

Mountain Top Development

113.82 Acres | Clearwater County, ID | \$849,900



HAYDEN  OUTDOORS.



Activities & Amenities

Cycling/Mountain Biking

Development Potential

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

Hunting - Upland Birds

Timber

State Hunting Unit: 10A

Land Details

Address: TBD Mountain Top Drive,
Orofino, Idaho 83544, USA

Closest Town: Orofino

Total Acres: 113.82

Deeded Acres: 113.82

Topography: Level to Sloped

Estimated Taxes: \$454.58 - 2024

Source of lot size: Assessor/Tax Data



About This Property

Explore this beautiful development property outside of Orofino, Idaho, set in a quiet timbered area with views of rolling hills, forests, and distant mountain ranges. Approximately 113.82 acres with five surveyed lots, each with a separate recorded parcel number and address. Each lot has a driveway access and building pad, making it convenient to build your dream home. Don't miss out on this opportunity to own land minutes from Dworshak.

Land

Explore this beautiful property outside of Orofino, Idaho, set in a quiet wooded area with views of rolling hills, timbered forests, and distant mountain ranges. The property consists of approximately 113.82 acres with five surveyed lots, each with a separate recorded parcel number. Each lot has a driveway access and a building pad, making it convenient to build your dream home. With brand new roads in place throughout the development and power available at the property line, the groundwork is set for your future home or getaway with friends. Just a short drive from Orofino, this location offers both privacy and convenience. Enjoy sunrises or quiet evenings while taking in the scenery, and experience frequent wildlife sightings, including deer, elk, and grouse. This property is just minutes from the Clearwater River and Dworshak Reservoir. The property offers professionally built roads and building pads, along with marketable timber throughout the acreage. Go "Off Grid" or tie into the available power at the property line.



Improvements

The property includes professionally constructed private roads to access the property. The property has been carefully designed to offer the best possible views while keeping the building sites protected by the surrounding timbered forests. Pulling your travel trailer, horse trailer, or boat will be no problem through the newly constructed and professional grade private road system.

Recreation

Nestled in the landscapes of Orofino, Idaho, lies a haven for outdoor enthusiasts, where hiking trails wind through forests, along riverbanks, and into mountains. The Dworshak Reservoir, a key feature of Orofino's landscape, serves as a playground for adventurers. Anglers cast their lines for salmon, steelhead, and bass, while boaters cruise the waters, taking in views of the surrounding wilderness. Campgrounds dot the reservoir's shores, providing a retreat for those seeking nature. Hikers can explore trails around the reservoir, appreciating its beauty and calm. Additionally, the nearby Clearwater River enhances the region, offering fishing, kayaking, and rafting in its clear waters. Known for its steelhead and salmon, the Clearwater River lies close to the property, ensuring adventure is always near. In Orofino, nature lovers are invited to explore the wonders of Dworshak Reservoir, the Clearwater River, and the wilderness.

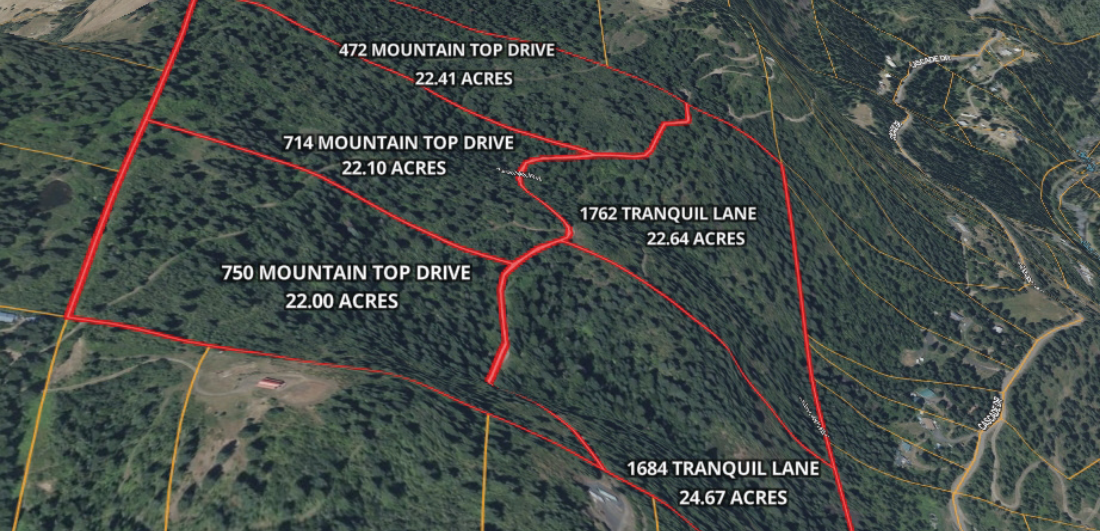




Region & Climate

Within the picturesque landscapes of Clearwater County in the northern reaches of Idaho, Orofino reveals a climate shaped by its rugged geography and proximity to the Idaho Panhandle. With its mountainous terrain, lush forests, and the meandering Clearwater River, the region offers captivating natural beauty year-round. Enjoy warm summers perfect for hiking, fishing, and camping along the riverbanks and lakes, while autumn transforms the area into a vibrant display of colors. Winter blankets Orofino with snow, inviting outdoor enthusiasts to indulge in skiing, snowshoeing, and snowmobiling. Spring brings a renewal of life, with the Clearwater River swelling and providing many opportunities. Throughout the year, Orofino's breathtaking scenery offers an array of outdoor recreational opportunities, ensuring every season brings its own unique charm to this idyllic corner of the Idaho Panhandle.





History

Orofino, Idaho, boasts a storied past woven into the fabric of its rugged landscape and rich cultural tapestry. With roots stretching back thousands of years, indigenous peoples, notably the Nez Perce tribe, have nurtured an enduring connection to this land. The late 19th century ushered in an era of transformation as the timber-rich forests surrounding Lenore beckoned settlers seeking prosperity in the burgeoning logging industry. As sawmills and logging camps sprang up, Lenore emerged as a bustling hub, its vitality fueled by the relentless rhythm of timber production. Despite weathering the ebb and flow of economic tides and confronting challenges like wildfires, the indomitable spirit of the community prevailed. Today, Orofino stands as a testament to resilience, its rural charm enchanting a tight-knit populace who cherish the timeless allure of their surroundings. While logging remains integral to the local economy, a spirit of diversification thrives, with agriculture, outdoor recreation, and a myriad of other ventures shaping the modern identity of this iconic western enclave.

Location

In the scenic landscapes of the Idaho Panhandle, Orofino, a small community in Clearwater County, boasts a tranquil rural charm. Situated near the banks of the Clearwater River, this picturesque area offers a sparse population amidst its natural beauty, inviting outdoor enthusiasts to explore its pristine surroundings. The nearby Lewiston- Nez Perce County Airport, located approximately 48 miles west, provides convenient access to domestic flights and essential services. For additional amenities, Orofino and neighboring community Kamiah, Idaho offers basic necessities like gas stations, grocery stores, and accommodation, all within a short drive. With its idyllic setting along the Clearwater River, Orofino is an ideal destination for outdoor activities such as fishing, hiking, camping and hunting. Promising a memorable experience for residents and visitors alike.

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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."



"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

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



Tanner Ross

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