Details

Address: 37607 Webb Ridge Road, Lapwai, Idaho
83540, USA

Closest Town: Lewiston

Total Acres: 120.00

Deeded Acres: 120.00

Topography: Level To Sloped

Estimated Taxes: \$329.32 - 2024

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Cabin

Finished Sq. Ft.: 384

Bedrooms: 1

Basement: None

Parking Types: Driveway

Outbuildings: 1

Heating Systems: Wood Stove



Land

120 Acre Turnkey hunting oasis in the highly sought after UNIT 11. This amazing property located just a 25 minute drive from the Lewiston Airport offers exceptional proven hunting results year after year. A nearly guaranteed 140"-160" whitetail year after year, not to mention incredible turkey, bear and cougar hunting. The property often supports elk, mule deer and the occasional moose. Lewiston, ID located just 25 mins away was awarded "The Best Town for Sportsman" by Outdoor Life in 2009. This should still ring true today. The Snake River, Clearwater River, Hells Canyon and surrounding area offer world class hunting and fishing just minutes from the Lewiston Airport. Fly into Lewiston and be sitting on the porch of your private, protected and secluded cabin, overlooking your gorgeous new property within 30 minutes. This is truly a one of a kind property with exceptional proven hunting results, take the time to come see what this property has to offer. It will not disappoint.

The lower portion offers rolling ground, once a tillable field producing various crops, most recently hay, while the upper areas provide elevation and scenic views. A developed road system allows easy access throughout, including a strategically placed hunting blind. With its natural beauty, varied landscape, and excellent accessibility, this property is perfect for recreation, hunting, or a private retreat. Approximately 30 minutes from prime fishing on the Clearwater and Snake River, allowing you to enjoy world-class angling and be back at your cabin the same day for an evening hunt.



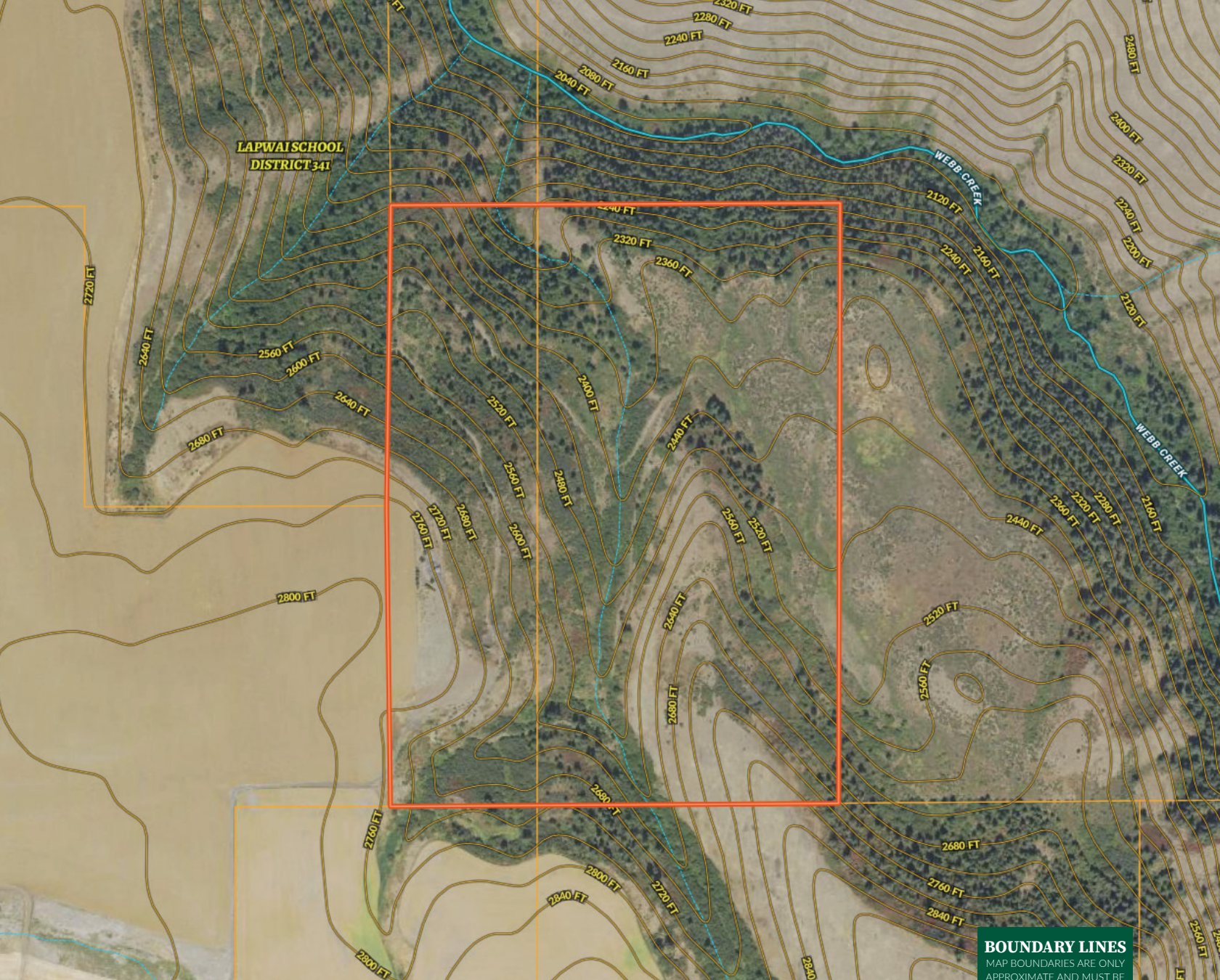


Improvements

This cozy cabin offers a comfortable retreat with one bedroom and a functional kitchen equipped with gas-powered appliances. A 12-volt shower system with on-demand hot water ensures convenience, while a fully installed septic system is in place, ready to be connected. The cabin is wired and runs on generator power, providing flexible energy options. Outside, a covered deck invites you to relax and take in the beautiful views.

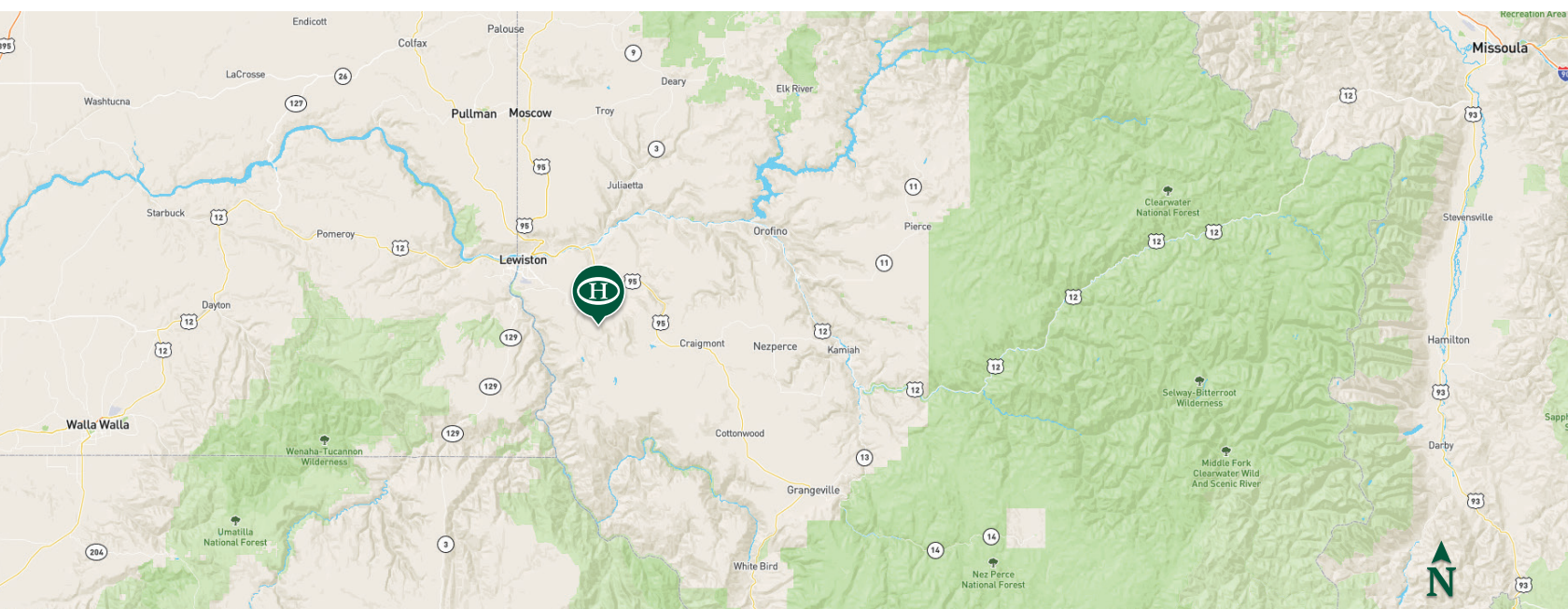
Recreation

Lapwai and Lewiston, Idaho, offer a diverse range of recreational opportunities, blending outdoor adventure with rich cultural experiences. Lapwai, located within the Nez Perce Reservation, provides access to scenic hiking trails, fishing spots along the Clearwater River, and historical sites such as the Nez Perce National Historical Park. Just a short drive away, Lewiston serves as a gateway to the confluence of the Snake and Clearwater Rivers, making it a prime destination for boating, kayaking, and world-class fishing. Hells Gate State Park offers hiking, biking, and wildlife viewing, while Lewiston's golf courses, community parks, and outdoor events create a vibrant atmosphere for residents and visitors alike. Whether exploring Lapwai's cultural heritage or enjoying Lewiston's waterfront activities, the region is perfect for outdoor enthusiasts of all kinds.



 Boundary

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





Region & Climate

The region encompassing Lapwai and Lewiston, Idaho, is characterized by rolling hills, river valleys, and a unique blend of prairie and forested landscapes. Nestled in the Lewis-Clark Valley, Lewiston sits at the confluence of the Snake and Clearwater Rivers, while Lapwai lies just to the east within the Nez Perce Reservation. This area experiences a semi-arid climate with mild winters and hot, dry summers. Lewiston, known as one of Idaho's warmest cities, benefits from its lower elevation, resulting in relatively mild temperatures year-round. Lapwai shares a similar climate but with slightly more precipitation due to its proximity to the surrounding hills. The region's extended growing season and moderate winters make it ideal for agriculture, outdoor recreation, and a thriving community atmosphere.

History

The history of Lewiston and Lapwai, Idaho, is deeply rooted in the heritage of the Nez Perce people and the early development of the Pacific Northwest. Lapwai, located within the Nez Perce Reservation, has long been a cultural and administrative center for the Nez Perce Tribe. It was home to a mission and school established by Presbyterian missionary Henry Spalding in the 1830s, marking one of the first European-American settlements in the region. Lewiston, founded in 1861 during the Idaho Gold Rush, briefly served as Idaho's first territorial capital before it was moved to Boise in 1864. Named after explorer Meriwether Lewis, the city developed as a key transportation hub due to its location at the confluence of the Snake and Clearwater Rivers, making it Idaho's only seaport. Today, both communities honor their rich past, with Lapwai serving as a center of Nez Perce culture and governance, while Lewiston continues to thrive as a historic river city with a strong connection to the region's early exploration, trade, and settlement.



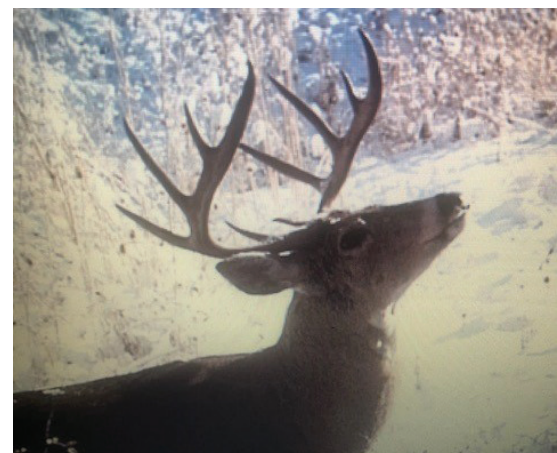


Location

Lapwai, Idaho, is a small community located within the Nez Perce Reservation in north-central Idaho, approximately 12 miles southeast of Lewiston. It is easily accessible via U.S. Highway 95 and is surrounded by rolling hills and river valleys. Despite its rural setting, Lapwai is close to essential amenities, including schools, healthcare facilities, and tribal government offices. The nearest airport is Lewiston-Nez Perce County Regional Airport (LWS), about a 15-minute drive away, providing regional flights and connections. For major shopping, dining, and entertainment, residents often travel to Lewiston or Moscow, home to the University of Idaho. Outdoor enthusiasts enjoy nearby recreational areas like Winchester Lake State Park and the Clearwater River for fishing and hiking.



Lewiston, Idaho, sits at the confluence of the Snake and Clearwater Rivers, making it a key economic and transportation hub for the region. It is located near the Idaho-Washington border, with Clarkston, Washington, just across the river. Lewiston is home to the Lewiston-Nez Perce County Regional Airport (LWS), offering flights to major hubs like Boise and Seattle. The city provides a range of amenities, including large retail stores, medical centers, and Lewis-Clark State College. Outdoor attractions such as Hells Gate State Park and the Clearwater and Snake Rivers offer ample opportunities for boating, fishing, and hiking. With its combination of urban conveniences and scenic surroundings, Lewiston serves as a gateway to both regional commerce and outdoor adventure.





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."



"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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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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