

North Central Idaho

Real Estate



Guide WINTER 2023

NEW LISTING

United Country
Real Estate

**Musick & Sons
Auction & Real
Estate Services**

Leading seller of
Country Home
Real Estate
Since 1925

Subscribe to our
YouTube Channel

Paid advertisement.



Over 156 Million In Sales!



208-983-5263

CentralIdahoProperties.com



RaWanda Goehring
Owner/Broker/Realtor
208-983-3517



Travis Goehring
Realtor
208-507-0432



Todd Stenzel
Realtor
208-983-6033



Ray Salas
Realtor
208-790-3476

Helping Buyers & Sellers With All Their Real Estate Needs Since 2008



134 Acres. Beautiful views from more than one building spot. Trees to wander through, a pond and meadow. Wildlife abounds! If you enjoy fishing, hunting or hiking this is the place! Just minutes to the Southfork \$345,000 98882145



Perc Test Approved! 15 acres. Only 3.2 miles to Grangeville. Views of the Grangeville foothills, mountains and Cottonwood Butte. Possible split. Build your dream! \$140,000 98889948



Beautiful views of the Grangeville foothills, Cottonwood Butte. 7.5 Acres perc test approved. 3.2 miles south of Grangeville. Dont miss this incredible opportunity \$150,000 9889945



Beautiful 5-bedroom 3-bath home with office, family & bonus rooms. 24+ acres, Barn/Shop, Shed, Storage shed. Seasonal creek, hay & pasture ground. 30gpm well. Just 4.5 miles to Grangeville. \$799,000 98857322



3.44 acres. 5 GPM well. Water storage tank. Septic tank. Spectacular views up and down the canyon of the South Fork of the Clearwater River,. Approx. 2000' elevation Harpster \$75,000 98876550



Build your getaway paradise.16 + Acres of land with trees and beautiful views. Several building spots! Excellent hunting and it's located just minutes out of Elk City. A must see to appreciate! \$225,000 98861770



8.55 acres. Located approximately 7 miles from Kooskia and the Clearwater River and the convergence of the South Fork o World class fishing, rafting, kayaking and swimming in the Clearwater. River 98881875 \$134,000



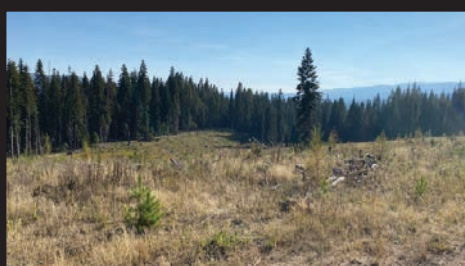
Beautiful home with many updates. New siding and most windows, some plumbing and electrical. Updated kitchen. Located within walking distance to downtown Orofino! 3 bd, 2 ba! \$239,000 98862490



Outstanding Commercial property on over a half-acre of land, Has office and 2 shops. Located east Main Street in Cottonwood. Highway 95 exposure. Great opportunity! \$299,000 98802420



Highly sought out private acreage! 10.813 acres, elk are seen often, fishing is close, good pasture, mature timber, great building sites, graveled lane, minutes to town. No CC&R's, Grangeville \$189,000 98860210



37.54 acres surrounded by USFS. 1.25 miles from Red River Rd. 2 one room cabins that have solar power! Located in the heart of spectacular hunting & fishing. Don't miss this opportunity. \$675,000 98860841



9.13 acres of rolling hills, trees & views. There are views of meadows on both ends. Build your dream! Seclusion in the trees, your choice! Elk City \$109,000 9892998

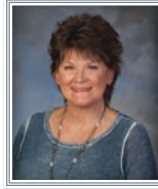


Over 156 Million In Sales!



208-983-5263

CentralIdahoProperties.com



RaWanda Goehring
Owner/Broker/Realtor
208-983-3517



Travis Goehring
Realtor
208-507-0432



Todd Stenzel
Realtor
208-983-6033



Ray Salas
Realtor
208-790-3476

Helping Buyers & Sellers With All Their Real Estate Needs Since 2008



Check out the stunning views of the Camas Prairie from this 20 acre parcel. Roads and power are in place, lots of wildlife, a great place to build your dream home. \$300,000 98883348



.87 Acres. Beautiful views of the mountains & prairie. Two story 1574 sf home on the edge of town. seasonal creek , barn & pasture. 3 car garage. 1200 sf shop & 576 sf barn \$295,000 98881783



Don't miss out on this 20-acre property located on "Over Yonder Road". Trees, a creek, wildlife and the views just don't quit! Road & power to property. Build your dream! \$300,000 98883350



Beautiful 16 .315 acres of young timbered property. Year-round springs. Borders BLM. Outstanding views! Only 5 min to Elk City. Part of Cresent mining claim. \$130,000 98880598



13.668 ac parcel. Good pastureland & a seasonal creek! Great building sites Rebuilt gravel road across west end of property, electric close depending on where you want to build \$153,000 98860206



10.40 ac. Surrounded by USFS. Solar equipped cabin is fully furnished & ready to move in. Stunning views! Patented mining claim. Approx 1.25 miles to Red River Rd. Possible OC \$279,900 98885127



11.56 Acres Here it is! Mature timber, good pasture, easy access to Grangeville , S Fork of the Clearwater Rvr & Nez Perce Natl Forest. Lots of Wildlife! Elk, Deer, Bear, Turkey & more! \$152,000 98860211



10.4 acres. Off grid cabin. Patented mining claim. Surrounded by USFS. Views of Red River meadow. 1.25 miles to Red River Rd. Solar equipped cabin is fully furnished. Possible OC \$319,900 98885124



Beautiful views! 4-bedroom home on 3+ acres . It has a creek and pond. Lots of trees. Private drive. This paradise can be accessed year around. Located in Dixie \$699,000 98884496



Perce Test Approved! 15 Acres. Possible split. Located only 3.2 miles south of Grangeville. Gorgeous sunrises and sunsets. Build your dream home or shop! \$285,000 98895190



Super nice starter home! 2 bedrooms and 2 baths with an addition that has a third bedroom. fenced back yard and beautiful front yard. come check out this great home! \$243,000 98886094



11.517 ac parcel located just minutes to Grangeville or the South Fork of the Clearwater River! Views, private, pasture, seasonal creek, mature timber & shade trees \$155,000 98860209



Jaclyn Truppi
208.315.1386
SalmonRiverPoperties.com

SERVING THE OF IDAHO'S MOUNTAIN,
RIVER AND BACKCOUNTRY COMMUNITIES

CENTURY 21

Whitewater Clark
It's not just what we do, it's who we are.



Mary Nuckols
208.630.4642
IdahoLandontheWeb.com

NEW PRICE!



QUIET SALMON RIVER SANCTUARY Plenty of room for all your needs with a grand total 7,320 SF of heated/cooled/fully finished spaces, 4,920 SF in living areas + 2,400 SF garage-shops. Unique 2,556 SF, 2BR/2BA home takes in the river scene from every room. 4,764 SF outbuilding features main level garage, wood & weld shops, office, covered storage & 3 RV hookups. 1.5 AC, 452' of waterfront, landscaped, koi/goldfish pond, sauna, greenhouse, hot tub & decks to watch the river & stars. **\$1,499,000**

NEW PRICE!



READY TO BUILD RIVERFRONT Beautiful setting with fantastic views of the river and surrounding mountains. A perfect place to build your dream home along a private bend of the Salmon River away from main roads and with the sounds of the river to sweep you into relaxation. 1 AC parcel offers 211' of prime waterfront, water rights, power close by, and SEPTIC IS APPROVED. The newly constructed driveway includes a bridge over the dry gulch with massive repurposed beams and all new decking. 1,006 SF barn w/ a 732 SF loft. **\$396,000**

NEW PRICE!



RIVERFRONT HOME New 2,350 SF 2 BR/2BA home on 2.031 acres. Great room, vaulted ceilings, fireplace, custom cabinets throughout, granite & tile counters, Anderson windows, hardwood flooring & carpeted bedrooms, stainless kitchen appliances & 2nd floor loft bonus room. 2 detached garages- 1,536 SF w/ bath & RV bay + 572 SF 2-car. Enjoy the sound of the river, wooded area, deck & patio. **\$875,000**



Desirable riverfront property! 5.04 AC features 3 parcels- includes 2.5 AC Long Camp RV Park w/ 1,456 SF home/office + 744 SF 1BR/1BA apartment & 2.04 AC lot adjacent to the National Park. Long Camp has 22 full-service/metered RV sites, tent camps, laundry/bath house, 1,200 SF shop, expansive lawns & mature trees. **FOOD TRUCK CONCESSION BUSINESS INCLUDED** (or not). Two wells each produce 35 gpm, 5 septic systems + 1 expansion approved & 3 permitted approaches off Hwy 12. People come from afar to hunt & fish for salmon, steelhead, trout & bass, whitewater raft & kayak. Nearby National Forest & the Wild & Scenic Lochsa & Selway Rivers offer trail & 4-wheel adventures, foraging & natural hot springs. This is small town, river living at its best, & a flexible business to adapt to your vision. **\$3,000,000**



NEW LISTING!



CHARMING GRANGEVILLE HOME Remodeled, single level, well maintained, professionally cleaned including carpets & move in ready! 1,428 SF, 3 bedrooms, 2 full baths & 2 living rooms. Primary bedroom suite, rustic hickory cabinets throughout, bamboo floors in main living areas, tile in baths & carpeted bedrooms. Lots of parking, fully fenced back yard with big oak tree & storage building. **\$309,000**



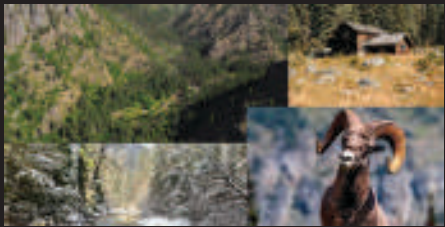
MOUNTAIN RESORT TOWN RETREAT! Awesome location just 2.5 short blocks to Payette Lake, parks, the marina & boat launch. This exceptional home places you right in the heart of McCall's most sought-after attractions. Craftsman style with handsome finishes including black walnut & slate flooring, hardwood cabinets, doors & trim. Enjoy outdoor living with west facing decks & a covered patio. Move in ready! 3BR/3BA w/ loft. Excellent vacation rental history. **\$849,000**



HOME IN THE WOODS! Radiant floor heat in the home and garage. Tile floors, propane range, granite counters in the sunny kitchen and dining room. Attached 2 bay garage. PLUS additional 2-bay & 3-bay shops. 8.7 acres with a large garden and landscaped yard. Drive north along the Little Salmon River for fishing and recreation 25 miles to Riggins & boating on the Salmon River. Only 17 miles south to McCall, Payette Lake & Brundage Mtn! **\$739,000**



HOME ON 5.7 ACRES Cozy 2BD/1BA 1,617 SF home, pasture, barn, outbuildings & garden area. Sweeping valley & mountain views. Minutes to Council. Quick access to the Weiser River trail & NF roads. Part remodeled, new bath, mud room entry & den. Deck, fire pit, chicken coop, fenced pasture, pond, 28x26 garage/shop w/ loft storage, 24x24 machine shed/RV building, 12x21 loafing shed & new 30x52 barn. Room for horses, parking & good country living. **\$469,000**



MCMEEKIN WILDERNESS RANCH 97.75 AC surrounded by Gospel Hump Wilderness w/ over a mile of Wind River frontage. Access is 3 miles by trail from the Salmon River trailhead. Mostly flat & gently sloped land along the river. Meadows, timber, picturesque building sites & rustic 1903 log cabin still being used. Secluded access to 2 big drainages provides total isolation & unlimited recreation. **\$1,200,000**

NEW LISTING!



COUNCIL HOME ON 2 ACRES Newly updated, 2,570 SF, 3 bd/3ba home features main level remodeled bedroom suite & new wood laminate flooring. Finished basement has all new paint & flooring in bedroom & bath, ample storage & 1-car garage. Detached 20x20 garage/shop, 24x24 carport, 10x20 & 13x24 storage buildings w/carports & a 10x20 shed. Minutes to town, trails & Nat Forest. Great views, deck, lawn & well maintained. **\$535,000**



LITTLE SALMON RIVER FRONTAGE!! Fish for steelhead & trout! Nat'l forests, rafting, snowmobiling and trails are close by for endless recreation. 2.7 acres. Scenic parcel with a private stretch of land just south of the Sheep Creek rest area. Shared well. Excellent camping parcel is flat and easy to access. **\$170,000.**



Please Support Your Local Realtors.

List With Us!

It's Idaho Country Time!



Earl Duffy
Idaho Country
Properties
208-451-5153



Jennifer Branson
Idaho Country
Properties
208-791-6315



Lori Mader
Idaho Country
Properties
208-962-3264



Martha Smith
Idaho Country
Properties
208-718-8171



Jamey Hix
Idaho Country
Properties
208-791-7304



Trevor Brisk
Idaho Country
Properties
801-473-4001



Bonnie Willis
Idaho Country
Properties
208-859-2827



Matti Sand
Idaho Country
Properties
208-451-4723



Marcia Eades
Idaho Country
Properties
208-935-7669



Mariah Cooper
Idaho Country
Properties
208-935-5536



idahoriverland.com
114 N. MAIN ST., KOOSKIA, ID
208-926-0075



Real ESTATE
PROFESSIONALS

Visit us for a complete gallery of listings at:
www.IdahoRiverLand.com



Please Support Your Local Realtors. List With Us!



Shannon Snyder
Kamiah
Properties
208-816-3405



Robert Millage
Kamiah
Properties
208-983-8054



Dan Prado
Kamiah
Properties
775-537-5001



Clint Engledow
Kamiah
Properties
208-315-3361



Brenda LaBudie
Kamiah
Properties
208-659-3491



Brook Krieger
Kamiah
Properties
208-935-5952



Ashley Nelson
Kamiah
Properties
208-791-5099



Kamiah Properties

Whether you're seeking our services for vacant land, residential properties, vacation homes, waterfront, commercial properties or farm and ranch, we're focused on getting you the end result you desire.



Real **ESTATE**
PROFESSIONALS

idahoriverland.com
519 3RD ST., KAMIAH, ID
208-935-0043

Visit us for a complete gallery of listings at:
www.IdahoRiverLand.com



Cottonwood Community Federal Credit Union

Serving the financial needs of North Central Idaho for more than 80 years.

MEMBER OWNED AND OPERATED



Home Loans ~ Home Equity Loans ~ Construction Loans ~ Bare Land Loans
Auto Loans ~ Online Banking & Bill Pay ~ Shared Branching



COTTONWOOD

1606 Lewiston St.
(208) 962-3451
M-F 8am-5pm

COTTONWOOD

316 Main St.
(208) 962-3451
M-F 8am-5pm

CRAIGMONT

221 Main St.
(208) 924-0225
M-F 9am-5pm

GRANGEVILLE

230 E. Main St.
(208) 983-1558
M-F 8:30am-5pm

KOOSKIA

1 Main St.
(208) 926-0089
M-F 9am-5pm

NEZPERCE

410 Oak St.
(208) 937-9877
M-F 9am-5pm

RIGGINS

603 North Main
(208) 628-3100
M-F 8:30am-5pm



Betty Schoening Cloninger

Everything a realtor should be.



IDAHO LAND & HOME

415 Main Street • Kamiah, ID 83536
WWW.IDAHOLANDANDHOME.COM



208-691-3902

bettyidahoproperties@gmail.com

KAMIAH



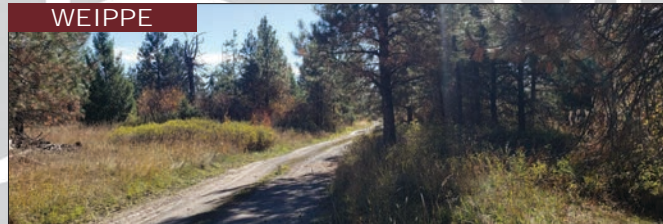
Amazing 360' view from the 15 private acres with power, well, spring and building pad. A brand new 2000 square foot shop with living quarters to live in while you build your dream home. **Great buy at \$495,000! Kamiah, ID. MLS 98883844**

KAMIAH



First time on the market. This rare gem on the Clearwater River. 1.15 acres fenced yard, private well and septic. The manufactured home is 1316 sq feet with 2 bedrooms and 2 baths. Spacious living room and great river views. All kitchen appliances included in sale. Covered porch for extended living space. Over sized carport and storage building. **\$335,000 MLS 98894906 Kamiah Idaho**

WEIPPE



Rare find tucked in the outskirts of Weippe Idaho. 15 plus acres treed and great 360° view. Several building sites, short 10 minute drive to Weippe. Abundance of wildlife and very private setting. **\$159,000 MLS 98893173 Weippe Idaho**

WEIPPE



Tucked away in the quaint community of Weippe Idaho. .41 acres fenced yard covered front porch. 1377 sq ft manufactured home with 2 bedrooms and 1 full bath. Bright and cheery kitchen with new appliances. Home has wood heat, oil heat and electric furnace. 2 car carport, 30x35 Shop with electric, dry cabin and RV hook up. Just minutes from national forest and Deyo reservoir. **\$150,000 MLS 98890021 Weippe Idaho**

KOOSKIA



Stones throw to the Southfork of Clearwater River. 3 bedroom 2 bath home with all new flooring. New mini split heating and cooling. Wood burning fireplace with natural rock surround. 6x10 Shed and fully fenced yard. **\$218,000 Kooskia, ID. MLS 98887658**

ELK CITY



Your own slice of Heaven tucked in the tall timbers of Elk City, ID .15 acre with electric and septic building pad for a getaway cabin or year round home. Property borders BLM land. **\$85,000 Elk City, ID. MLS 98884641**

KAMIAH



OWN ONE OF THE MOST SUCCESSFUL KAMIAH BUSINESSES Kamiah Pizza Factory going strong for 33 years All equipment tables chairs included in Sale. **\$350,000 Kamiah, ID. MLS 98816055**



Betty Schoening Cloninger

Everything a realtor should be.



IDAHO LAND & HOME

415 Main Street • Kamiah, ID 83536
WWW.IDAHOLANDANDHOME.COM



208-691-3902

bettyidahoproperties@gmail.com

KAMIAH



Amazing 360' view from the 15 private acres with power, well, spring and building pad. A brand new 2000 square foot shop with living quarters to live in while you build your dream home. **Great buy at \$495,000! Kamiah, ID. MLS 98883844**

KOOSKIA



Stones throw to the Southfork of Clearwater River. 3 bedroom 2 bath home with all new flooring. New mini split heating and cooling. Wood burning fireplace with natural rock surround. 6x10 Shed and fully fenced yard. **\$218,000 Kooskia, ID. MLS 98887658**

KAMIAH



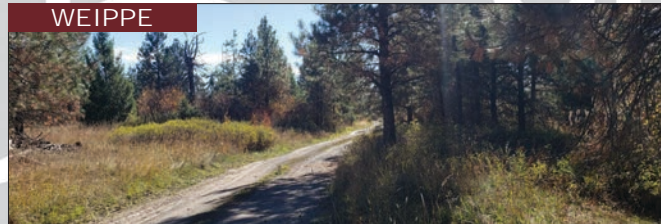
First time on the market. This rare gem on the Clearwater River. 1.15 acres fenced yard, private well and septic. The manufactured home is 1316 sq feet with 2 bedrooms and 2 baths. Spacious living room and great river views. All kitchen appliances included in sale. Covered porch for extended living space. Over sized carport and storage building. **\$335,000 MLS 98894906 Kamiah Idaho**

ELK CITY



Your own slice of Heaven tucked in the tall timbers of Elk City, ID .15 acre with electric and septic building pad for a getaway cabin or year round home. Property borders BLM land. **\$85,000 Elk City, ID. MLS 98884641**

WEIPPE



Rare find tucked in the outskirts of Weippe Idaho. 15 plus acres treed and great 360° view. Several building sites, short 10 minute drive to Weippe. Abundance of wildlife and very private setting. **\$159,000 MLS 98893173 Weippe Idaho**

KAMIAH



OWN ONE OF THE MOST SUCCESSFUL KAMIAH BUSINESSES Kamiah Pizza Factory going strong for 33 years All equipment tables chairs included in Sale. **\$350,000 Kamiah, ID. MLS 98816055**

WEIPPE



Tucked away in the quaint community of Weippe Idaho. .41 acres fenced yard covered front porch. 1377 sq ft manufactured home with 2 bedrooms and 1 full bath. Bright and cheery kitchen with new appliances. Home has wood heat, oil heat and electric furnace. 2 car carport, 30x35 Shop with electric, dry cabin and RV hook up. Just minutes from national forest and Deyo reservoir. **\$150,000 MLS 98890021 Weippe Idaho**



Merry
Christmas!

from Hale
Flooring!



ALL HARDWOOD 15% OFF!

HALE
FLOORING



109 S. Front St, Kamiah, ID 208-935-2549



CUSTOM HOMES, REMODELS, SHOPS AND MUCH MORE!



*Owned and operated by
Jarred and Tina Roy*




**Roy
Construction**

"When Quality Counts"

208-935-5662

License # RCE-24382



Find us on Facebook!



Kooskia, ID

208-935-5662 cell

taylorhailie@hotmail.com



FAITH ROY

208.507.2004

BUY, SELL, AND INVEST

WITH YOUR

LOCAL, TRUSTED REALTOR





JIM AND SUSAN MOODY
Owner/Brokers, Manager
208-869-9582



MLS #98855931. New one of a kind custom tri-level mountain house on nearly 47 acres, bordered on 2 sides by State of Idaho land at the end of the road. Built in 2008, this charming home is over

3400 S.F. with AARX block construction that's very efficient to heat and cool, has heated floors, manifold plumbing system, panoramic mountain views in all directions. Natural wood colored fiber cement siding. 1200 S. F. wrapped deck. 3520 S.F. shop/barn combo with loft and concrete floor, just minutes to river. Subdividable! 30 minutes to Grangeville, 20 minutes to Kooskia, electric heat & oil, wood, AC. Perfect climate, wildlife, and fruit trees. Walk out lower-level basement apartment with private driveway & entrance presently rented for \$800.00 a month. Great place to raise animals and kids! OPEN TO REASONABLE OFFERS. \$1,100,000. #21-022



MLS# 98891717. Amazing potential! This 30.7-acre timbered property with Red Fir, White Fir, Spruce and Lodge pole has a privacy factor, large meadow and pond. Elk, Deer and Turkey abound. Borders BLM and timber company land. Lies in Unit 15 for great hunting. The unit harvest for 2022 for all weapons was 92 bulls and 692

bucks. 3 cabins with the main cabin complete with elec., septic system, spring fed water with a 2500 gal. cistern and measures 24x40 plus loft area 24x16. 2nd cabin is 18x24 with full loft area. There is also another older cabin, and the sawmill is covered by a 15x40 lean too. Both cabins have all the equipment/panels for solar back-up and included in purchase along with sawmill for future endeavors. Maintained road to residence entrance. So, picture your new residence or use all or part of the property for Airbnb vacationers, hunters, fishermen, and snowmobile enthusiasts. The possibilities are endless! #23-012. \$625,000.



MLS#98856039. Remarkable Salmon River setting for this beautiful ranch style home close to the river near Whitebird. Extremely clean and well-maintained home with stunning river views. Set up for low maintenance care. One level, spacious open floor plan, large 28x40 triple car garage. Mature trees, wonderful climate where you can grow just about anything! Easy maintenance yard, river rock driveway and lots of concrete. Rare, one-of-a-kind property for the discriminate buyer. #22-013. \$540,000



MLS#98878948. Amazing open concept living/kitchen in this beautiful 2042 sq. ft. 3 bed, 2 bath home with office area for the work from home individuals! Rope lighting surrounds the living area behind cove molding giving a serene atmosphere. Farmhouse interior for the country ambience.

Chef kitchen with gas Jenn-Air cooktop and double ovens. Two large shops (30x48 w/elec. And wood stove, workbench – two 12x14 roll-up doors) and a 24 x 36 shop with room for 4 stalls opening to pasture. Rotate fields for grazing! Water is available to all pastures. Large tack room in 2nd shop and shelter in 2nd pasture for livestock. Newer beautiful river rock chimney inside home with wood stove. Toyo Oil heat also. This home is deceptive from the road and when you walk in you will be so surprised! Close to Lewiston for commute and/or shopping. Sit in your hot tub and view the open farmland surrounding this home! Minutes to Clearwater, Salmon and Snake Rivers! AND...it has a RV spot with elc/wtr/swr. It's all there for you! #23-008. \$485,000



MLS #98872472. Owner contract terms! Well known and established Bistro Coffee Shop/Gift store and Airbnb near the Salmon River and located in a prime location off I-95 in White Bird, Idaho. Close to world class fishing,

hunting, and rafting. Beautiful Airbnb sleeps 6, full kitchen, patio and view. This opportunity sits on 1.3 acres for expansion of Airbnb potential. Store/Bistro upstairs includes all equipment, gift store inventory and liquor store inventory. Buyers must be approved by the State of Idaho Liquor Comm. to transfer liquor license. Proven income producer potential for expansion. This property has options. You could live in the Airbnb and run the store or you may want to turn the store into your home (already plumbed and wired for 2 BD in floorplan) and continue running the Airbnb for income. Possibilities are endless! \$570,000. #23-003



MLS# 98891221. Amazing family home with 4 bedrooms, 2 baths with the 2nd bath being used as an on-suite with door to outside for the family gatherings around the firepit and BBQ area! Open kitchen, firewood storage with door access inside for the wood stove in family area. 3 storage buildings, garages for 3 cars with heated shop area in double car garage. Privacy deluxe on the treed double lot with apple, pear and numerous other shade trees. Raised garden areas and raspberry plants. This small community town has all the bonus features for raising your children or just having a peaceful, quiet, cozy home. Close to amenities for shopping and recreational activities! #23-011. \$325,000.



MLS#98887497. Nice southside location for this 3-bedroom one bath fixer upper that would make a great starter home or rental. The seller is in the process of remodeling and has already

installed new vinyl windows and new front door. Has a metal roof, and a separate detached shop/single car garage with plenty of storage. Room for a garden, located between schools. The enclosed back porch was recently remodeled with new flooring and seating bench. #23-009. \$209,000

SOLD!



MLS#98884141. Illness forces sale turnkey mini ranch with new pole barn with stables for animals and birds. Year-round creek right out the back door. Cross the footbridge and watch the fish swim by. Includes 1260 sf, 3 bedrooms, 2 bath 2007 Skyline MH on full foundation.

Interior needs a little TLC due to owners' health condition but nothing major. Rustic log siding package. 24x24 detached shop/garage. Numerous pens and covered outbuildings. Large, leveled 2nd house pad on upper level of property timbered setting. Many and various fruit trees and more. Shop is set up for meat processing with large 8x10 walk in cooler. #23-005. \$649,000



JIM AND SUSAN MOODY
Owner/Brokers, Manager
208-869-9582

All Around Realty
522 W. Main Street
Grangeville, ID 83530
(208) 983-7878



CHRISTI BROWN, AGENT 208-451-5255



MLS#98856058. Nice useable nearly 7 acre parcel of land located near the end of the road on Clearwater Drive above Harpster. Nice views, lots of wildlife, and power nearby. Close to state land, just minutes down to world-class fishing on the South Fork of the Clearwater. #22-011. \$135,000



MLS#98872318. Nicely developed home site on 6.3 private acres, only 10 minutes from world class fishing on the South Fork of the Clearwater. Property boasts timbered setting, beautiful views, large, developed building pad with new power pole, electric panel, new well with new 2100-gallon concrete water holding tank, 1000 gal septic tank and leach field, 14x16 concrete pad ready to build a shop or storage shed on. Very private, feels like you're in the middle of 100 acres. Deer, turkey, and elk are frequent visitors. #23-002. \$199,000



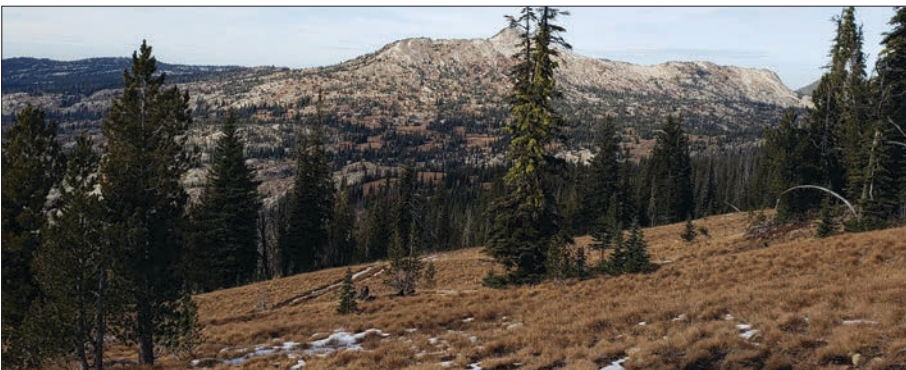
MLS# 98819752. Very beautiful and useable 10-acre parcel of land located above the scenic and historic mining town of Lucile on the Salmon River. This gorgeous property offers 360-degree views of the Salmon River and surrounding mountains, with power on site and a good 10 gpm well, according to well log. Mild climate, lots of wildlife and two boat ramps nearby. Rare opportunity to own Salmon River property! #21-025. \$229,000.



Beautiful 10-acre parcels of land only a few minutes north of town, with county road frontage with paved Highway 7 nearby. Power on property, great views, new shared approaches, can be purchased with or without new wells. All surveyed, some with seasonal creeks. These ideal properties are selling fast! Hurry before all gone. Parcel 2 (without well) \$129,000. #21-008.



MLS#98895224. Very attractive and useable 4.55-acre parcel of land just minutes from town. Has power to property. Great access. Incredible views of the mountains! Features wonderful sunrises and sunsets. Only lot available in the Meadow Grass Acres Sub-Division. Build your dream home here! #23-013. \$119,000.



MLS#98856675. Pristine 55-acre wilderness property located in the beautiful Gospel Hump Wilderness close to Buffalo Hump. Spectacular views from Oregon to Montana! Located in the Robbins District mining area, Buffalo Chief Group Lodes. Includes Mineral Hill. A true wilderness property! Surrounded by thousands of acres of national forest. Great for hunting, mining and all recreational use. #22-016 \$789,000.



www.SolbergAgency.com



Solberg Agency

133 W. Main • Grangeville, ID 83530
Ph. 208-983-0450



GRANGEVILLE—\$589,000—Historic charm!!!! The perfect blend of old and new. Located on the south side of town next to city park. The “dyer” house is a beautifully updated. It offers 5 bedroom, 2.5 baths with bonus room and huge updated kitchen with breakfast nook. Large 2 car garage with deep workshop area. Beautiful landscaped yard, large backyard that is fenced, covered patio, newer roof, and sprinkler system. MLS#98882731



GRANGEVILLE—\$874,000—Brand new Modern Farmhouse home on 12.37 acres with GORGEOUS panoramic views, just 8 miles from town. Covered front and back porches with concrete walkways and driveway approach. Top of the line finishes include leathered granite countertops, tile bathrooms, Mohawk Revwood flooring, Kitchen Aid stainless steel appliances, and many other added touches. 5 acres of property is fully fenced and has gated entrances front and back. Additional acreage has access off Dewey Saddle Rd for separate entrance or gate for adjoining access. Room for plenty of animals, toys, shop, garden, etc. All usable ground, possibilities are endless. No CC&R's, county maintained roads. Option to purchase home on 5 acres or 7.37 acres separately, both on separate parcels. See MLS# 98883837 & MLS# 9882303. Some furniture can be purchased. MLS#98893933



FERDINAND—\$215,000—This home sits on almost a half acre!! 1368 sf of living space, with huge living room. 2 bedroom, 2 bath, plus a den. Fully fenced yard with plenty of space to build a shop/garage, RV parking, garden, or play yard. So much potential! Located in Ferdinand. The perfect location for those who travel each direction daily. MLS #98890797



ELK CITY—\$660,000—20 acres of breathtaking meadow views with Big Elk Creek meandering almost the entire length of property. 3 bed, 1 bath, 2,480 sqft. Small shop, chicken house, and wood shed. Located at the end of a private driveway and only 3 miles from Elk City. Plenty of Elk, Deer, and Turkeys to appreciate. This area offers hundreds of miles of groomed snowmobile and ATV trails. Home features a huge loft that can be used as a 3rd bedroom or recreation room, is also plumbed for a 2nd bathroom. Generator connection, RV electrical Hook-up, includes new LVP flooring throughout and new interior/exterior paint. MLS #98877560



GRANGEVILLE—\$274,700—Rare opportunity to own a duplex in Grangeville. Wonderful investment opportunity! Each unit is 840 sqft. 2 bed, 1 bath, 1 car garage. Nice yard, large corner lot with mature trees. Property is being sold as is. MLS #98889492



\$247,500—PIERCE CHARMER! Another golden nugget. Great home located in beautiful Pierce Idaho. 1000's of acres of national forest to snowmobile, hunt, 4-wheel, camp, fish, huckleberry pick, you decide, leave right from your home. Many updates throughout the home and not much inventory on the market. Huge added formal dining room, remodeled kitchen with new countertops, cabinets with lazy susan and pull-out spice rack, and remodeled basement bathroom, vinyl windows throughout, ceiling fans, carpet, and tile flooring. 3 bedrooms downstairs. There is an added electrical box to accommodate a generator. 2-car garage with overhead storage, RV parking, covered patio with hot tub, fire pit area, storage shed with electricity, and fenced backyard. MLS#98892444



GRANGEVILLE—\$135,000—Ready for a brand new home. Large corner lot located near city park and pool. A two story home would give you a fantastic view of the city and sunsets. Close to grocery store and downtown shopping. MLS# 98884591



GRANGEVILLE—\$295,000—Very nice recreational property (2 parcels sold together) with views of the Camas Prairie, located in the timbers and only 4½ miles from town and a couple of miles from national forest, which offers almost endless recreational opportunities. From hiking, ATV riding and groomed cross country skiing trails, and snowmobiling, hunting, and fishing. Owners have done extensive thinning of property and there are several sites to build on. There is a large spring on the property as well. Electricity is on neighbors property to the south approx 550' to mls #98877950



WHITE BIRD—\$999,000—175 acres overlooking the beautiful Salmon River! Surrounded by numerous recreational activities! Spectacular views, multiple building sites, year-round creek, fully fenced, perfect garden conditions, can be sub-divided and no CC&R's. Wildlife includes deer, elk, turkey, bear, and more. Perfect opportunity for a ranch with plenty of pasture. Borders BLM, electric nearby, area wells are shallow and productive. Out in the country with plenty of privacy but yet close proximity to towns, recreation, and amenities. #98835518

HARPSTER—\$162,000—3 parcels total, or purchase 2 separately for \$138,000. Perfect to use as a recreational getaway or build your future home. Minutes from national forest and The South Fork of the Clearwater River. Surrounded by all the outdoor amenities Idaho offers without being too far from town. Great building sites, partial pole barn, and shed. Check it out today! Note: Google images attached are not accurate survey or boundary lines, the lines are estimated only. MLS# 98888015

HARPSTER—\$99,000—Check out this little slice of Heaven!! Just minutes away from the South Fork of the Clearwater River and Nez Perce National Forest. Surrounded by a wide array of recreation opportunities. Exploring, hunting, fishing, ATV trails, wilderness, breathtaking scenery, and more! Approximately 20 minutes to Grangeville and Kooskia. This property is a nature enthusiast's dream! Enjoy the seclusion and wildlife. Two good building sites, construction started on a pole barn, with electricity nearby. Live off grid or build the home of your dreams. MLS #98866368

CRAIGMONT—\$63,000—Ready to build! Power and city hookups (water, sewer) already provided. Taxes are included with a bigger parcel. Tax amount will be prorated at closing. Sellers are motivated. Survey and legal description will be provided as soon as surveyor finalizes. MLS# 98857124



Look for inventory of all of our listings at solbergagency.com



Judy Long
208-983-0149



Todd Yocum
208-507-1250



Gina Seibert
208-507-0221



Don Solberg, broker
208-983-2475



Offering both
pre-construction
& construction
service & AutoCAD
design



David Eynon
eynonconstruction@gmail.com
eynonconstruction.com

208-451-0906

License Number ID RCE-62129 CA-1004920



AirBridge

BROADBAND

208-494-4343



EMPIRE
Lumber Company

*Beautiful
Durable
Renewable*

Grown & Manufactured in the
U.S.A.

"Exclusively Manufactured by IDAHO'S Finest"

Stewards of the Forest  Stewards of the Forest  Stewards of the Forest 

*Specialists in the wood products
industry since 1956*

*For job opportunity
information contact
either of our business
offices at:*

***Kamiah Mills Planer Mill
in Kamiah
208-935-2536***

***Empire Lumber Sawmill
in Weippe
208-435-4113
For Forestry related
business
208-935-0036***



Have questions about buying a home?

Visit p1fcu.org/firsthome to download our guide, or get in contact with one of our mortgage professionals.



Atkinson Distributing Inc.

SETTING THE STANDARD FOR SERVICE



24-Hour Cardlocks

Accepting most major credit cards

CARDLOCK and C-STORE LOCATIONS:

- **OROFINO:** 701 Michigan Ave. - **Main Office** / Bulk Fuels & Cardlock (card readers also accept credit/debit cards)
- 13834 Highway 12 / **Deano's Exxon** Convenience Store & Cardlock (card readers also accept credit/debit cards)
- **KAMIAH:** 414 3rd St. / **Pitstop** Convenience Store & Cardlock (card readers also accept credit/debit cards)
- **CARDIFF:** 36791 Highway 11 / Convenience Store & Cardlock (card reader also accepts credit/debit cards)
- **WEIPPE:** 608 North Main St. (cardlock only)
- **PIERCE:** 32209 Highway 11 (By the old Jaype Mill Site — Cardlock only)



6 LOCATIONS

*Orofino, Kamiah & Cardiff



ARNZEN

BUILDING CONSTRUCTION

Building with Confidence Since 1987

Cottonwood, Idaho

email: abcinc@arnzenconstruction.com

Ph.208.962.3903 • Fx.208.962.3120

ARNZENCONSTRUCTION.COM



Our extensive experience involves all aspects of building with an excellent level of performance. We complete every project, regardless of size, with the same precise attention to detail and quality service. Arnzen is a competitive general contractor serving Idaho and Eastern Washington.



Commercial • Educational • Medical • Residential • Public Works



FREEDOM NORTHWEST CREDIT UNION

FOUNDED & HEADQUARTERED, KAMIAH, ID EST 1963



"We help buyers that are self-employed or relocating to a new job."

"When the property or the buyer don't fit the cookie cutter loan programs; think of us, we can help!"



No PMI Ever



Bare Land



1-4 Family



Mobile Homes



We Don't Sell Our Loans



Investment Property



In-House Decisioning



Flexible Underwriting & Terms



Heather Swenson



Sherry Jenkins



Kaylee Meyer



Dave Jenkins



Nicholle Sheppard

MEET YOUR LOAN TEAM!

www.fnwcu.org

877-MY-FNWCU




Equipment Rental & Sales



John Lagomarsino, Cameron Hagen, Donovan Farris.

- Backhoes
- Forklifts
- Compressors
- Rototillers
- Loaders
- Welders
- Trenchers
- Lawn Mowers
- Sandblasters
- Scissors & Manlifts
- Portable Restrooms

Knowledge Equipment Service



Hahn
Hahn has it!



Bobcat

Authorized Dealer

Sales, Service and Parts!

- 116 3rd Street, Kamiah (208) 935-4246
- 2121 Main St., Lewiston (208) 748-4246
- 324 Thain, Lewiston (208) 743-4246
- 222 N. Main, Moscow (208) 883-4246



C & R Home Inspections

Safety. Security. Confidence.

Reveal the Unknown with a home inspection.

• **HOME** • **PERMANENT FOUNDATION**

Schedule an inspection or get in touch with us at (208) 290-6019.



Chris Young
Certified Home Inspector

Rachel Young
Certified Home Inspector

(208) 290-6019
crhomeinspections@outlook.com
www.crhomeinspections.com



**WATER WELLS
PUMP INSTALLATION
and SERVICE**

- NEW PUMP INSTALLATION
- PUMP REPAIR
- PUMP MAINTENANCE
- FILTER SYSTEMS

**GEOHERMAL DRILLING
FREE ESTIMATES**

515 East Main Street • Grangeville, ID 83530 • (208) 983-2356 Office • www.svdrilling.com

Need water?

Call us! We've been drilling in north central Idaho for over 30 years.

**WELL DRILLING
& GEOTHERMAL WATER WELL
DRILLING**



**LICENSED & BONDED
Mark Nail, Owner/Operator**

Nail & Sons Well Drilling, LLC **(208) 983-2129**



Featured Listings

Weippe Home on 40 Acres That Sides State Land!

Only \$549,900

The Real Estaters, LLC

Keith Nichols, owner/broker

208-827-9211



This is what you have been looking for! 40 acres of level wooded land that sides State land! This is it! You are buying a lifestyle that is hard to find and you grab it when you can. The home is situated to take advantage of the large field of grasses with woods on the other sides. Over 1700 sq ft in a single level home with an awesome floorplan. Using the great room concept your kitchen, dining room and living room all flow together. The master suite is on one end with the other 2 bedrooms, full hall bath and den at the other. Perfect for when guests come visit. As you know, fairly flat land is hard to find, and a large 40 acre lot that has NOT been logged gives you the opportunity to have the forest that you want!

More Listings: page 36



*Continuing
to serve your*
**Title Insurance and
Real Estate
& Escrow Closing
*needs.***

TITLE INSURANCE • ESCROW CLOSINGS • PROPERTY PROFILES

319 W. MAIN | GRANGEVILLE, ID | 83530
Ph. (208) 983-2662 | Toll Free 888-660-2662 | Fax 983-2096
www.idahocountytitle.com | email: ictitle@idahocountytitle.com



WHITE HORSE BUSINESS CENTER

Off North Hwy. 95
60 Frontage Road

GRANGEVILLE
208-983-1255

E-Mail:
whitehorserentals@gmail.com

OFFICE SPACE

**HOUSEHOLD &
RV STORAGE**



OFFICE SPACE 400 Sq. ft. and larger.
Offices are complete with ADA restroom.



STORAGE FACILITIES Enclosed units from 5'x10' - 12'x38' RV storage bays.



Sanitary Plumbing Systems

"Keeping our community healthy and clean"



Providing Services:

- Residential
- Commercial
- Service calls
- Septic systems
- Gas/Air piping

Larry Bowden

- Licensed and insured -

208-451-6134

larrydbowden@icloud.com



"The plumber protects the health of the nation."



GRACE BUILDERS LLC



Fine Home Building
208.702.2325

**Committed to helping you achieve
your dream home**

We use:

- Highest quality materials
- Excellence in craftsmanship
- Scientific building methods to give you the most comfortable and efficient home
- Great communication throughout the entire process



Find us on Facebook: Grace Builders IDAHO

or visit us online at: **www.gracebuildingcompany.com**



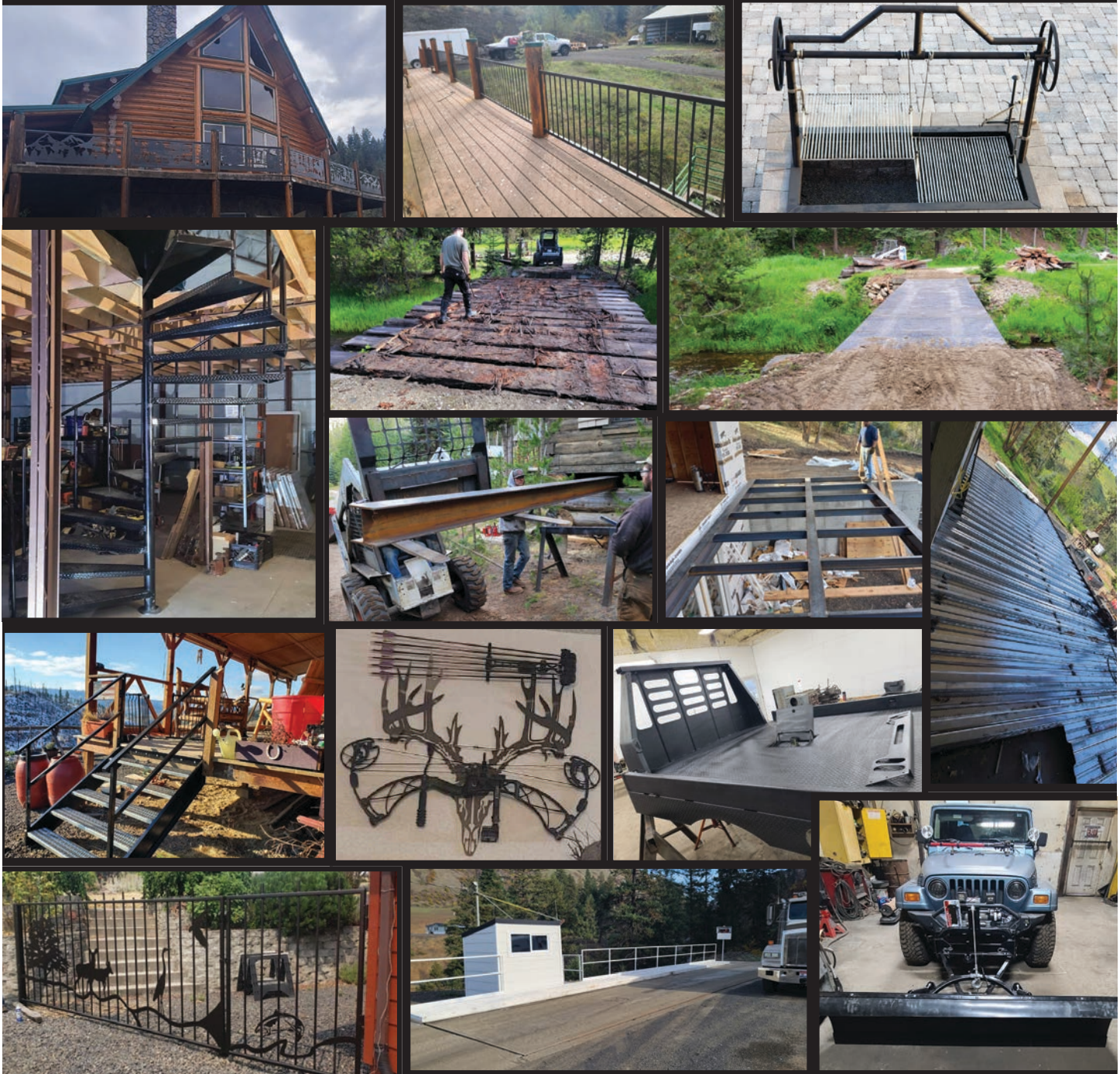
S&S Welding & Fabrication Shop & Mobile

Call or text
us at:

Dave 509-254-1447
Steve 208-507-2324
Brenda 208-816-9401
Shop 208-935-0503

Sandsweldingandfab@gmail.com

3365 Highway 162, Kamiah, ID
Now offering Chainsaw Bar Repair





PROVIDING BUYERS AND SELLERS THE MOST VALUE WITH EVERY REAL ESTATE TRANSACTION!



PROFESSIONAL REALTY SERVICES® IDAHO

- Two Agents Working For You
- Reduced Seller Commissions
- Professional Listing Pictures
- Licensed Contractor Experience
- 3D Walkthrough Virtual Tours
- Floor Plans w/Measurements



BERNADETTE EDWARDS
208-553-5101

CODY EDWARDS
208-553-5100



111 N COLLEGE, INSIDE CREMA CAFE, GRANGEVILLE
WWW.IDAHOLANDHOMES.COM

BUY WITH CONFIDENCE, SELL WITH SUCCESS



Cindy Hake REALTOR®

Call or text
208-983-7344
cindyhake@idahobycindy.com



From Beginning to End, Your Realtor, Your Friend!

Cindy is Idaho County born & raised and has over a decade of successful sales. Cindy is an accomplished Listing/Seller specialist as well as a fabulous Buyers agent.

Cindy is waiting for your call or email!



Largest Youtube Audience for real estate in North Central Idaho



Musick & Sons Auction & Real Estate Services
Steelhead Realty

Real Estate Agents in
Grangeville, Kamiah, Orofino,
Coeur d'Alene and Bonners Ferry

This 2021-built contemporary gem in Crimson Ridge Subdivision seamlessly blends natural light, prairie vistas, and modern luxury. The highly sought-after exquisite newer custom home is a single-level gem completed in 2021. Its design seamlessly captures the abundant natural light and sweeping prairie vistas through expansive windows. The open floor plan boasts a cozy gas fireplace in the living area, creating a warm and inviting atmosphere for all your guests. The spacious kitchen is a culinary enthusiast's dream, featuring quartz countertops, high-end cabinets, and top-of-the-line appliances. Thoughtful planning extends to the kitchen, which offers ample storage options and a convenient butler's pantry. An exceptional sunroom offers the perfect space for effortless indoor-outdoor entertaining. The split floor plan ensures privacy, with two bedrooms featuring full bathrooms and an additional half bath in a separate wing, ideal for guests or family members. The primary bedroom is a sanctuary, offering an en-suite sitting room, two full walk-in closets, and a custom-tiled walk-in shower.

The primary bathroom also has heated floors to keep your toes warm while walking across the tile floors. Additional noteworthy features include a water softener system for enhanced water quality, a spacious utility room to streamline daily chores, dedicated office space to accommodate your work needs, and a convenient sink for added functionality. The property also boasts a generously sized custom 3-car garage, complete with ample storage solutions and automatic door openers for effortless access. The well-maintained landscaping comes equipped with sprinklers and a drip system, ensuring your outdoor spaces remain vibrant and lush. Step outside onto the great covered patio, providing a generous area for evening gatherings. This property even accommodates your equestrian interests, as it offers almost 5 acres of land for two horses. The subdivision itself is adjacent to a golf course and includes a paved walking path and a communal area. The convenience of being just 5 minutes from the town of, Grangeville Idaho adds to the appeal of this remarkable home.



Call Earl for more information
and price, 208.983.0069

208.983.0069

UCSteelheadRealty.com



KAMIAH TRANSFER STATION HOURS

9:00 am - 4:00 pm Monday thru Sunday.
Closed Major Holidays

**KOOSKIA POLE YARD
DROP OFF INFORMATION**

Hours:

Monday

7:00 AM - 3:00 PM

Tuesday

7:00 AM - 3:00 PM

Wednesday

7:00 AM - 6:00 PM

Thursday

7:00 AM - 3:00 PM

Friday

7:00 AM - 3:00 PM

Saturday

Open 1st, 3rd & 5th Saturday from 9:00 AM - 4:00 PM

Sunday Closed

IDAHO COUNTY RECYCLING

Kooskia (new location)

Old Kooskia Pole Yard Community Drop Off Site

Monday-Friday 7am - 3pm

(Wednesdays until 6pm)

Saturday (1st, 3rd, 5th) 9am - 4pm

Sundays Closed

GRANGEVILLE & COTTONWOOD

Saturdays 9am - 11am

CHECK OUR WEBSITE:

www.simmons-nadl.com

OR FACEBOOK FOR INFORMATION



3226 HIGHWAY 162

PO BOX 1523

KAMIAH, ID 83536

(208) 935-2617



SIMMONS



SANITATION SERVICE

GOT TRASH?

KAMIAH, IDAHO
208-935-2617

Let us show you why using a local lender is worth warming up to!



Jonathan Hughes
Branch Manager/LO #7347



Traci Greco
Loan Officer #1964227



John Freeland
Loan Officer #2444541



Lyn Corey-Minden
Loan Officer #2514143



Larry Minden
Loan Officer #2518633

TRIED - TRUSTED - PROVEN



Mann Mortgage

102 THAIN ROAD, SUITE B

LEWISTON, ID ■ (208) 743-1005 ■ www.ShopTheBanks.com

NMLS #2550





BAZIL & SONS

REMODELING & REPAIR

Wendell Bazil, Owner

217 3rd St. Lewiston, ID 83501

208.750.8252

bazilhandyman@gmail.com

Veteran Owned Licensed & Bonded

- Kitchen/Bathroom Remodel
- Flooring Installation
- Tile Installation
- Mold Abatement
- Lead Paint Certified
- Home Inspections



We look forward to providing you with the most accurate, efficient and timely service possible.



CUSTOMER SERVICE IS OUR FIRST PRIORITY — SERVING IDAHO COUNTY SINCE 1905



Proud Agent
FIRST AMERICAN TITLE



stewart
Vetted and verified.

- TITLE INSURANCE
- PROPERTY PROFILES
- CLOSINGS
- LONG TERM ESCROWS

Stop in to see how we can assist you with all of your Title and Escrow needs.



Ph. (208) 983-0150
524 W. Main
Grangeville, Idaho





Bring your home to life.

When you need an electrician...Call Miller Brothers.

CALL US FOR ALL YOUR ELECTRICAL NEEDS!



**Miller Brothers
Electric**

Ph. 208-983-2858
or 208-507-0722

millerbrotherselectric@yahoo.com
35 Grangeville Salmon Road
Grangeville, ID

Residential • Commercial • Industrial • Bucket Truck Service



Cross Continuous Rain Gutters

Ready winter snow?

Need new gutters?

Leaf or snow protection?

**Leaf Protection • Snow Protection
Over 30 Color Options**

Licensed & Insured • Free Estimates

Call Jerry Cross at (208) 926-0064



North Central Idaho

Real Estate

Guide Winter 2023

Featured Listings

Weippe Home on 40 Acres - The Real Estaters, LLC 22

Advertiser Index

Airbridge	16	Betty Schoening-Cloninger	8-9
All Around Realty	12-13	Idaho Land & Home,	
American Pacific Mortgage	34	Lisa Jenner	35
Arnzen Building Construction	18	Inland Title & Escrow	30
Atkinson Distributing	17	Hale Flooring	10
Bazil & Sons Remodeling		Kamiah Properties	6
& Repair	30	Mann Mortgage	29
C&R Home Inspections	20	Miller Brothers Electric	31
Central Idaho Properties	2-3	Nail & Sons Well Drilling	21
Century-21 Whitewater-Clark		P1FCU	17
Nuckols/Truppi	4	Professional Realty Services	27
Cottonwood Community		Roy Construction	11
Federal Credit Union	7	S&S Welding & Fabrication	26
Cross Continuous Rain Gutters	32	Sanitary Plumbing Systems	24
Empire Lumber Company	16	Cindy Hake, Realtor -	
Eynon Construction, Inc.	15	Silvercreek Realty Group	27
Faith Roy, Realtor - Silvercreek		Simmons Sanitation	29
Realty Group	11	Solberg Agency	14
Freedom Northwest Credit Union	19	Stuivenga Vessey Drilling	21
Grace Builders, LLC	25	The Real Estaters	22 & Back Cover
Hahn Equipment Rental & Sales	20	United Country/	
Idaho Country Properties	5	Steelhead Realty	Cover & 28
Idaho County Title Company	23	White Horse Business Center	23



AMERICAN PACIFIC MORTGAGE

The Area's Preferred Mortgage Lending Team

**Convention • FHA • VA
USDA • Manufactured Homes
First Time Home Buyers •
Refinances**



AMERICAN PACIFIC MORTGAGE

**CALL APM TODAY
OR APPLY ONLINE:**

LCValleyHomeLoans.com

1630 23rd Ave, Ste 201A • Lewiston, ID 83501

NMLS #1821425

© 2019 American Pacific Mortgage Corporation NMLS 1850. All information contained herein is for informational purposes only and while every effort has been made to ensure accuracy, no guarantee is expressed or implied. Any programs shown do not demonstrate all options or pricing structures. Rates, terms, programs and underwriting policies subject to change without notice. This is not an offer to extend credit or a commitment to lend. All loans subject to underwriting approval. Some products may not be available in all states and restrictions apply. Equal Housing Opportunity.



STEVE GIBBS

NMLS#919484

Sr. Loan Officer Branch Manager
steve.gibbs@apmortgage.com
208-413-3026



VICTORIA RODRIGUEZ

NMLS#502258

Sr. Loan Officer
vrodriquez@apmortgage.com
509-552-6405



DEAN MERICA

NMLS#1159212

Loan Officer
dmerica@apmortgage.com
208-790-3326

**OUR TEAM
Dedicated To
Serving You**





*Experienced!
Knowledgeable!
Dedicated!*

Lisa Jenner



IDAHO LAND & HOME
415 Main Street • Kamiah, ID 83536
WWW.IDAHOLANDANDHOME.COM



208-451-6169
lisajenner35@gmail.com

HARPSTER



MULTI USE HOMESTEAD WITH MANY MATURE FRUIT TREES. On and Off Grid Capability. Custom Woodworking throughout. Solar & 4K Generator for Well Pump, 2 fantastic Wood Cook Stoves along with 2 Propane Cook Stoves. Main House offers Lg Bonus room, 1 BD, 1.75 Bathroom & is 1296 sq ft. Guest House is 1 BD, 1BA 432 sq.ft. 2 Full RV Hookups. Carport & 24x26 2 car Garage/Shop. 3 Sheds. To Include Some Furniture and misc bonus items. Close to the South Fork of the Clearwater with World Class Fishing. End of the Road Privacy!!! Come enjoy all the outdoor activities North Central Idaho has to Offer!! MLS# 98871877 **\$399,000**

KAMIAH



WATER, WATER, WATER is what you get with this fantastic view property of 64.485 Acres. Great well, 2 stock tanks fed by natural springs, possibly 3 other springs on property (??), Pond! Nice little cabin, plumbed in bathroom, 1 BD. Kitchen, hooked up to electricity just needs Septic installed. Cabin makes a great place to temporarily live while you building your Idaho dream home! Then turn the cabin into your guest cabin. Also, has RV hook up! Great building spot at the edge of the canyon, offers fantastic views. Partially fenced and cross fenced for your animals. Several gardens and 3 smaller pens for whatever you want to raise (sheep, goats, hogs). Mature orchard with apple, pear, cherry, plum. This is a homesteader paradise. **\$495,000** MLS#98888313

KAMIAH



Fantastic Large 114 Acres Parcel with a creek running through! Beautiful Views and many building spots are possible! Would make a wonderful Homesteading spot! Lots of room for animals! No CCR's Or, great property for an investor or developer! MLS#98870260 **\$450,000**

KAMIAH



LIVE THE SIMPLE LIFE IN IDAHO COUNTY!!!! Very well maintained 2 Bedroom/1Bath Home, with a Livingroom and Bedroom addition, and 1 car garage with automatic door opener. Gorgeous Views from the front door. Roof is only 4 Years old. Dues are for water & roads and come to approx \$27 per mo., but are paid annually. MLS# 98894447 **\$139,000**

KOOSKIA



New Mini-Split for Heat & A/C, also additional insulation added in attic and crawlspace. Enjoy the Covered Trex Deck and convenience to amenities available in the quaint town of Kooskia Idaho "Gateway to the Wilderness." MLS# 98880824 **\$244,500**

KAMIAH LAND



Fantastic 8.5 Acre Parcel of Land, Views for Miles! Seasonal Creek runs through the property. Lots of mature Pines. Great South Western Exposure for Gardening. Mature Apple tree. Power Pole on the property. Located right off a County Maintained Paved Road. MLS# 98879726 **\$125,000**

KAMIAH LAND



Great Starter Home or Income Property! 3 Bedroom, 2 Bath with Master En-Suite. Large Lot, with great views. New Carpet in Bedrooms. So Many Possibilities to make this a nice home and build some equity. Room for a Shop and Garden! Book your appointment today to view! OWNER FINANCING AVAILABLE. MLS# 98879311 **\$165,000**



P.O. Box 1189
226 Michigan Ave., Orofino, ID 83544



Keith Nichols, Owner/Broker 208-827-9211
Mike Harrington, GRI/Associated Broker
Holly Weeks 208-816-0476
Scotty Tondevold 208-739-2233
Crystal Gay 208-227-6516
Taylor Gilmore 208-827-3932

Open 24 Hours A Day At: www.BuyOrSellIdaho.com



Spacious 44 Log Cabin Surrounded By 1,000's Acres State Land \$624,900

One of a kind log home in paradise! Situated on 5 acres bordering hundreds of acres of State land you will find paradise! 3708 sq ft of living space with 1248 sq ft of unfinished/work area basement! Lots of room on the main level: Formal dining room, kitchen, den, large living room, 3 bedrooms, 2 bathrooms and a utility room w/ shower! All on the main floor. Downstairs you have a bedroom, bathroom and 2 family rooms that could be more bedrooms. There is also over 700 sq ft of unfinished shop/play/gym area in the basement. There is also outside access! Seller will consider carrying note at below market rate!



10.7 Acres Of Orofino Land w/ Views! \$185,000

Do you want to build your next home on acreage, but not be too far from town? Well, look no further. 10.7 acres on a dead end road, only an 8 minute drive to downtown Orofino. Power available nearby as well as city water. Nice views from various spots on this property.



Beautiful Home On wooded 19+ Acres \$399,900

Available In Spring! What a beautiful piece of paradise! This home has been converted to a 2/2 with spacious family room, home office and so much more. This was a 3/2 and tastefully converted to the 2/2. Giving it a very open and airy feel. The master bedroom is good size and the master bath has heated floors! The kitchen has custom cabinets and there is a butler's pantry too! The spacious laundry room is where the water filtration system is located. This all sits on just under 20 acres of beautiful Idaho forest! You will have a large garden area, a small orchard and all the peace and tranquility you could want.



Weippe Home on 40 Acres That Sides State Land! \$549,900

This is what you have been looking for! 40 acres of level wooded land that sides State land! This is it! You are buying a lifestyle that is hard to find and you grab it when you can. The home is situated to take advantage of the large field of grasses with woods on the other sides. Over 1700 sq ft in a single level home with an awesome floorplan. Using the great room concept your kitchen, dining room and living room all flow together. The master suite is on one end with the other 2 bedrooms, full hall bath and den at the other. Perfect for when guests come visit. As you know, fairly flat land is hard to find, and a large 40 acre lot that has NOT been logged gives you the opportunity to have the forest that you want!



Beautiful Kooskia Home On 3+ Acres \$369,900

Check out this custom home. On the main level is a spacious living room, dining area & kitchen that make use of the great room concept. You will love the high ceilings and great use of logs. There is also a bedroom and a bathroom. Then upstairs is your master suite with a sitting area and bathroom. The lower level is a walk-out basement with a family room, 3rd bedroom, a 3rd bathroom, laundry room and utility room. The garage is an oversized 2-car with workshop. Check out the old logging cabin on the property. All this situated on a 3+ acre lot. So, bring your horses, goats or any other critters you want. Enjoy all the wild animals, deer and turkey and more! This will make the perfect home!



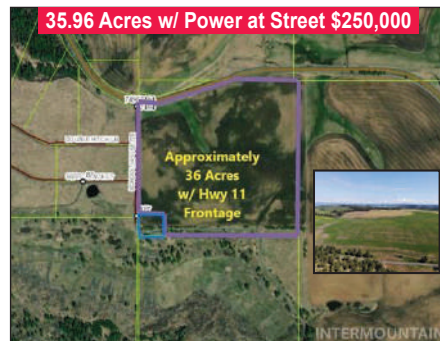
31.5 Acres in the Dent Bridge Rd/Wells Bench area \$375,000

Welcome to Idaho! You will want to build your next home here with these amazing views at the top of this property. The pictures do not do it justice. Only 15 minutes from town and no CC&R's. Multiple building sites. Access to both upper and lower portions with power nearby in both areas as well. This is a must see property! In the Sought After Dent Bridge Road area!



Beautiful 10 Acre Parcel With Views! \$185,000

This is a Beautifully Wooded 10.5 Acres. Filled with wildlife, peace, quiet and tranquility. There are tremendous forest views and potential water views. You owe it to yourself to come and see just how beautiful this area is. All while being 15 or so minutes from town!



35.96 Acres w/ Power at Street \$250,000

'Seller Says Submit Your Offers! What a beautiful piece of land! Situated in the community of Fraser at the top of the Greer Grade. Beautiful & Serene with so much potential. Farm it or build it. What a property to put your dream home, wow, it would be beautiful! Your limits are just your imagination, so dream and go for it!



5 Acre Weippe Lots \$100,000 to \$110,000

We have three 5 acre lots for sale. Power is on or nearby, lots of timber, wildlife and good living here! State land is close. This is an awesome opportunity to own a piece of land!