

North Central Idaho's Largest Real Estate Guide Since 1987



North Central Idaho



# Real Estate Guide



**Empire Realty Services - Pages 19-23**  
**THIS CHARMING HOME HAS BEEN EXPANDED AND IMPROVED.** 4 bedrooms w/roomy master suite & walk-in closet. Large windows, sunroom, loft library/den. Refinished cabinets and new countertop. This home is a nice surprise. **REDUCED! \$142,000 #1602**



**Empire Realty Services - Pages 19-23**  
**A PLACE IN THE PINES!** Charming 3 bedroom home, in Pierce Whispering Pines. Lots of updating and additions, siding, roof, garage, low-E windows and more, all worry free. This is a nice quiet neighborhood, on a dead end street. **\$62,000 #1724**



**1,600 ft Snake River Frontage - Page 38**  
On 62+ acres between Marsing and Melba, ID. Geothermal well. Great for retirement, recreation or development. **\$725,000**

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**Volume 27, Number 4**

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# Snake River Frontage!

1,600+ ft. of river frontage on 62+ acres.



## Property Description:

**SNAKE RIVER RETREAT PROPERTY**, 62.55 acres with more than 1,600 feet of river frontage. The property is a gorgeous private setting with unlimited bird hunting and great fishing! The setting and property improvements make for unlimited potential to build a hunting cabin or trophy home. The property is irrigated and has two artisan wells. One of the wells is geothermal and can be developed into your own private hot spring oasis. The location is convenient to Boise or Nampa and located off of HWY 78 between Marsing and Melba. Would make a great horse ranch.

**THE OWYHEE MOUNTAINS** to the South of the Snake River Ranch offer a four-season outdoor adventure area that includes miles of off road riding, great deer and elk hunting and snowmobiling. The Owyhee Mountains are also home to great Chukar Hunting. The fishing and access to the Snake River is unparalleled with the potential for a boat launch on site. The Snake River Ranch offers a rural lifestyle opportunity that provides privacy, outstanding wildlife habitat and great views.

*Reduced - \$725,000*

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**#123138** Custom log home on 40 timbered acres just 6.5 miles from Grangeville, 1.5 miles from Snowhaven Ski Hill, 1/2 mile from Fish Creek Recreational Area and the property even abuts FS land on one side. 3 bedroom, 2 1/2 bath home has 1,923 sq. ft. of living area in this 1 1/2 story log home getaway. Very private and secluded, just off of the Grangeville/Salmon road. Vaulted ceilings, a spacious kitchen and dining area, nice half loft overlooking the open living room with large picture window. **\$385,500**



**MLS #12113** - You won't find another property more unique or rarer than this one. 75-plus acre parcel has the South Fork of the Clearwater River running through the middle with more than a 1/4 mile of river frontage on both sides. Fine older 3 bdrm., 1.75 bath home, one car detached garage & an additional shop outbuilding. Numerous other home sites, mature timber. Located in the middle of a recreational wonderland. **New Reduced Price \$889,000.**

## Buying or Selling?

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**MLS #119998** - Super clean one-level home w/3 bdrms., 1 full bath. Nice quiet street, cozy deck, huge back yard, 6 ft. privacy fence. Bathroom has recently been renovated, new tub/shower, cabinets & floor coverings. Easy walking distance to downtown & schools. Call Roger. **\$118,500.**



**MLS #123626** Here's 40 acres of prime recreational property that also borders national forest ground. Property was logged several years ago; however, there is still a large amount of timber. Very private & secluded with recorded road easements, power close by. Short drive to the Salmon River. Lots of wildlife. **\$125,000.**



**MLS #123156** If you're looking for a large piece of property on the North side of town, here you go. This parcel measure 150'x199' for a total of 6 city lots. There is also a well kept 1977 Sahara MFH with 3 bedrooms, 2 full baths and 1440 sq. ft. of living area on one level. There is also a covered carport and a 1200 sq. ft. detached shop/garage with lots of storage. If your looking for a great rental opportunity or you need a space to build a business or shop in Grangeville's industrial part of town, this property is for you. All appliances, refrigerator, dishwasher, oven/range, washer, dryer and even a Toyo oil space heater are included in the sale. **\$89,500**



**#123006** Just a few short miles out of Elk City, Idaho. 30 timbered acres, power & phone, year round Spring, seasonal creek, numerous homesites with views in all directions. Seller has planted over 300 Ponderosa Pines. If you looking for a spot that's private and secluded to build that getaway cabin or home, this is the spot for you. This property is close to millions of acres of national forest and wilderness lands, so that makes this area a recreational wonderland. **Was: \$180,000 Now Reduced to \$165,000**

**MLS #119995** - 3.75 acres just a short distance from the historic mining town of Dixie. Views of the Salmon River drainage and the Buffalo Hump area. Bordered by USFS on 2 sides. Great recreational property, wildlife. Shared well w/neighbor parcel, power is in place. **\$59,900.**

**MLS #116038 - WONDERFUL PARCEL** located just a short distance away from the Snowhaven Ski Area and less than a mile from the Nez Perce National Forest. 10+/- acres, nice views, power close by, timbered. **\$90,000.**

**HR# 1331 HERE'S YOUR CHANCE** to own a 10 acre parcel in the 'Twin Cabins' recreational area. This parcel is bordered on three sides by forest service land and has a year round stream running through the property, is private and secluded with an abundance of wildlife too. **\$99,500.**

**KIDDER RIDGE ACREAGES** - Great southern exposure

and views of the valley on the outskirts of town. Power, phone and perk test, shared well. Ready to build. Seller open to trades, owner carry. **VERY MOTIVATED seller!**

Buy one or combinations of lots:

**#118709 - 4.76 Acres - \$55,000.**

**#118706 - 4.80 Acres - \$55,000.**

**#118707 - 8.80 Acres - \$95,000.**

**#118710 - 14.24 Acres - \$145,000.**

**#118704 - 32.24 Acres - \$250,000.**

**#118705 - 423.54 Acres - \$1,275,000.** This acreage also has timber, springs and ponds. Power and phone close by.

**MLS #120114** - Wonderful 9.55 acre parcel located in one of the best recreational areas in Idaho County and less than 1 mile from Main Street Elk City. Parcel has been surveyed, is timbered, and a leveled out homesite ready to be built on.

City water is available with power & phone close by. Great views, wildlife. **\$100,000.**

**MLS #120579** - 10 acre parcel is just 4 miles from Grangeville in the foothills south of town. Secluded, timbered, has wonderful building sites and nice views of the Camas Prairie. Power is close and seasonal creek. Price Reduced! **\$85,000.**

**MLS #123377** How about a great view lot in the Twin River Ranch Subdivision to build your dream home. This 45 acre parcel is just a couple miles from the Salmon River and has power already on the property. There is also a roughed in road leading to the top of the property with even better views of the surrounding mountains and Salmon River valley. If your into recreation, you won't be far from here, great hunting & fishing areas are very close by. **\$71,900**



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**MLS #121525 - Million Dollar Views** of the Salmon River valley and surrounding mountains, from the wrap around deck of this custom log home on 20+ acres. Just a few miles from White Bird and Salmon River, 12' lots, tongue & groove vaulted ceilings & custom accents, including counter tops in the kitchen and bath. 2-car att. garage, shop. **\$369,500.**



middle. Located just a few miles from Elk City and millions of acres of federal land. **\$215,000.**

**MLS #118366 - 10+/- ACRES** w/ 1,624 sq. ft. cabin, vaulted ceilings, 2 baths, open kitchen & living area. Property has the American River running directly through the



**MLS #121626-7.69 Acres with Home in Elk City-Wonderfully well built 3 bdrm, 1/2 bath with 2944 sq. ft. of living area on 2 levels. Timbered w/views of the surrounding mountains. Secluded, included is a detached 30'x 50' garage/shop which lends extra room for those recreational vehicles. Just 3 miles from Elk City. \$339,000.**



**#121559 - 3 bedroom, 2 bath 2,131 sq. ft. home.** Open floor plan, vaulted ceilings, energy efficient. Nice quiet/private setting in the timber, good pasture. Just 4.5 miles south of Grangeville, 6 acres. **Reduced! \$375,000. More acreages available.**



**#122635 - 2,496 sq ft home with 6 bedrooms, 1 full bath, covered porch, 2-car garage on large city lot. Huge brick fireplace with log insert, family room in the daylight basement. Spacious deck in back overlooks seasonal creek, fenced yard. \$169,500. \$5,000 Buyer's Incentive!**



**#123118** Wonderful property for the Hobby Farmer/Gardener. 15.48 acre property has all the amenities you'll need to live off the land, a year round stream (Wall Creek), fruit orchard, greenhouse, great pasture is fenced and cross fenced. 3 bedroom, 1.5 bath home with 2,070 sq. ft. of living area on one level, barn with corrals, machine shed, large shop/garage has cold storage. Private and secluded, yet just a short distance to town and the South Fork of the Clearwater River. Lots of wildlife too, come see for yourself. Call today to set-up an appointment to see this fine listing. **\$235,000**



**MLS #120360 -** This wonderful cabin sits on 1.59 acres close to Dixie and has 2 bdrms, 1.5 baths, large modern kitchen, carpet and tile floors, unfinished basement.

Exterior has 2 covered decks, metal roof and a building that can be used for a garage. ATV/snowmobile shed or shop. **Price Reduced to \$150,000.**



**#122902** Here's a great building lot that has approx. 233' of Salmon River frontage. This 2-acre parcel is located in the upscale Killgore's Horseshoe Bend Estates Subdivision. All owners in sbdiv have access to a private boat launch for their recreational enjoyment. Great views up and down the river and the mtns, too. Hard to find a better river front than this one. **\$169,200**



**MLS #121807 - 4 bdrm., 2 bath ranch style home with over 2,550 sq. ft. of living area, 24'x28' attached garage. Located 2 miles north of town just off of Day Road. Fantastic views of mountains. Just a short walk to Grangeville Air Strip. Has a Jazuzzi tub and covered deck. \$289,500.**



**Endless Possibilities!** Multi-purpose building on Main St. in Cottonwood. Building has recently been upgraded with new floor coverings, electrical work and much more. Would make great retail/sales building or renovated to office spaces. Two bathrooms, covered sidewalk. **\$70,000 123547**



**#122631 - 50 acre private setting just 6 miles from Grangeville. Numerous homesites with fantastic views of the surrounding mountains. Lots of wildlife, year around stream. Can be split into (3) smaller acreage. Call for details. Reduced to \$475,000.**



**MLS #121475 - Just a short drive from Elk City, ranch style home tucked in a private/secluded setting. Spacious 3 bdrm., 2 bath home, vaulted ceilings, open floor lan, year round stream. Recreational activities like hunting, fishing, hiking, horseback trails, ATV and snowmobile riding just to name a few. Reduced \$225,000.**





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**SUPERBLY MAINTAINED** rancher on 22+ acres (more land available) less than 1 1/2 miles from Clearwater, Idaho. Clean, 1,800 sq. ft. single level with a western flair. Huge pantry. Det. 2 car garage, deer fenced garden area. 40x50 insulated steel frame shop, 34x50 new hay barn w/12 ft wings, other outbuildings. Great horse set up, fenced and cross fenced. **\$459,900.** #12-024



**HERE'S THE PERFECT PROPERTY.** 4 bedrooms, 3 baths, and triple car garage. Separate 24x29 workshop in the trees, yet only 10 minutes from Grangeville. Year round creek and artesian well. Picturesque view of the Camas Prairie. Has large 17 x 26 feet deck. All this and more on nearly 6 1/2 fantastic acres. Also, priced well under assessed value too! **\$298,000.** #13-009



**VERY EXQUISITE CUSTOM BUILT LOG RANCHER ON 10 ACRES,** just a few miles out of Grangeville on edge of Golden Hill Ranch Sub-Div., over 2,350 sq. ft. All on one level. Features 5 bedrooms, 2 full baths, large 2-bay garage, excellent well, hay shed for horses, wildlife pond, and unmatched views of the Clearwater Mountains and surrounding valleys. Priced well under assessed value for quick sale! **\$299,500.** #13-007



**Rare opportunity** to own nearly 14 acres of timbered land with paved road access, bordered on 2 sides by State of Idaho Land, 3 bdrm, 2 bath home, large oversized double garage, horse and hay barn, all set up for hounds with 5 professionally fenced kennels. Only 20 minutes or less drive from town. All kinds of wildlife right outside. First time ever offered on the market. Hurry on this one! **\$239,000** #12-021



**CLEAN AND UPDATED 3 BEDROOMS,** 2 bath charmer on oversized lot, close to downtown. Features detached 2 car garage. Chain link fenced yard, beautiful kitchen with oak cabinetry, as well as mature trees and landscaping. Neat as a pin! **\$119,900.** #13-018



**NICE NEWER CUSTOM RANCHER,** 4 bedrooms, 2 baths, on 1.1 acres just south of town. Features nearly 1800 square feet all on one level, double garage, open floor plan, wonderful views, spacious master, and more. Good well...even a chicken house! End of road, so no through traffic. A must see. **\$209,000.** #13-015.



Enjoy the mild climate and fantastic Salmon River views from this White Bird area home. Nice deck, skylights, post and beam decor. Hydroponics heat in tile floor. Sit in the hot tub and enjoy the views and wildlife. Over 25 acres with some timber and good spring. Several small guest cabins, too. #11-007 **\$229,000**



**BANKRUPTCY COURT SALE.** 3 plus bedroom, 2 bath, south side home on nearly 3/4 acre lot. Great opportunity for the handy person. Priced for a quick sale. Don't let this opportunity pass you by! **\$99,500.** #13-019



**BANK OWNED, DOWNTOWN COTTONWOOD WAREHOUSE BUILDING** with retail rental storefronts. Approximate 6,400 sq.ft. Plus 2,400 sq.ft. Mezzanine. All this on approximately 7 city lots. Features 20'x46' dock, even has creek out back. Great opportunity. **\$69,900** #13-003



**MOTIVATED SELLER** Perfect getaway cabin close to airstrip in Dixie with year around access. Neat and clean, this cabin offers the perfect excuse to go play and relax. Also includes a small guest cabin for extra company, shop area or storage. Hunt, fish and snowmobile. **Price Reduced \$78,000.** #11-020



**WHAT A CHARMER!** This cozy, clean, and comfortable home is in a park like setting, just a stone's throw from the South Fork of the Clearwater River. Just right for the downsizers wanting to enjoy the mild climate of Harpster, with plenty of room for gardening. Includes nice double garage. Is well insulated with vinyl windows and more. Relax and go fishing! **\$79,000.** #12-015



**CLASSIC SOUTH SIDE CHARMER** on huge tree shaded double corner lot. Beautiful hardwood floors, many built ins, 5 bedrooms, new windows, many modern updates yet vintage 1930's atmosphere. Short walk to schools or downtown. Also includes double garage plus separate workshop. Over 3,000 square feet of living area with large family in mind. **\$185,000.** #13-013



**NEW LEXAR RANCHER** on over 4 1/2 acres, with excellent well, just a short distance from town. Nearly 2300 square feet on one level, plus 24x24 double attached garage. Features open floor plan, huge master with double head shower, walk in closet, additional den or TV room, expansive views of the mountains. All ready for your finishing touches to your own personal tastes. Enjoy that new home smell! **\$224,900.** #13-014



**BEAUTIFUL SETTING** for this Elk City dream property, with several hundred feet of American River frontage, just 3 miles out of Elk City. Bordered on 2 sides by public ground. Also features a fast flowing bonus creek right near the clean and comfortable 2 plus bedroom house. Over 9 acres of land, huge raised garden area, additional out buildings, private, park like setting, timber, and meadows. All you could ever want! **\$225,000.** #13-011



**FEELS LIKE THE TOP OF THE WORLD!** This beautiful home and acreage offers some of the most spectacular views of the Salmon River and surrounding mountains to be had anywhere! 56 plus acres and a 3 bedroom, 2 bath, clean and cozy country home. Live stream, good climate and lots of wildlife, too. Come see for yourself. **\$229,000.** #11-011



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**NICE LARGE PARCEL** of land in the Clearwater area. Approx. 147 acres w/pasture, rolling hills, creek,

springs and timber. Great place for lots of wildlife including deer and turkey. Build your home here, power nearby. **\$249,900.** #10-021



**APPROXIMATE 39 ACRES** of quality hay ground in scenic location, off Pleasant Valley Road near the town of

Clearwater. Good production history, beautiful views and power nearby. Wall Creek distribution line runs the length of the property. Properties like this don't come along often! **\$159,900.** #12-021



**WHAT A BEAUTIFUL** mountain property! Nearly 20 acres of mountain splendor. Paved road frontage, pristine mountain fishing

stream up front, with new bridge, developed parking lot, 5 trailer parking spots on top end with covered wood shed. Has a spring on the back side, lots of timber, plus bordered by forest service too! Great for hunting and recreation. **\$129,500.** #12-016



**ENJOY THE BENCH TOP,** 360 degree views from this great & affordable 11+ acre parcel of land, off paved road just a couple of minutes

from Grangeville. Features creek, pasture, and some hay ground. Power and phone nearby. Build your dream home here. **\$59,500.** #08-006



**PICTURESQUE SETTING** in the timber off of Wall Creek Road, just a couple of miles above Harpster. Over 7 1/2 acres complete with well, power, septic, additional 1500 gallon holding tank, as well as a concrete foundation for a house. The property is already divided into two separate parcels and has 3 roughed in building pads. Nestled in the trees for privacy, just a short distance from a paved road. A must see! **\$79,900.** #13-016



**GREAT BUILDING** and view lot just off of paved county road, approximately one mile out of Grangeville. Power nearby and over 6 acres. Bring the horses. **\$54,900.** #08-032



**BEAUTIFUL 9 PLUS ACRE PARCEL** of land overlooking the Clearwater River, just minutes from Kamiah. Is part of an old mining

claim, power on property, and bordered by BLM. Would make a beautiful homesite. **\$52,000.** #11-024



**SPECTACULAR VIEWS** of the Salmon River and surrounding mountains can be yours from this private, yet accessible, nearly 24 acre timbered parcel of

land, located just a few minutes away from the cozy community of White Bird, Idaho. Several good building sites, power to property. **\$48,500.** #11-021



**BEAUTIFUL, PERFECT** sized 4 acre parcel of mountain property bordered by national forest. Year around stream, four wheel trail into national forest,

trees, grass, water, and more. Affordable too! Build that getaway dream cabin here! **\$49,000** #12-026



**NICE 5 ACRE PARCEL** of land located in beautiful Golden Hills Ranch Subdivision, just a short, scenic drive north east of Grangeville.

Good access and drainage, gorgeous views, and power and phone nearby. A good value. **\$44,000.** #12-033



**TRULY ONE OF THE NICEST** country building lots in this area. This 4.2 acre parcel features views, trees, good grass, springs, wildlife,

power, phone, easy access, and lower than Grangeville elevation. Fenced too! Build your dream home right here. Minutes from town. **\$39,500.** #10-026



**GREAT SALMON RIVER** and surrounding mountain views from this end of the road bare land parcel. Power, creek, some timber. Located a few miles

above White Bird. 23.85 acres. Cash, O.C., or partial trades. Good price! Let's deal! **\$39,500.** #10-024



**GREAT BUY ON THIS 10 ACRE** parcel of land in Golden Hills Subdivision, just

a few miles out of Grangeville. Wonderful views, good access, and power not far. Best price in the area! Won't last! **\$39,500.** #13-002



**BEAUTIFUL 20 ACRE** mountain top property with views towards both the Snake and Salmon River drainages. Has access

road and developed pad to building site. Close to hundreds of acres of BLM and national forest. Excellent price, some terms available. **\$30,000.** #10-027



**NICE DOUBLE LOT** with good appeal in quiet north side neighborhood. Building plans available from seller if desired. Build your dream

home here. Let's make a deal!!! **\$27,500.** #12-020



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