

# Race Creek Ranch

3,552.00 Acres

Idaho County, ID

\$5,600,000



HAYDEN  OUTDOORS<sup>®</sup>



# Race Creek Ranch

TOTAL ACRES:

3,552.00

PRICE:

\$5,600,000

COUNTY:

Idaho County

CLOSEST TOWN:

Riggins, ID

*Presented by*



## Austin Callison

📍 Broker, Licensed in ID, OR & WY

✉️ [Austin@HaydenOutdoors.com](mailto:Austin@HaydenOutdoors.com)

📞 208.870.1757



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**REAL ESTATE**







### **Property Summary**

Incredible opportunity to own a sportsman's paradise outside Riggins, Idaho. With unbelievable views as far as the eye can see, this land offers timber, meadows, live water, and borders national forest. This exceptional property provides unparalleled privacy, scenic beauty, and abundant usable land, making it a haven for outdoor enthusiasts.





## Activities & Amenities

ATV/Off Road  
Campground  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Fishing  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Upland Birds  
Hunting - Waterfowl  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Stream/River  
Water View  
Wooded  
State Hunting Unit: 18

## Land Details

Address: 673 Race Creek Rd,  
Riggins, Idaho 83542, USA  
Closest Town: Riggins  
Total Acres: 3,552.00  
Deeded Acres: 3,232.00  
Elevation: 4400 FT  
Topography: Steep  
Estimated Taxes: \$804 - 2023

## Building Details

Homes: 1  
Style of Home(s): Shop w/ Living Quarters  
Finished Sq. Ft.: 1000  
Bedrooms: 1  
Full Bathrooms: 1  
Basement: None  
Parking Types: Carport  
Heating Systems: Fireplace





## Land

This exceptional property encompasses 3,552 acres and includes 320 acres of BLM and state land that is landlocked. Bordering the Salmon River, national forest, and BLM land, providing unparalleled scenic beauty and privacy. With elevations ranging from 2200 ft to 4500 ft. it also features multiple water sources, including springs, creeks, and Race Creek running through the bottom end of the property.

Access is available via three different roads, and the property is equipped with underground power and partial fencing. Located in Hunting Unit 18, this land offers excellent hunting opportunities for quail, chukar, mule deer, white-tail deer, elk, mountain lions, bears and qualifies for Landowner Preference (LOP) tags.

There are water rights from Race Creek and the multiple springs on the property. These can be used for stockwater and irrigation. The property includes an extensive gravel pit with thousands of yards of material.

Enjoy immaculate and magical views of the expansive landscape. This land is perfect for those seeking a mix of adventure, tranquility, and the ultimate hunting experience.







## Improvements

Perched atop the hill, this property features a versatile shop with living quarters, offering both functionality and breathtaking views. The building spans 1,000 square feet and provides ample storage for machinery and equipment. Equipped with power and water, the shop ensures convenience and efficiency for various needs.

Inside the living quarters, you'll find a full kitchen and a loft, along with a comfortable bedroom and bathroom. Additionally, a covered awning provides extra storage space, while a 12-foot roll-up door allows easy access for larger equipment.

## Recreation

This property offers excellent hunting opportunities for quail, chukar, mule deer, white-tail deer, elk, and qualifies for Landowner Preference (LAP) tags. The ranch is located in Hunting Unit 18. This unit is notoriously hard to get a tag for, so having the opportunity to obtain both an elk and mule deer tag every year is a significant advantage. Unit 18 has the following tag opportunities:

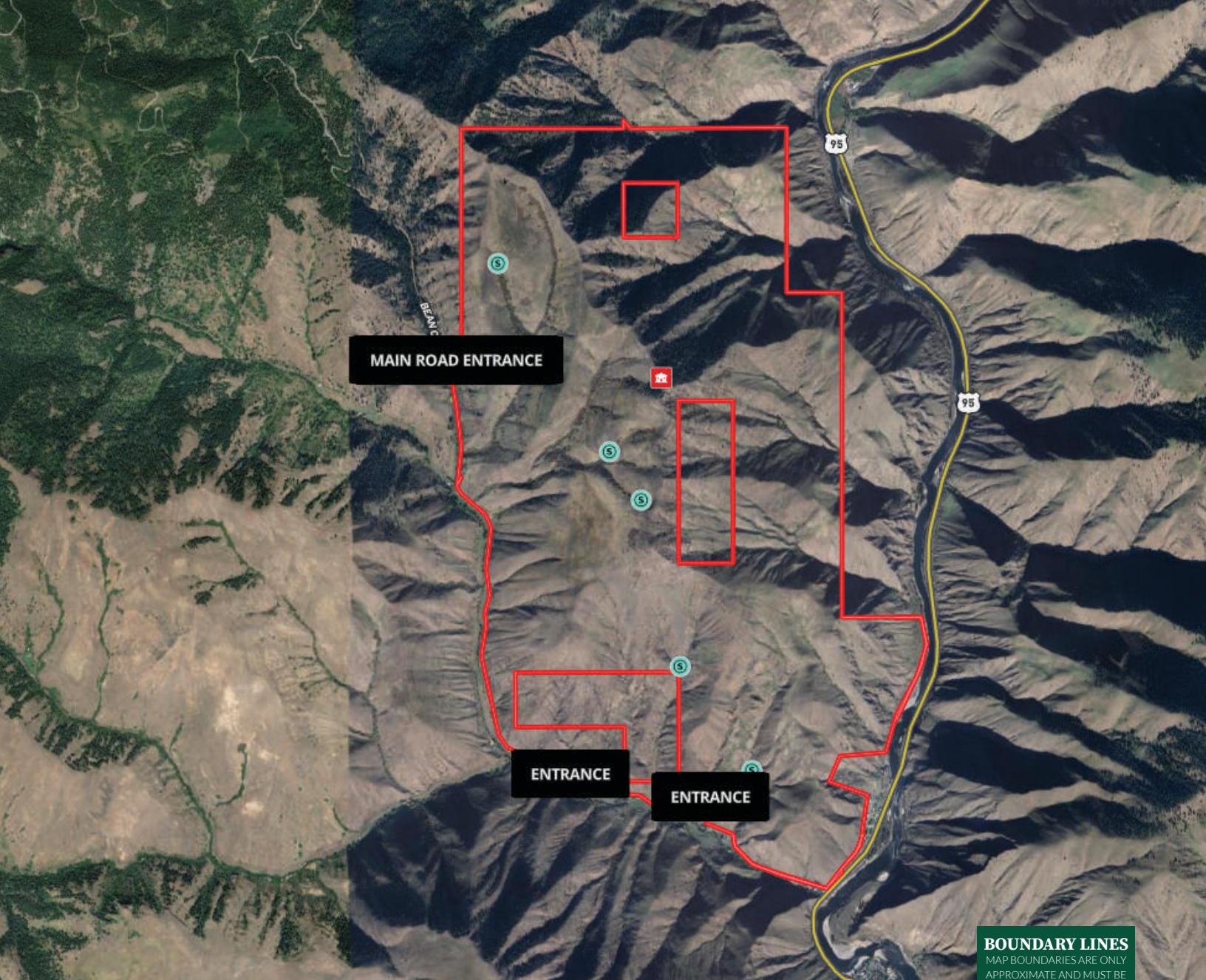
- Whitetail Deer – Over the Counter Tags
- Mule Deer – Draw Only Tags
- Elk – Draw Only Tags
- Black Bear – Over the Counter Tags

With multiple springs and creeks, including Race Creek and Bean Creek, the land provides ample opportunities for fishing and exploring. Enjoy immaculate and magical views with timber and meadow landscapes, perfect for nature enthusiasts.

The property borders the Salmon River, national forest, and BLM land, making it ideal for hiking, camping, and other outdoor adventures. Three different roads provide easy access for recreational vehicles and exploring the vast property. Additionally, the proximity to Riggins offers access to even more outdoor activities and amenities.

The Salmon River is renowned for its incredible recreational opportunities. It offers excellent fishing for species such as steelhead, salmon, trout, and sturgeon. Additionally, kayaking and whitewater rafting is a popular activity on the river.

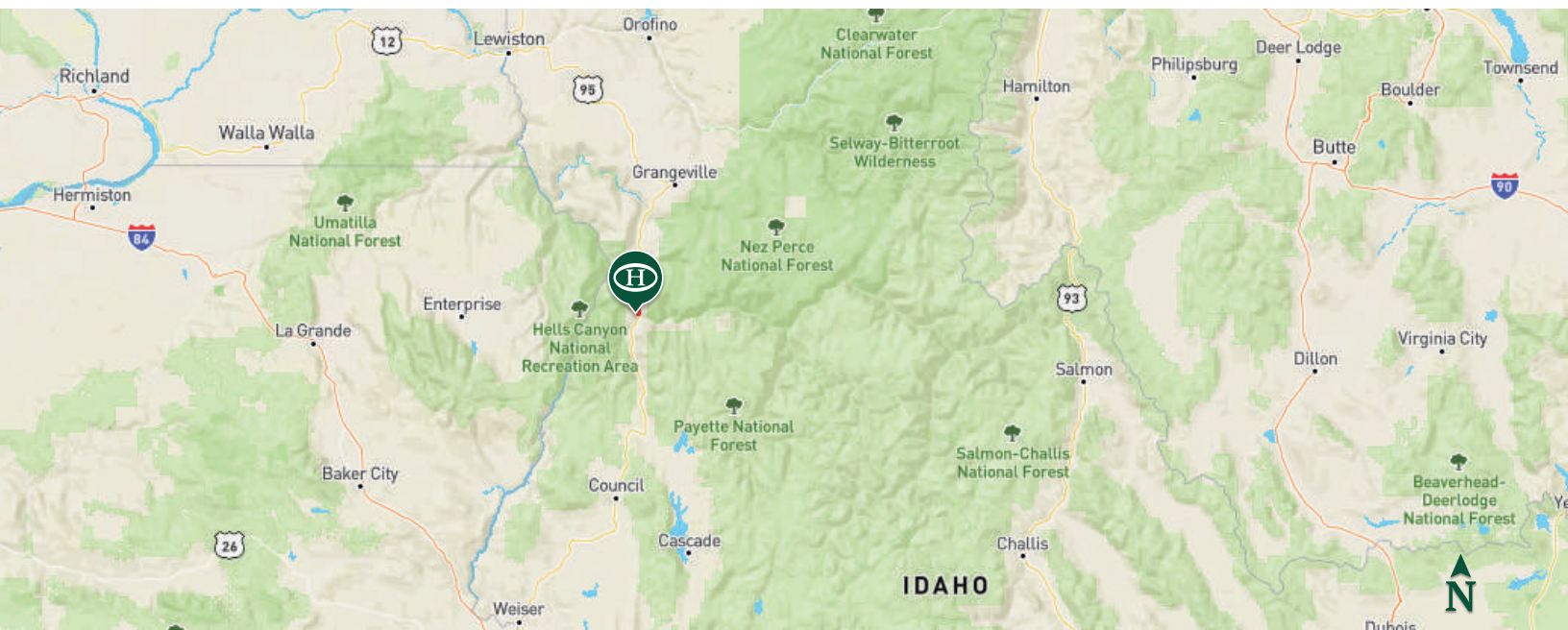




**BOUNDARY LINES**

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

 Boundary  Main House  Spring







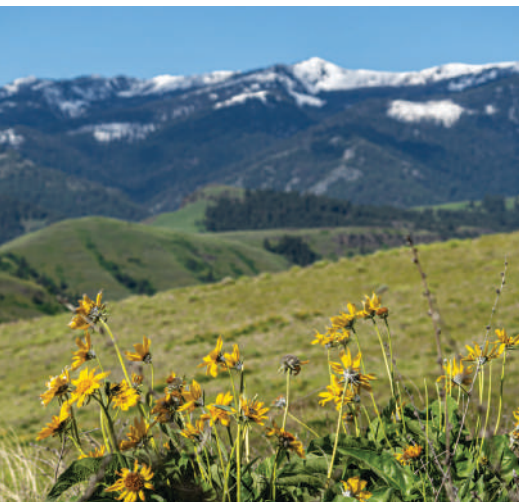
## Region & Climate

Nestled in a canyon where the Salmon River and Little Salmon River meet, Riggins, Idaho, is surrounded by the rugged terrain and stunning landscapes of the Seven Devils and Salmon River Mountains. Adjacent to the vast expanses of the Payette National Forest and the Frank Church-River of No Return Wilderness, one of the largest wilderness areas in the contiguous United States, this area features deep canyons, lush forests, and abundant wildlife, making it a haven for nature enthusiasts and outdoor adventurers. Situated along U.S. Route 95, Riggins provides convenient access to other parts of Idaho and nearby states, serving as a gateway to numerous outdoor activities, including white-water rafting, fishing, hunting, hiking, and camping.

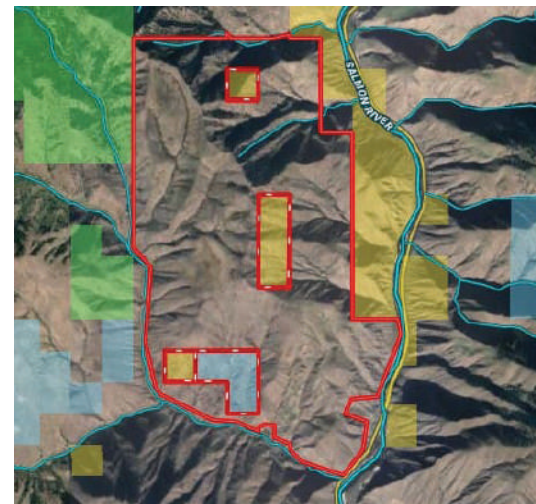
Riggins experiences a semi-arid climate with distinct seasons. Summers are typically hot and dry, with daytime temperatures often reaching into the 80s and 90s (°F), but the low humidity makes the heat more bearable, and evenings cool off, providing relief from the daytime heat. Winters are mild, with daytime temperatures generally ranging from the mid-30s to mid-40s (°F). Snowfall is typically light in the lower elevations, with heavier snow accumulations in the surrounding higher elevations. The region receives an average annual precipitation of about 20 inches, with most of it falling in the winter and spring months. Summer and early fall are relatively dry, making it an excellent time for outdoor activities. Spring brings wildflowers and lush greenery, while fall showcases vibrant autumn colors. This unique blend of rugged natural beauty, diverse outdoor activities, and a climate that supports year-round recreation makes Riggins, Idaho, a remarkable place to live and explore.

## History

Riggins, Idaho, epitomizes the essence of the American West, blending a rich history with abundant natural beauty and rugged wilderness. Founded in 1892 during the mining boom, Riggins thrived as a hub for prospectors and loggers, drawn by the region's wealth of gold and timber. Today, it serves as a gateway to outdoor adventure, offering whitewater rafting, fishing, and exploration in the nearby wilderness areas. While maintaining its frontier spirit, Riggins embraces modern amenities and industries, including tourism, logging, mining and agriculture, all against the backdrop of stunning mountain scenery and the iconic Salmon River.











# 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 regards 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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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.

**Hayden Outdoors, LLC**

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