

Salmon River Sanctuary

36.22 Acres | Lemhi County, ID | \$1,895,000



HAYDEN  OUTDOORS.

Salmon River Sanctuary

TOTAL ACRES:

36.22

PRICE:

\$1,895,000

COUNTY:

Lemhi County

CLOSEST TOWN:

Salmon, ID

Presented by



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HAYDEN OUTDOORS®
REAL ESTATE





Property Summary

Breathtaking views & peaceful living, on 36± acres. Custom-built in 2023, this 2,475± sq. ft., 4-bedroom, 3-bath home combines rustic craftsmanship with modern efficiency. Reclaimed wood finishes, hand-hewn timbers, geothermal HVAC, heated 30x40 shop, pipe corrals, productive pasture and hay ground, abundant wildlife, and exceptional end-of-the-road privacy. Fully irrigated acreage, excellent water rights and Salmon River access.

Land

The land is exceptionally well suited for both agricultural production and recreational use, featuring fully irrigated acreage supported by a gravity-fed sprinkler system and three separate water right sources that provide reliable irrigation throughout the property. Productive pasture and hay ground, pipe corrals, and quality fencing make the property ideal for livestock, horses, or hobby farming. Excellent river access enhances the recreational appeal, while abundant waterfowl, whitetail deer, mule deer, and seasonal elk create outstanding wildlife viewing. Situated at the end of the road with virtually no neighboring development potential, the property offers exceptional privacy and a true rural setting.

Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Cycling/Mountain Biking
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Irrigation
Outbuilding/Barn/Shed/Shop
Stream/River
Water View
Waterfront
Water Rights
State Hunting Unit: 28

Land Details

Address: 13 Truth Dr, Salmon, Idaho 83467
Closest Town: Salmon
Total Acres: 36.22
Deeded Acres: 36.22
Topography: Level
Irrigated Acres: 36.22
Water Rights: Yes
Estimated Taxes: \$1,917.72 - 2025
Source of lot size: Assessor/Tax Data

Land Details

Homes: 1
Style of Home(s): 2 story
Finished Sq. Ft.: 2475
Bedrooms: 4
Full Bathrooms: 3
Basement: None
Parking Types: Detached Garage
Other Improvements: Tack shed,
Chicken coop, Garden area
Appliances: Dishwasher, Refrigerator,
Microwave, Oven, Stainless Steel
Flooring: Carpet, Hardwood, Tile
Siding: Wood
View: Mountain, Private, River, Scenic, Water



Improvements

Home Overview

- Custom Built in 2023
- Approximately 2,475 sq. ft.
- 4 bedrooms, 3 bathrooms
- 2 bedrooms upstairs and 2 bedrooms downstairs
- Large open loft overlooking the main living area
- 18-foot ceilings in the living room
- Spacious main-level primary suite with master bathroom
- Private well & septic system

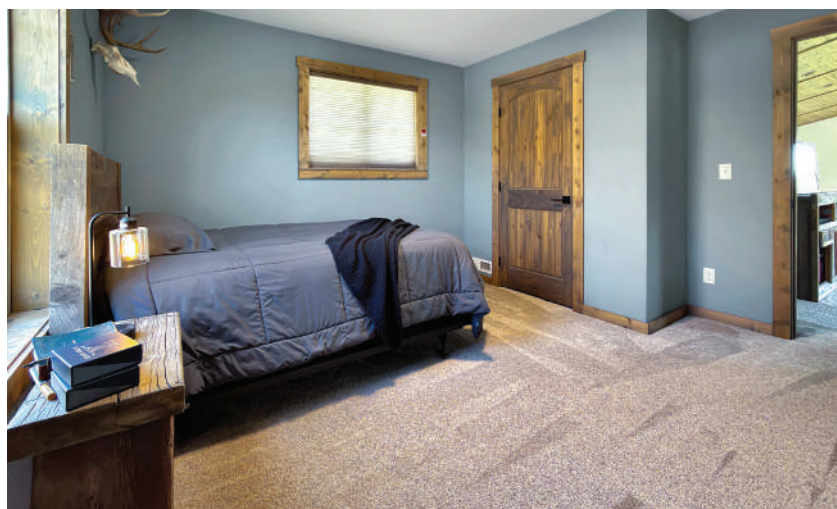
Interior Features

- Exterior finished with authentic reclaimed barnwood
- Reclaimed wood staircase and railings
- Hand-hewn timbers throughout
- Reclaimed oak flooring, tile, and carpet finishes
- Custom reclaimed wood bathroom vanities
- Knotty alder cabinetry
- Propane fireplace
- Kitchen features include granite counter tops, pantry, stainless appliances – refrigerator, dishwasher, microwave, and free-standing gas range & oven

Heating, Cooling & Utilities

- Geothermal heat pump system providing heating and air conditioning
- Private well
- Septic system
- Composition roof
- Propane – above ground tank





Garage, Shop & Improvements

- Detached 30' x 40' heated shop/garage
- Includes a 10' lean-to
- Features 2-car garage space, storage area, and a "man cave"
- Heated shop/garage
- Additional improvements include:
 - Tack shed
 - Chicken coop
 - Garden area with fruit trees (apple & pear)
 - Riding pad and welded pipe pens for livestock

Recreation & Wildlife

- Excellent river & boat access providing outstanding opportunities for steelhead fishing and water recreation
- Hunting opportunities in Unit 28 with nearby access to public lands
- Located at the end of the road, providing exceptional privacy with virtually no future neighboring development potential
- Abundant wildlife including:
 - Waterfowl
 - Whitetail deer
 - Mule deer
 - Seasonal elk





Recreation

Enjoy exceptional year-round recreation with immediate access to nearby BLM and U.S. Forest Service lands, offering an extensive network of trails for hiking, horseback riding, trail riding, motorcycles, ATVs, and side-by-sides. The property also provides convenient boat access to the Salmon River, renowned for its world-class steelhead fishing, is located within Hunting Unit 28 offering great hunting opportunities and is just 10 minutes from Williams Lake for additional fishing, boating, and family recreation.

Lemhi County is a true outdoor playground, encompassing vast portions of the Sawtooth National Recreation Area and the Frank Church–River of No Return Wilderness. With public lands in every direction, residents and visitors enjoy endless recreation including hiking, mountaineering, camping, hunting, mountain biking, and horseback riding. The Salmon River—fittingly known as the “River of No Return”—anchors the area with world-class fishing for salmon, steelhead, and trout, along with swimming, jet boating, rafting, kayaking, and scenic floats through open valleys and rugged canyons. Abundant wildlife such as elk, deer, mountain goats, bighorn sheep, bald eagles, osprey, and chukar add to the experience, making this region a year-round destination for outdoor enthusiasts drawn to Idaho’s unspoiled beauty and adventure-filled lifestyle.







Agriculture

Agricultural & Livestock Features

- Property is fully fenced, with much of the fencing being new
- Welded pipe pens and corrals
- Excellent pasture ground
- Productive hay ground
- All acreage is irrigated
- Gravity-fed sprinkler irrigation system
- Three separate water right sources serving the property
- Fully irrigated acreage with multiple water sources

Water/Mineral Rights & Natural Resources

Water & Irrigation

- Excellent water rights
- Three water right sources provide reliable irrigation water
- Seller notes there is effectively no risk of insufficient irrigation water supply
- Productive private well with excellent water quality

Region & Climate

Salmon, Idaho, located in central Lemhi County within the Rocky Mountains, experiences a semi-arid climate with distinct seasonal variations and low precipitation. Winters are cold and snowy with temperatures between 10°F and 40°F, while summers are warm to hot, ranging from 80°F to over 90°F, but with cooler nights. Spring and fall are transitional seasons with moderate temperatures and occasional rain or snow showers. The area offers plenty of sunshine year-round, making it ideal for outdoor activities.







History

Salmon, Idaho is steeped in rich frontier history, rooted in the 1860s gold rush that drew miners and settlers to the rugged Lemhi Valley. The town later became a hub for ranching, river travel, and outfitting, shaped by its location along the Salmon River—once a vital route for Native American tribes and early explorers. Idaho was eventually settled when gold was discovered in the Clearwater and Salmon River canyons.

Surrounded by vast wilderness, including what is now the Frank Church–River of No Return Wilderness, the area has retained its independent spirit and deep connection to the land, preserving a legacy of adventure, self-reliance, and the American West. Cattle ranches, agriculture, hunting, fishing and tourism based on river adventures keep Salmon alive and well.

Location

Located just 8 miles from Salmon and only 4 miles from the Salmon Airport, this property offers the perfect balance of peaceful country living with convenient access to town. Salmon, the county seat of Lemhi County, is known for its rich mining history, natural hot springs, and abundant outdoor recreation centered around the renowned Salmon River.

Outdoor enthusiasts will appreciate the endless opportunities available throughout the region. Scenic drives along the Salmon River Scenic Byway, Sacajawea Historic Byway, and Lewis & Clark Back Country Byway showcase some of Idaho's most breathtaking landscapes. Summer recreation includes camping, hiking, mountain biking, rafting, fishing, and soaking in nearby natural hot springs, while winter brings opportunities for skiing, snowboarding, ice fishing, and ice skating, with Lost Trail Powder Mountain just a short drive away.

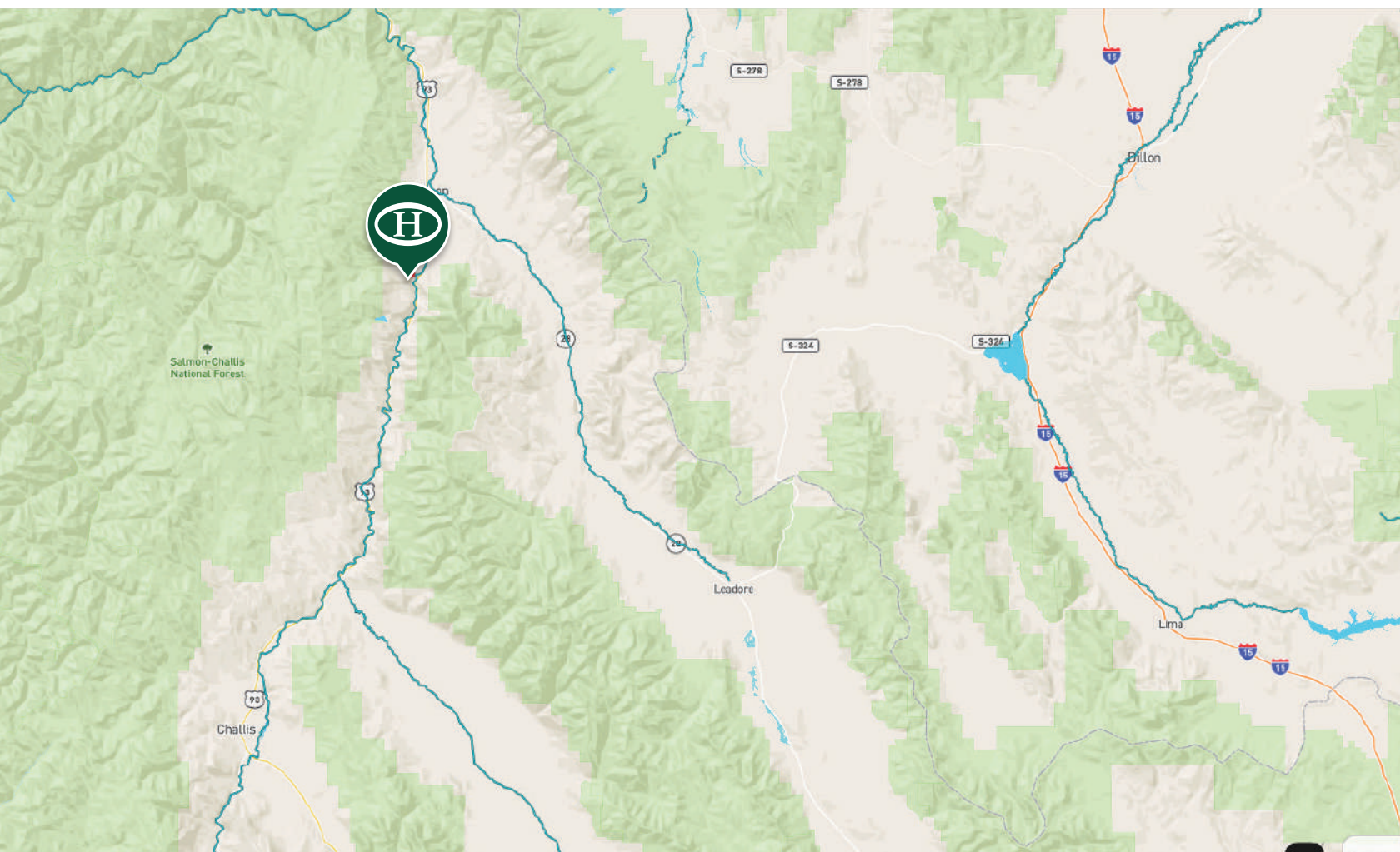
Beyond its recreational appeal, Salmon retains its authentic Old West charm with a welcoming downtown featuring locally owned shops, art galleries, restaurants, a bakery, grocery stores, hardware and building supply stores, auto parts, and a movie theater. The community also hosts popular annual events, including the Lemhi County Fair & Rodeo and the Lemhi County Farmers Market.

Steeped in history, Salmon was shaped by the lumber, mining, and ranching industries and played an important role in the Lewis and Clark Expedition. Visitors and residents alike can explore this rich heritage at the Sacajawea Interpretive, Cultural & Educational Center, located just two miles from downtown.



 Boundary

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





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 Fair 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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testimonials





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 1990s, 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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