

Ponderosa River Estate Lots 2 & 3

5.98 Acres | Lemhi County, ID | \$3,600,000



HAYDEN  OUTDOORS.

Ponderosa River Estate Lots 2 & 3

TOTAL ACRES:

5.98

PRICE:

\$3,600,000

COUNTY:

Lemhi County

CLOSEST TOWN:

Salmon, ID



Presented by



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About This Property

With exclusive access to over 600 feet of Salmon River frontage, this property presents an exceptional opportunity with over 12,000 square feet of living space spread across multiple buildings.

Land

With over 600 feet of Salmon River frontage, this property offers incredible views of the surrounding mountains on almost 6 acres of level ground, consisting of 2 lots. It features irrigated pasture maintained by an underground sprinkler system and fruit trees, providing lush, green landscapes ideal for agriculture or leisure.



Activities & Amenities

Boating/Sailing/Rafting
Equestrian/Horse Property
Fishing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Irrigation
Outbuilding/Barn/Shed/Shop
Propane
Stream/River
Water Access
Water View
Waterfront
State Hunting Unit: 21

Land Details

Address: 24 Ponderosa Rd - Lots 2 & 3, Salmon,
Idaho 83467, USA
Closest Town: Salmon
Total Acres: 5.98
Deeded Acres: 5.98
Leased Acres: 0.00
Elevation: 4160
Topography: Level
Estimated Taxes: \$3,770.24 - 2023
Source of lot size: Unknown

Building Details

Homes: 3
Style of Home(s): Log
Finished Sq. Ft.: 2737
Bedrooms: 2
Full Bathrooms: 3
Basement: None
Parking Types: Detached Garage, Attached
Garage, Driveway
Outbuildings: 4
Types of Outbuildings: Lodge, Guest House, Barn,
Greenhouse
Fence Type: Jack Fence
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air



Improvements

Main Home – 2,737 sqft

The custom-built main house boasts 2 bedrooms and 3 bathrooms within its 2,737 square feet, showcasing incredible woodwork with a variety of woods, including blue pine and pecan. The bathrooms are adorned with rocks from nearby canyons and feature fossils, complemented by exquisite stone work. A wrap-around porch further enhances the home's charm.

Lodge – 7,650 sqft

On the property is a beautiful custom lodge that can easily accommodate up to 100 people, making it an ideal space for entertaining. The 5,250-square-foot building, with an additional 12×20 add-on, features 3 bedrooms and 3 bathrooms. Highlighting the lodge is an incredible river rock fireplace crafted from stones found on the property. It includes two kitchens, one of which boasts a commercial-grade stove and a full bar. The main area of the lodge spans 25×87 feet, and a porch overlooking the river.

Guest House – 1,152 sqft

Additionally, the property includes a charming 1,152-square-foot guest house, featuring both front and back porches that overlook the river.

Barn – 40×60

The property also includes a fully enclosed 40×60 barn, equipped with power. This spacious barn features six horse stalls and a tack room, providing excellent facilities for equestrian care and storage.

The property includes a 25×40 greenhouse for year-round gardening, a new jack fence, and a paved driveway for convenient access.





Recreation

Lemhi County contains a large portion of the Sawtooth National Recreation Area and the Frank Church River of No Return Wilderness, so the recreational opportunities available at your fingertips are plenty. Residents and visitors enjoy mountaineering, hiking, camping, hunting, mountain biking, or horseback riding. The Salmon River offers activities such as swimming, jet-boating, river rafting, fishing, and kayaking.


Wildlife includes elk, deer, mountain goats, bighorn sheep, bald eagles, osprey and chucker. There are endless fishing opportunities for steelhead, trout, and on the rare occasion, king salmon.

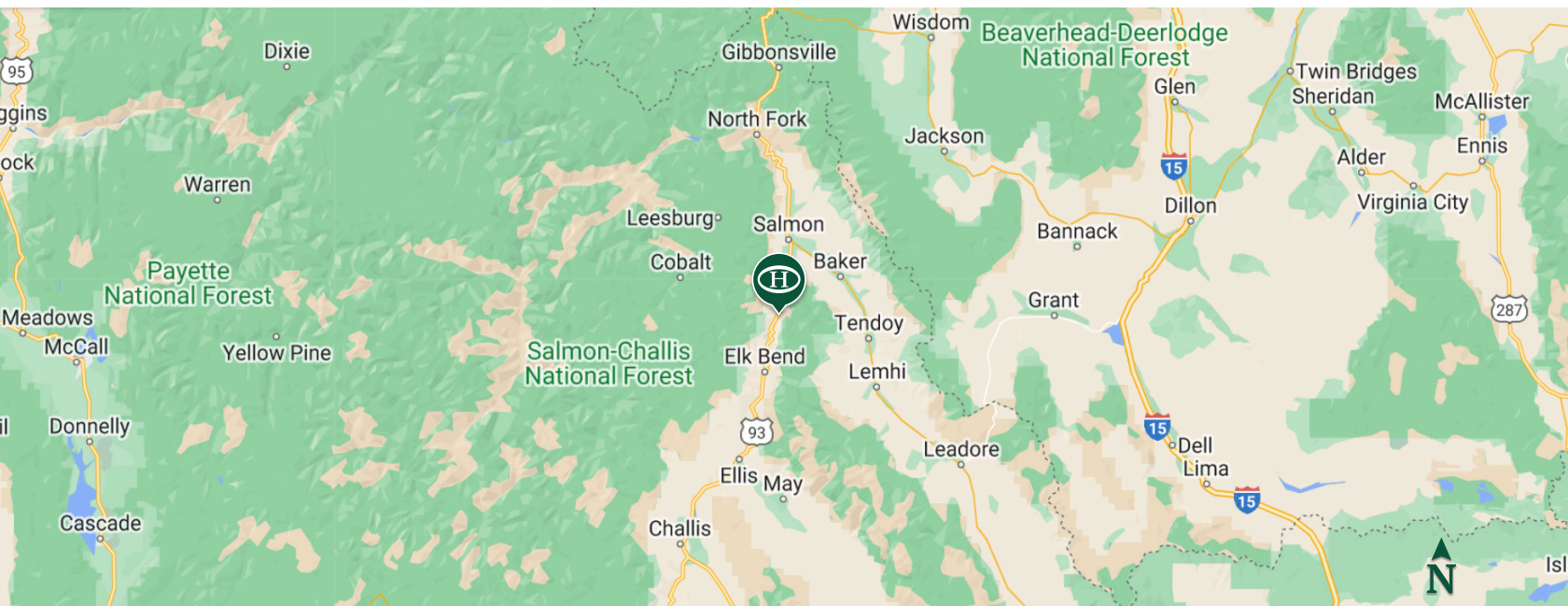
Region & Climate

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 averages 12 inches of annual precipitation, with significant diurnal temperature variations and plenty of sunshine year-round, making it ideal for outdoor activities despite the gusty winds in spring and fall.





 Boundary





Location

Challis, Idaho is a small town that serves as the county seat for Custer County. The area is known for its mining history, hot springs, and recreation along the Salmon River.

The community of Salmon and the surrounding area offers many more opportunities for outdoor recreation. One can enjoy the breathtaking landscapes by either driving along the Salmon River Scenic Byway, the Sacajawea Historic Byway, or the Lewis & Clark Back Country Byway. Winter activities include skiing, ice fishing, ice skating, alpine skiing, and snowboarding at Lost Trail Powder Mountain. While in the summer one can enjoy camping in the area's abundant campgrounds, soaking in natural hot springs, hiking or mountain biking along the many nature trails, river rafting, or fishing along the banks of the Salmon River. The historic town has evolved over the years, but still retains its small-town old West charm as witnessed by its downtown which highlights many art galleries and custom local shops.

Salmon has a deep history rooted in the lumber, mining, and ranching industries. Before it became a hub for these trades it was part of the famous Lewis and Clark Expedition. Vacationers can learn more about this epic adventure by visiting the Sacajawea Interpretive, Cultural & Educational Center which is located just 2 miles from downtown. Besides visiting the center, residents and visitors also enjoy local events such as the Lemhi County Fair & Rodeo, the Lemhi County Farmer's Market, or the Annual Outdoor Beef Cook-Off.





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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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.

Hayden Outdoors Real Estate

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