

TBD Highway 12

1.13 Acres

Idaho County, ID

\$679,000



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Activities & Amenities

House/Cabin
Outbuilding/Barn/Shed/Shop
Water View
State Hunting Unit: 10A

Land Details

Address: TBD Highway 12,
Kamiah, Idaho 83536, USA
Closest Town: Kamiah
Total Acres: 1.13
Deeded Acres: 1.13
Elevation: 1280
Topography: Level to Sloped
Estimated Taxes: \$541.64 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 2 Story
Finished Sq. Ft.: 2152
Bedrooms: 3
Full Bathrooms: 3
Basement: None
Parking Types:
Carport
Driveway
Outbuildings: 1



Property Summary

Check out this brand-new custom-built home overlooking the Clearwater River. This beautiful mountain home offers approximately 2,152 sqft across two stories on a 1.13-acre parcel. Step outside to enjoy the covered deck, offering serene views of the Clearwater River and the local airport. This custom-built home has never been occupied, making it a rare opportunity you won't want to miss!





Improvements

This beautiful mountain home offers approximately 2,152 sqft across two stories on a 1.13-acre parcel. The house is wrapped in custom Cedar siding milled on site. The main level features a spacious master bedroom, an additional bedroom, and a custom kitchen with stunning blue pine cabinetry from locally sourced wood and stainless-steel appliances. The main level living room has vaulted ceilings, a custom-built bar and unique custom pine doors throughout. Upstairs, there's a third bedroom and a cozy living room with a balcony overlooking the main floor. Step outside to enjoy the covered deck, offering serene views of the Clearwater River. The property also includes an attached carport, and a small, heated shop with a finished loft room. The property is serviced with a shared road and well agreement.



Recreation

Kamiah, Idaho, is a gateway to a variety of recreational activities, offering access to the scenic Clearwater River and nearby wilderness areas. The Clearwater River is a popular destination for fishing, particularly for steelhead and salmon, attracting anglers year-round. Rafting, and kayaking are also favored activities on the river's clear, free-flowing waters. Kamiah is surrounded by prime hunting grounds, with abundant populations of elk, deer, bear, and upland game birds, making it a sought-after spot for hunters in the fall. Just a short drive away, Dworshak Reservoir offers even more outdoor fun, with opportunities for boating, camping, hiking, and fishing. The area's expansive trails and public lands provide endless options for hiking, ATV riding, and exploring the natural beauty of north-central Idaho.

Region & Climate

Kamiah, Idaho, experiences a temperate climate influenced by its location in the Clearwater River Valley. Summers are typically warm and dry, with average highs ranging from the 80s to low 90s (°F), providing plenty of sunshine. The region sees mild, wet winters, with temperatures usually in the 20s to 40s (°F), though cold snaps and occasional snowfall can occur. The transitional climate of Kamiah results in moderate precipitation throughout the year, especially in the cooler months. The area's unique microclimates are shaped by its elevation and proximity to the surrounding forests, creating a lush environment ideal for agriculture and outdoor activities.





History

Kamiah, Idaho, nestled along the Clearwater River, has a rich history rooted in the Nez Perce Tribe, who called it “the place of long ropes” and used the area for winter camps and camas root harvests. In 1806, Lewis and Clark’s expedition camped nearby, forging relationships with the Nez Perce. As settlers arrived in the 19th century, conflicts over land escalated, culminating in the Nez Perce War of 1877. The arrival of the railroad spurred logging and economic growth in the early 20th century. Today, Kamiah is a vibrant community that honors its Native heritage and pioneer past, serving as a gateway to the beautiful Clearwater Valley.

Location

Kamiah, Idaho, is a small town in north-central Idaho, nestled along the Clearwater River at the edge of the Bitterroot Mountains within the Nez Perce Reservation. Located about 33 miles north of Grangeville and 65 miles east of Lewiston, it offers a tranquil rural lifestyle with abundant outdoor recreation. The nearest airport, Lewiston-Nez Perce County Airport (1.5 hours away), provides regional flights to Boise and Seattle, while Pullman-Moscow Regional Airport (2 hours away) offers additional connections. For major domestic travel, Spokane International Airport (3 hours away) is the best option, with a wider range of flights. Local amenities include small markets, restaurants, and basic medical services, while more extensive shopping and healthcare can be found in Grangeville and Lewiston.

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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.

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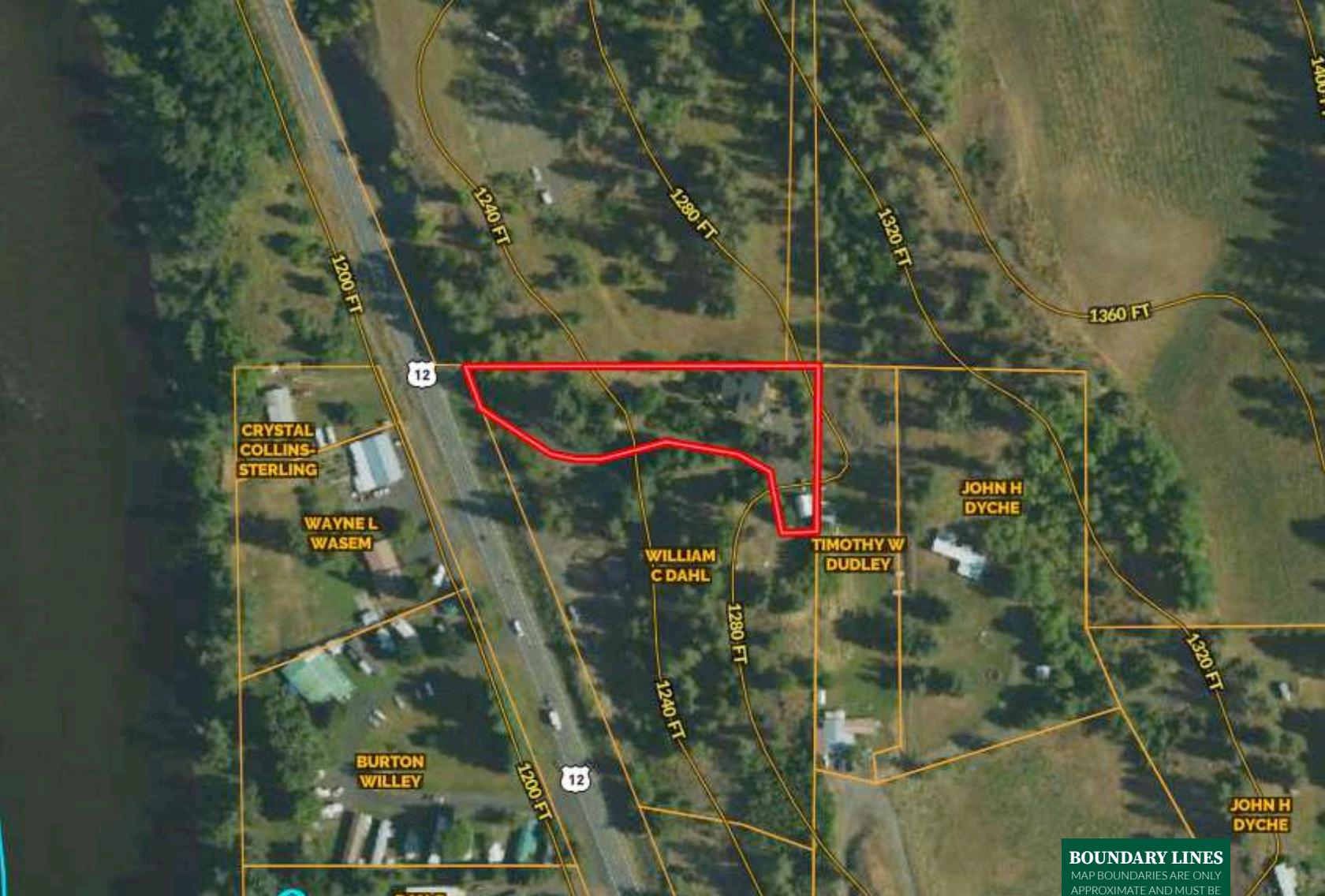


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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

 Boundary



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