

TBD Aitken Road

39.24 Acres

Idaho County, ID

\$350,000



TBD Aitken Road

TOTAL ACRES:

39.24

PRICE:

\$350,000

COUNTY:

Idaho County

CLOSEST TOWN:

Kamiah, ID

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Development Potential
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl

Land Details

Address: TBD Aitken Road,
Kamiah, Idaho 83536, USA
Closest Town: Kamiah
Total Acres: 39.24
Deeded Acres: 39.24
Elevation: 3,000
Topography: Level
Pasture Acres: 39.24
Estimated Taxes: \$48.7 - 2023
Source of lot size: Assessor/Tax Data

Property Summary

This exceptional 39-acre property, just outside Kamiah, ID, is a blank canvas for your dream home. Set in a rural location, the land boasts stunning views and an unmatched blend of peace and convenience. Located just 11 miles from Kamiah, you'll enjoy quick access to dining, grocery stores, and medical services. With easy access for development, this picturesque land presents a rare opportunity to craft your ideal rural Idaho Ranchette.

Recreation

Woodland, Idaho, offers a wide range of recreational opportunities for outdoor enthusiasts. The surrounding landscape is dominated by rugged mountains, rolling hills, and a meandering river, providing a picturesque backdrop for a variety of activities. Here are some of the most popular recreational activities in the area:

1. **Fishing:** The Clearwater River, which flows through the area, is known for its world-class fishing opportunities. Anglers can catch a variety of fish species, including steelhead, rainbow trout, and salmon.
2. **Hunting:** The Woodland area is home to a diverse array of wildlife, including elk, deer, bear, and game birds, providing ample hunting opportunities for sportsmen.
3. **Hiking and backpacking:** The nearby mountains and hills offer numerous hiking and backpacking trails, ranging from easy day hikes to challenging multi-day backpacking trips. The trails provide access to remote areas of the wilderness and offer stunning views of the surrounding landscape.
4. **Whitewater rafting:** The Salmon River is a popular destination for whitewater rafting and kayaking.
5. **Wildlife watching:** The Woodland area is home to a variety of wildlife species, including eagles, ospreys, moose, elk and deer, providing excellent opportunities for wildlife viewing and photography.
6. **Winter sports:** During the winter months, the nearby mountains offer opportunities for skiing, snowboarding, snowmobiling, and snowshoeing.
7. **Horseback riding:** The Woodland area has a rich history of ranching and horseback riding, and visitors can explore the countryside on horseback with guided tours or rental services.

Overall, the Woodland area is a paradise for outdoor enthusiasts, offering a diverse range of recreational opportunities in a beautiful and rugged natural setting.





Agriculture

The property consists of mainly pastureland, which is well-suited for grazing livestock, such as cattle, horses, and sheep. The pastureland is sloped and has good natural drainage, making it ideal for grazing.

Region & Climate

Woodland is a small unincorporated community located in Idaho County, in the central part of the state of Idaho, USA. The community is situated at an elevation of approximately 3,300 feet above sea level.

The climate in Woodland is characterized as semi-arid, with hot summers and cold winters. The area receives an average of 21 inches of precipitation per year, mostly in the form of snowfall during the winter months. Summers are generally warm, with average high temperatures in the 80s Fahrenheit and low temperatures in the 50s Fahrenheit. Winters can be cold and snowy, with average high temperatures in the 30s to 40s Fahrenheit and low temperatures in the teens Fahrenheit.

Location

The location of this property is a major selling point, as it is situated in a peaceful and secluded area that is still within easy reach of modern conveniences. The nearby town of Kamiah offers a range of services and amenities, including grocery stores, restaurants, and medical facilities, while the larger city of Lewiston about an hour's drive away. The Clearwater River, which is known for its world-class fishing, is just a short distance from the property, providing endless recreational opportunities.

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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
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 Boundary



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