

Idaho Mountain Luxury Home

5.00 Acres

Idaho County, ID

\$1,795,000



HAYDEN  OUTDOORS®

Idaho Mountain Luxury Home

TOTAL ACRES:

5.00

PRICE:

\$1,795,000

COUNTY:

Idaho County

CLOSEST TOWN:

Grangeville, ID



Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

Experience Rural Mountain luxury in this newly finished custom built home on 5 fenced acres, featuring approximately 5840 sqft of living space spread across two floors with 4 bedrooms and 4 bathrooms. The West side is graced by a 2-car garage and an attached large shop with RV parking on the East side. The property is also improved with a barn and storage shed. Welcome to a home that epitomizes the essence of Rural Idaho Luxury Living!



Activities & Amenities

House/Cabin

Lodge/Resort

Outbuilding/Barn/Shed/Shop

State Hunting Unit: 11A

Land Details

Address: 188 Golden Acres Drive,
Grangeville , Idaho 83530, USA

Closest Town: Grangeville

Total Acres: 5.00

Deeded Acres: 5.00

Elevation: 2,800

Topography: Level

Estimated Taxes: \$1,052.64 - 2023

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Mountain Modern

Finished Sq. Ft.: 5840

Bedrooms: 4

Full Bathrooms: 4

Basement: None

Parking Types: Attached Garage,
Carport & Driveway

Outbuildings: 1

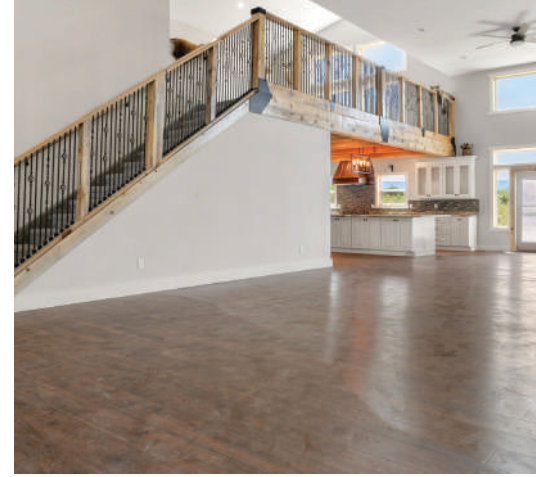
Types of Outbuildings: Barn

Fence Type: Full Perimeter

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air & Wood Stove





Improvements

This newly finished custom-built home on 5 fenced acres, featuring approximately 5840 sqft of living space spread across two floors with 4 bedrooms and 4 bathrooms. The main level offers a custom main kitchen, second kitchen, dining room, laundry room, master bedroom, 2 bathrooms, and a grand room with soaring ceilings. Head upstairs to discover the remaining 3 bedrooms, 2 bathrooms, and family room overlooking the main-level great room. The West side is graced by a 2-car garage and an attached large shop with RV parking on the East side. The property is also improved with a barn and storage shed.

Recreation

The Camas Prairie, with its picturesque landscapes and diverse ecosystems, offers a wide array of recreational opportunities for visitors and residents alike. From outdoor adventures to cultural exploration, there's something for everyone to enjoy on the prairie.

1. **Hiking and Nature Trails:** North Idaho is crisscrossed with scenic hiking trails that wind through forests, meadows, and along riverbanks. These trails offer opportunities to observe wildlife, enjoy stunning vistas of the surrounding mountains, and immerse oneself in the natural beauty of the prairie.
2. **Camping:** Camping enthusiasts will find plenty of options for both tent and RV camping on the Camas Prairie. Campgrounds nestled amidst towering pine forests or overlooking tranquil rivers provide the perfect setting for a night under the stars.
3. **Fishing and Hunting:** The region's rivers, streams, and lakes are teeming with trout, making it a paradise for anglers. Hunting is also popular in the fall, with opportunities to pursue deer, elk, and upland game birds in the surrounding forests and grasslands.
4. **Winter Sports:** In winter, the Camas Prairie transforms into a winter wonderland, offering opportunities for snowshoeing, skiing, and snowmobiling on groomed trails and open expanses of snow-covered terrain.
5. **Cultural Events and Festivals:** Throughout the year, the Camas Prairie hosts a variety of cultural events and festivals celebrating the region's heritage, including music festivals, rodeos, and county fairs.

Whether seeking adventure in the great outdoors or immersing oneself in the region's rich history and culture, the Camas Prairie offers endless opportunities for recreation and exploration.





Agriculture

The Camas Prairie region in north-central Idaho, situated between Cottonwood and Grangeville, is an agricultural area known for its rich history of farming, ranching, and natural beauty. The Camas Prairie is a broad, flat expanse of land situated in Idaho County, between the towns of Cottonwood and Grangeville. It is characterized by gently rolling hills and expansive farmlands. The Camas Prairie supports a range of crops, including grains like wheat, barley, and oats. These cool-season crops thrive in the climate and provide staple food sources for both local consumption and broader markets. Hay production is a significant agricultural activity in the area. Farmers grow alfalfa, timothy, and other forage crops to feed livestock during the winter months. Hay is a crucial part of the local livestock industry. Livestock production is a prominent agricultural pursuit. The Camas Prairie's vast pastures offer ample grazing opportunities. In recent years, there has been a growing emphasis on sustainable agriculture and land conservation in the Camas Prairie. Farmers and ranchers often employ conservation practices to protect the region's natural resources, including water quality and soil health.

Region & Climate

The climate of the Camas Prairie is characterized by its continental influence, with cold winters and warm summers. The region experiences distinct seasonal variations, with temperature extremes common throughout the year.

- Winter brings cold temperatures and adequate snowfall, especially in the higher elevations.
- Spring sees warmer temperatures and melting snow, with occasional rain showers and blooming wildflowers.
- Summer is warm, with temperatures often in the 80s and 90s Fahrenheit, perfect for outdoor activities.
- Autumn brings cooler temperatures, changing foliage colors, and a bustling harvest season.

Overall, the Camas Prairie offers a diverse and dynamic climate, shaped by its high elevation, proximity to mountain ranges, and continental influenced. Despite its colder winter weather conditions, the region's natural beauty and agriculture opportunities continue to attract visitors and residents alike.





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

 Boundary





History

Grangeville, Idaho, has a rich history that reflects the rugged spirit of the American West and the resilience of its settlers. Originally inhabited by the Nez Perce Native American tribe, the area's history predates European settlement by centuries.

The town of Grangeville was officially established during the 1860s gold rush era, a period that brought a wave of prospectors and pioneers to the region in search of wealth and opportunity. The discovery of gold in the nearby Florence Basin in 1861 attracted a significant influx of miners, leading to the rapid development of mining camps and settlements in the area.

Throughout its history, Grangeville has served as a vital hub for trade, agriculture, and transportation in north-central Idaho. The town's strategic location along major transportation routes, including the Camas Prairie Railroad, facilitated the movement of goods and people, further contributing to its growth and prosperity.

Like many communities in the American West, Grangeville experienced its share of challenges and triumphs. From economic booms and busts to natural disasters and conflicts with Native American tribes, the town's history is a testament to the perseverance and resilience of its residents.

Today, Grangeville retains much of its small-town charm while embracing modern amenities and opportunities. The town's rich history is celebrated through local museums, historical sites, and annual events that pay tribute to its heritage.





Location

The Camas Prairie is a rural region located in north-central Idaho, and it is situated between the towns of Cottonwood and Grangeville

Nearest Airports:

1. **Lewiston-Nez Perce County Airport (LWS):**
 - Distance: Approximately 70 miles southwest of Camas Prairie.
 - Description: Lewiston-Nez Perce County Airport is the nearest commercial airport. It offers domestic flights and serves the region. From here, you can reach the Camas Prairie region via roadways, such as U.S. Route 95.
2. **Grangeville Airport (S79):**
 - Distance: Located in Grangeville
 - Description: Grangeville Airport is a general aviation airport, primarily serving private and small aircraft. It's convenient if you have your own plane or if you're planning to charter a small aircraft.

Amenities and Services:

1. **Accommodation:** The Camas Prairie offers various accommodations, including motels, bed and breakfasts, and campgrounds. Grangeville has lodging options where you can stay while visiting the area.
2. **Dining:** You'll find restaurants, cafes, and diners in Grangeville, Idaho. They serve a variety of local and American cuisine.
3. **Grocery Stores:** Grangeville has grocery stores where you can purchase supplies and groceries.
4. **Medical Services:** Grangeville is equipped with medical facilities, including a hospital and clinics.





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

Scan to see more
testimonials





**HAYDEN
OUTDOORS.[®]
REAL ESTATE**

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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