

# HORSESHOE BEND RANCH

30,000± AC (19,662± DEEDED & 11,000± BLM AC.)

IDAHO COUNTY, IDAHO







# HORSESHOE BEND RANCH



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# OVERVIEW



## WELCOME TO HORSESHOE BEND RANCH



### QUICK FACTS

- 30,000± Total Acres
- 19,662± Deeded Acres
- 11,000± BLM Acres
- Hunting
- Ranch
- Recreational
- Waterfront

30,000± acre ranch on the Joseph Plains, this ranch features 21 miles of Salmon River frontage, 12 live creeks, and hundreds of springs. Diverse terrain includes meadows, pastures, and timbered draws. With 19,662± deeded acres and 11,000± acres of BLM and State land, it's a hidden gem of secluded, gorgeous, rugged Idaho beauty in the sportsman's paradise of Central ID—ideal for ranching, hunting, fishing, and endless recreation.



# LAND



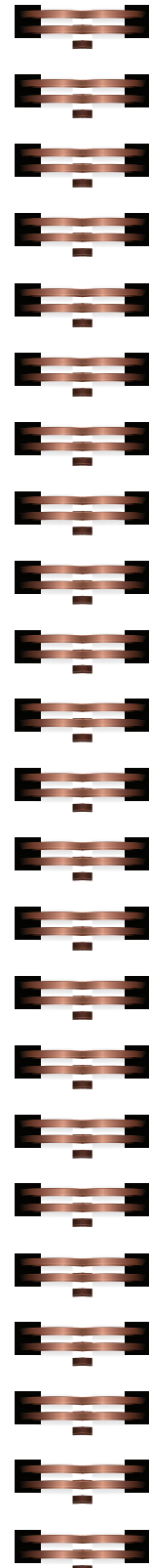
Idaho's largest active ranch, offered for sale for the first time ever. Nestled on and above the legendary Salmon River, known as the "River of No Return", which is part of the longest undammed river system and flows through the largest designated Wilderness area in the contiguous United States. The ranch spans in total 30,000± wild and scenic acres, including BLM and State land within and surrounding the ranch. A sportsman's paradise with hunting, fishing and recreation, it also functions as a productive cattle ranch.

This exceptional 30,000± acre Legacy Ranch offers unparalleled privacy, scenic Idaho beauty, and an abundance of usable land. Horseshoed by the Salmon River and enhanced by multiple creeks and natural springs, the property provides rich water resources and a landscape as functional as it is breathtaking.

Located in the highly desired Unit 13, the ranch is a true sportsman's haven. Its diverse terrain of timbered draws, elevated meadows, and sweeping panoramic views supports incredible wildlife populations, including elk, mule deer, white-tail, mountain lion, bear, turkey, and upland birds with bighorn sheep frequenting the Salmon River Canyon. A resident herd of 500 elk frequent the property year-round. The property also qualifies to apply for the (LAP) tags, Landowner Appreciation Program Controlled Hunts for both elk and deer, offering premier hunting opportunities right on-site.







### 2025 Landowner Appreciation Program Tags available for Unit 13

- Deer – 13 buck tags, mule deer or white-tail (10/10/25 – 11/3/25)
- Elk – 25 cow tags (10/10/25 – 11/3/25)
- Elk – 34 either bull or cow tags (10/10/25 – 11/3/25)
- *Landowners must register their land before applying for the landowner tags*

Surrounded by 11,000 ± BLM and State lands—many landlocked and rarely accessed—the ranch delivers unmatched seclusion with extended access to Idaho’s vast backcountry. Beyond its rich recreation and wildlife, the ranch operates as a productive cattle operation, historically running approximately 300-350 head. With strong grazing capacity and roughly 90 acres of alfalfa hay fields, it combines practical ranching use with lasting investment value.

Just outside Cottonwood, Idaho, the famed Salmon River at the ranch’s edge offers world-class salmon and steelhead fishing as well as premier jetboating and whitewater rafting, further enhancing its outdoor lifestyle appeal.

A rare offering that combines expansive land, water, wildlife, this working land is more than a ranch—it’s a true Idaho legacy.

### IMPROVEMENTS

There are three cowboy cabins (older ranch style homes) along with barns, outbuilding, multiple stock ponds and stock tanks.





# RECREATION



The famed Salmon River, the “River of No Return,” provides 21 miles of river frontage with miles of beautiful, white sandy beaches and world-class salmon, steelhead, and incredible bass fishing. Towering canyon walls, rugged rock formations, and diverse terrain create a sportsman’s paradise with abundant wildlife and premier hunting opportunities. Just like the Salmon River, nearby Clearwater and Snake Rivers offer unmatched whitewater rafting, jet boating, kayaking, and fishing adventures.

**Salmon River:** The Salmon is known for world-class fishing Chinook salmon, steelhead, rainbow, cutthroat, bull trout, and bass with opportunities for both fly and spin fishing along its clear, free-flowing stretches and tributaries.

**Snake River:** The Snake is famous for Chinook salmon and steelhead runs, especially in its upper and middle sections near Hells Canyon and the Clearwater confluence. Also well known for sturgeon, trophy small-mouth bass, and catfish.

**Clearwater River:** The Clearwater is best known for its world-class steelhead and salmon fishing. It’s one of the premier trophy steelhead fisheries in the Pacific Northwest. Also, trout, and smallmouth bass.

Beyond the ranch, thousands of acres of BLM and State lands provide endless opportunities for hiking, horseback riding, 4-wheeling, and UTV exploration, making it easy to experience Idaho’s rugged backcountry. Together, the ranch and surrounding region offer an unparalleled lifestyle that seamlessly blends outdoor adventure, sport, and premier ranch living.





# AGRICULTURE



The ranch is a highly productive cattle operation, historically supporting 300-350 head of livestock across a mix of productive pasture, open meadows, and timbered grazing terrain. Approximately 90 acres of alfalfa hay fields provide additional feed resources, enhancing the ranch's operational capacity.



## **WATER/MINERAL RIGHTS & NATURAL RESOURCES**

The ranch boasts abundant water resources, including over 12 named live-water creeks that flow through the property and hundreds of springs throughout the acreage. These creeks and springs support thriving wildlife, along with the cattle and contribute to lush pasture and meadow growth. A notable feature on the ranch is Shroyer Springs, a reliable natural spring that enhances the property's water resources and scenic beauty. The 7-mile Shroyer Trail winds through the scenic easement, providing access to sweeping views, varied landscapes, and plentiful wildlife. The ranch also has a hydropower system which supplies power to both cowboy cabins located down on the river.

- Skeleton Creek
- Guthery Creek
- Cottonwood Creek
- Dry Creek
- Billy Creek
- Rickman Creek
- Kylie Creek
- Home Sweet Home Creek
- Burnt Creek
- Mahoney Creek
- Rattlesnake Creek
- Slick Ear Creek



# REGION & CLIMATE



Located on Idaho's Camas Prairie at roughly 3,500 feet elevation, Cottonwood, ID enjoys four true seasons with warm, dry summers and crisp, snowy winters. With moderate precipitation, a long growing season, and fertile soils, the area supports productive ranching and agriculture. The setting combines wide-open prairie views with nearby mountains, forests, and the Salmon River canyon.





# HISTORY



Founded in 1862, Cottonwood began as a way station for miners traveling to the goldfields of Florence and Warrens. The town is named after the dense cottonwood trees that once lined Cottonwood Creek. In 1877, it was the site of the Battle of Cottonwood during the Nez Perce War, where Chief Joseph's band engaged U.S. forces in a strategic retreat. Today, Cottonwood honors its rich heritage through landmarks like the Monastery of St. Gertrude, established in 1907, and the James V. and Sophia Baker House, built in 1916.

The Salmon River flows through a swath of Idaho country that is wild and rugged. It originates in the Sawtooth Range of the Stanley Basin and the canyon itself has some of the oldest minerals visible anywhere on earth, turning and winding in all directions through Idaho towards its confluence with the Snake River. The river earned its name "The River of No Return" for its wilderness and roadless section spanning a large piece of Idaho from Salmon to Riggins, ID. Early Pioneers built sweep boats that served as the supply line into the canyon but upon reaching their destination there was no way to return back to the starting point, with no roads and the powerful river, these boats would then be disassembled and used for lumber. Hence the name "River of No Return". Lewis and Clark came across the river in 1805 but found it to be too rough to navigate due to the daunting canyon walls and dangerous rapids. In the 1860s gold was found and the rush began. Many historic and present-day mines can be seen while traveling along the Salmon River.





# LOCATION

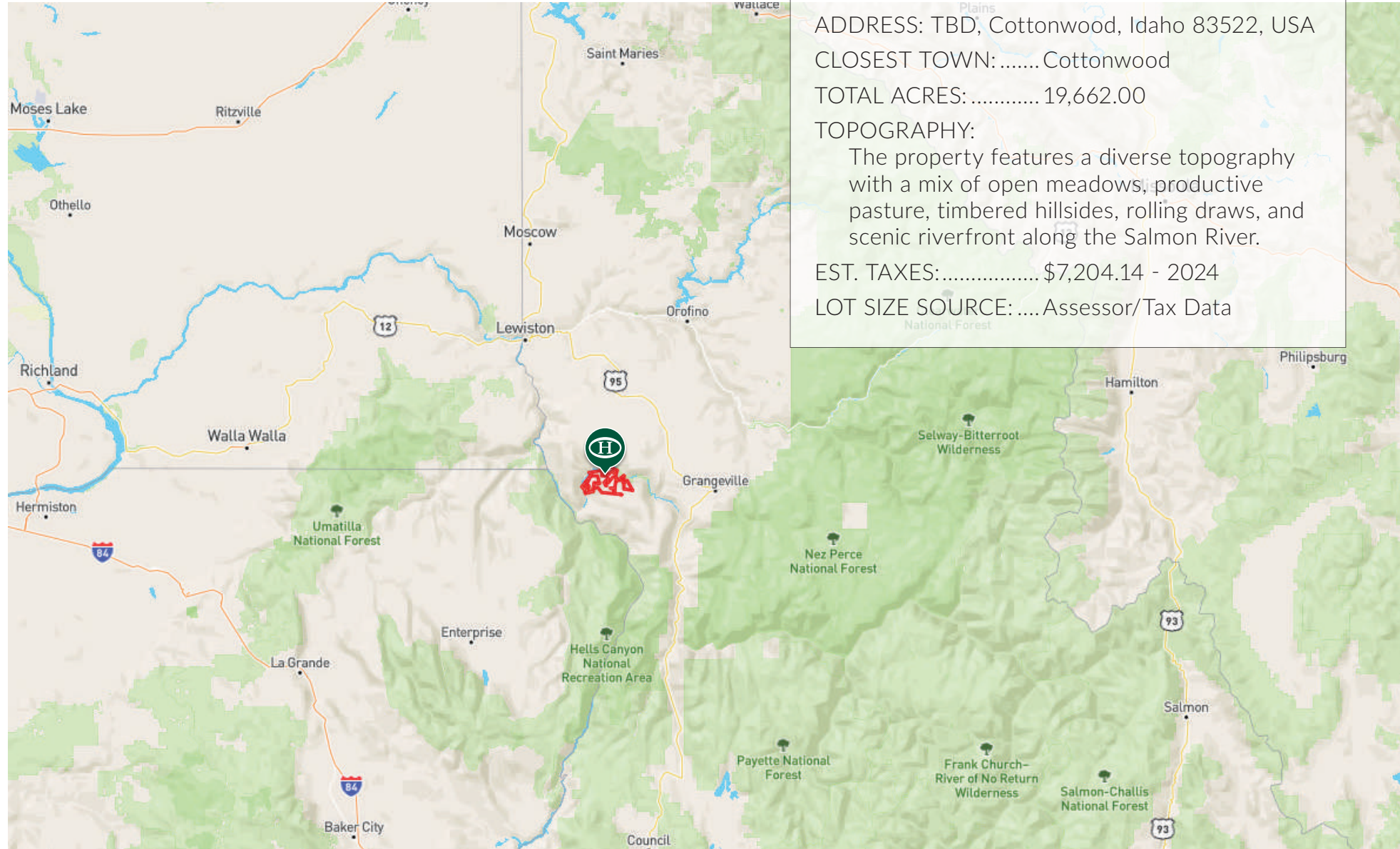


Nestled in north-central Idaho on the scenic Camas Prairie, Cottonwood serves as a charming gateway to the rugged beauty of Idaho County. The small town is conveniently located along U.S. Highway 95, between Grangeville and Lewiston providing access to nearby recreation, services, and small-town amenities while remaining private and secluded. Surrounded by expansive public lands, forests, and the famed Salmon River, the area is ideal for ranching, hunting, fishing, and outdoor adventures. Cottonwood sits within driving distance of Lewiston (approximately 70 miles northwest) and the Clearwater River, combining the tranquility of rural living with access to regional hubs.





# MAPPING



## PROPERTY

ADDRESS: TBD, Cottonwood, Idaho 83522, USA

CLOSEST TOWN: ..... Cottonwood

TOTAL ACRES:.....19,662.00

TOPOGRAPHY:

The property features a diverse topography with a mix of open meadows, productive pasture, timbered hillsides, rolling draws, and scenic riverfront along the Salmon River.

EST. TAXES:.....\$7,204.14 - 2024

LOT SIZE SOURCE: ....Assessor/Tax Data







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