

Canyon Rim Ranch

640.00 Acres

Bear Lake County, ID

\$2,750,000



HAYDEN  OUTDOORS.

Canyon Rim Ranch

TOTAL ACRES:

640.00

PRICE:

\$2,750,000

COUNTY:

Bear Lake County

CLOSEST TOWN:

Georgetown, ID

Presented by



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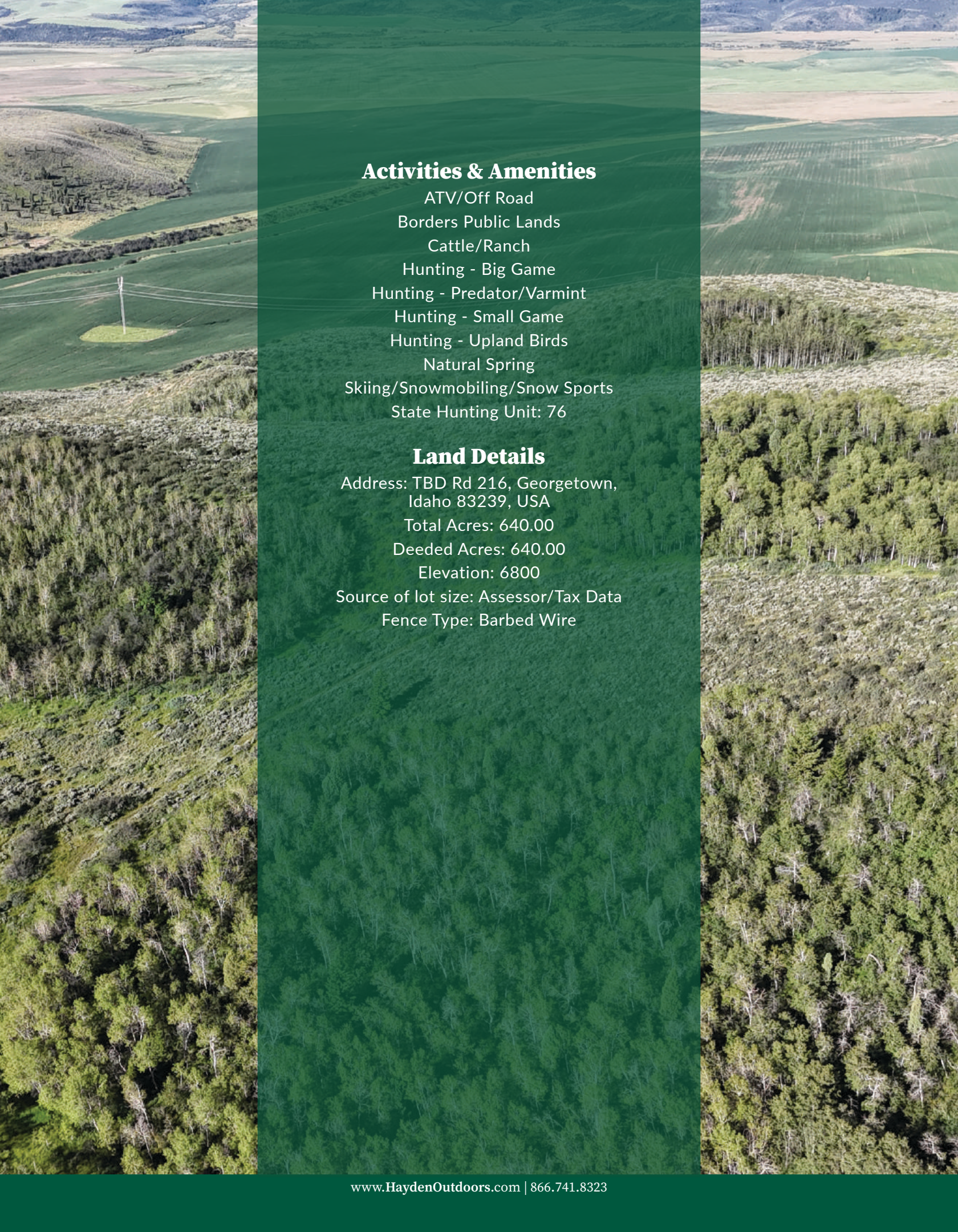




Property Summary

Canyon Rim Ranch offers 640 acres of diverse Idaho backcountry between Soda Springs and Georgetown. Featuring sagebrush flats, mature aspen stands, dense conifer timber, canyon topography, and a spring-fed water source, this property is loaded with wildlife. Trail cameras document resident mule deer, elk, moose, and mountain lion. A rare opportunity for the serious hunter or land investor.





Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Natural Spring
Skiing/Snowmobiling/Snow Sports
State Hunting Unit: 76

Land Details

Address: TBD Rd 216, Georgetown,
Idaho 83239, USA
Total Acres: 640.00
Deeded Acres: 640.00
Elevation: 6800
Source of lot size: Assessor/Tax Data
Fence Type: Barbed Wire



Land

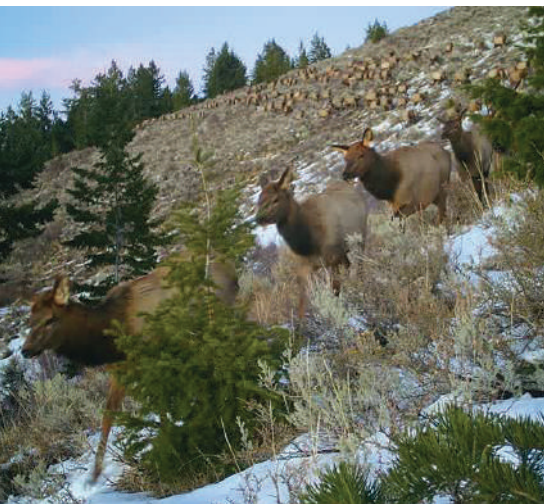
Canyon Rim Ranch stretches across 640 deeded acres of rugged Bear Lake County mountain country, tucked between Soda Springs and Georgetown in one of southeast Idaho's most productive wildlife corridors. The property packs an impressive range of terrain and habitat into a single contiguous block — the kind of diversity most hunters and land buyers spend years searching for.

The topography is defined by rolling canyon rims, steep draws, and open benches that create natural pinch points and travel corridors throughout the ranch. Two-track roads provide good access across much of the acreage, with the terrain well-suited for ATV and side-by-side exploration.

Vegetation shifts dramatically with elevation and aspect. Lower benches are blanketed in mature big sagebrush and native grasses — classic winter range. Mid-elevation draws and north-facing slopes burst into extensive aspen stands, ranging from mature timber to vigorous regenerating growth that provides exceptional browse and cover. Higher up, the ranch transitions into dense Douglas fir, Engelmann spruce, and lodgepole pine, offering the kind of shaded, timbered bedding cover that holds elk and moose well into summer.

A spring-fed creek winds through a lush riparian corridor at the heart of the property, flanked by willows and rich grasses. From open sage flats to dark timber ridges, Canyon Rim Ranch checks every box.





Recreation

Canyon Rim Ranch has documented mule deer bucks, bull elk, bull moose, and mountain lion across multiple seasons — not as flukes, but as regulars. The reason is simple: this property has everything big game needs. Reliable water, thick aspen and timber for cover, open sage for feeding and wintering, and natural terrain funnels that concentrate animal movement right where you want it. The ranch sets up for archery, rifle, and muzzleloader seasons alike, and the habitat diversity keeps something going on every month of the year.

When you're not hunting, there's still plenty of reason to be out there. Miles of two-track and ATV trail weave through the property, letting you cover ground from canyon bottom to timbered ridgeline without much effort. Push up to the higher reaches and the views open wide — valley floor, mountain ranges, and open sky as far as you can see.

This is the kind of place you come to on opening morning and find yourself still exploring at sundown. Private ground with this much to offer doesn't come around often.

Agriculture

Canyon Rim Ranch carries a working history that shows in the land. The ranch's mix of native grasses, sagebrush, and aspen browse provides natural forage across multiple elevation zones.

For the right buyer, there's a straightforward path to running a small grazing operation alongside recreational use. The two aren't in conflict here — the terrain supports both, and the existing infrastructure gives you a head start.



Region & Climate

Canyon Rim Ranch sits in Bear Lake County, Idaho, between Soda Springs and Georgetown in one of the least-crowded corners of the Intermountain West. The region is anchored by Bear Lake to the south — a glacially-formed lake spanning the Idaho-Utah border, renowned for its vivid turquoise color and excellent fishing for Bonneville cisco, cutthroat, and lake trout. Montpelier, Georgetown, and Soda Springs all provide everyday amenities nearby, with larger services accessible within an hour or two in either direction.

The ranch spans elevations from roughly 6,000 to over 7,500 feet, which defines the climate in every season. Summers are short and comfortable, with daytime highs in the mid-70s to low 80s°F and cool nights that drop into the 40s even in July and August. Fall arrives early — by mid-September the aspens are turning and frosts are settling into the draws. October swings between bluebird days and early snowstorms, and is arguably the most spectacular time of year to be on the property.

Winter sets in firmly by November, with temperatures regularly reaching single digits and below zero during cold snaps. Annual snowfall in the surrounding mountains frequently exceeds 100 inches, and the upper reaches of the ranch hold significant snowpack well into spring. That moisture is what drives the lush aspen growth, productive native grasses, and ultimately the wildlife numbers that define Canyon Rim Ranch.





History

The land that makes up Canyon Rim Ranch sits in a region with deep roots in American western history. Southeast Idaho's Bear Lake Valley was a well-traveled crossroads long before formal settlement — Shoshone and Bannock peoples moved through these mountains seasonally for centuries, following the same game corridors that elk and mule deer still use today. In the early 1800s, the region became a hub of the Rocky Mountain fur trade, attracting mountain men and explorers drawn by beaver-rich streams and abundant wildlife. The famous Bear Lake Rendezvous, held nearby in the 1820s, brought together trappers and traders from across the West in one of the era's largest annual gatherings.

By the mid-1800s, wagon trains bound for Oregon and California were rolling through the broader region, with Soda Springs serving as a celebrated landmark along the trail — its naturally carbonated springs a welcome novelty for weary emigrants. Settlement followed steadily through the latter half of the 1800s as homesteaders claimed land throughout Bear Lake County, drawn by the valley's agricultural potential and the surrounding mountains' grazing range. The historic corral and stock pond on Canyon Rim Ranch speak to this ranching heritage, reflecting generations of use as productive cattle country in the mountains above the valley floor.

Today the region retains much of the character that has defined it for centuries — wide open, lightly populated, and rich in both wildlife and history. Canyon Rim Ranch is as much a piece of that story as it is an opportunity for the next chapter.

Location

Canyon Rim Ranch is located in Bear Lake County, Idaho, in the mountains between Soda Springs and Georgetown. The surrounding region offers a genuine balance of backcountry solitude and practical accessibility.

Nearby Towns & Amenities

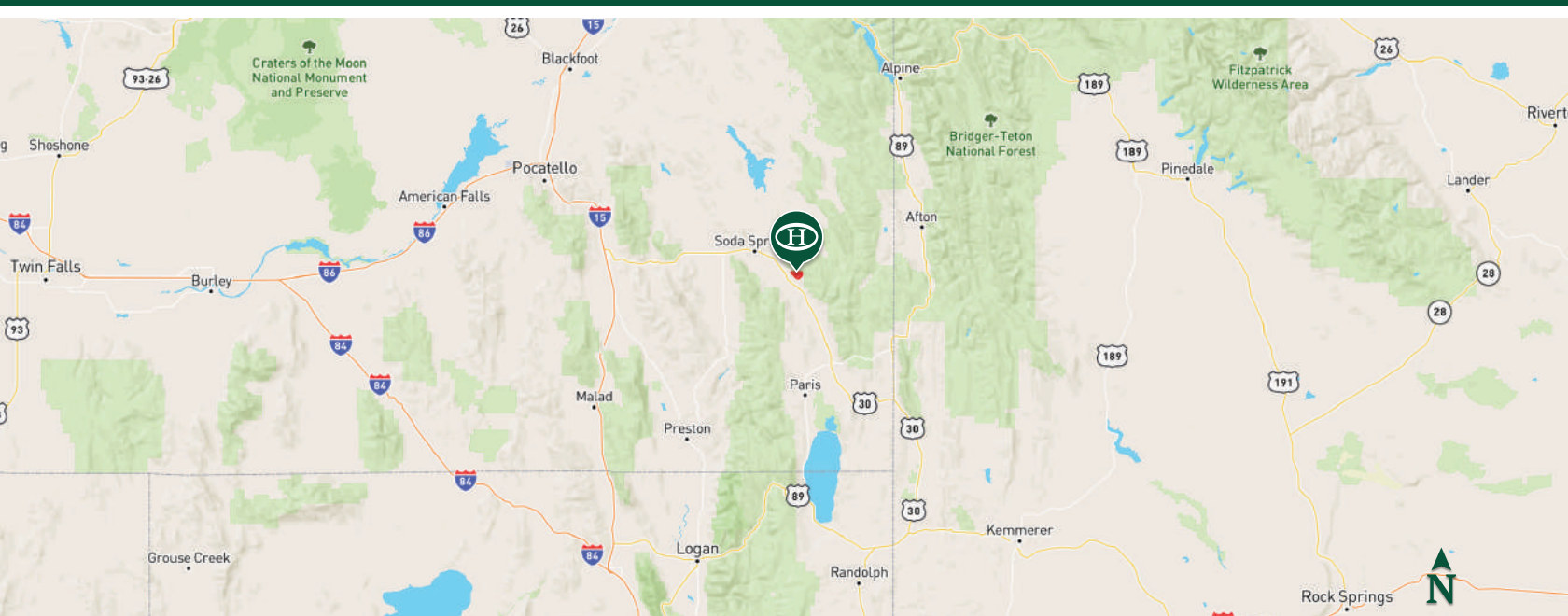
- Soda Springs, ID — ~20 miles northwest; groceries, fuel, hospital, and general services
- Montpelier, ID — Bear Lake County seat; shopping, dining, and lodging
- Bear Lake, ID/UT — Short drive south; boating, fishing, and resort communities along the shore

Airports

- Pocatello Regional Airport — ~75 miles northwest; daily connections to Salt Lake City
- Salt Lake City International Airport — ~160 miles south; full national and international service
- Jackson Hole Airport — ~150 miles northeast; direct flights to major cities, gateway to Grand Teton and Yellowstone

Getting There

The drive from Salt Lake City follows US-89 and US-30 north through Cache Valley — scenic, straightforward, and just over two and a half hours. Jackson Hole is accessible via US-89 north through Star Valley, a stunning alpine route that makes the trip worth the drive on its own. Once on the property, county and forest roads provide access to the ranch, with two-track roads throughout.





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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THE BRAND THAT SELLS THE *Land*®

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.

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