



Home site with a River View, Nez Perce County, Idaho, 6.00 Acres

- Agriculture, Off-Road, Snow sports, Water Sports, Wildlife Viewing

Clearwater River Vista Homesite - 6 Acres in Idaho's Premier Recreation Corridor

Sunnyside Bench Road, Lenore, Idaho

Perched above the legendary Clearwater River corridor, this 6-acre building site on Sunnyside Bench Road commands sweeping views of one of the Pacific Northwest's most storied waterways. Located in the heart of Idaho's premier steelhead and salmon fishing region, this elevated homesite offers the rare combination of spectacular river vistas, immediate access to world-class outdoor recreation, and the privacy that comes with end-of-road tranquility.

Prime Location in Idaho's Recreation Heartland

This thoughtfully positioned property sits just minutes from the historic Lewis and Clark National Historic Trail and the renowned Clearwater River system, where the Clearwater River flows 74.8 miles westward from the Bitterroot Mountains along the Idaho-Montana border, joining the Snake River at Lewiston. The property benefits from its strategic location between major recreation destinations: Orofino lies 10 minutes to the east, while Lewiston's regional amenities are just 25 minutes downstream.

The nearby Lenore site is situated at a highway rest area on the north side of U.S. Highway 12 about 25 miles east of Lewiston, Idaho, and serves as a popular access point to the Clearwater River for fishing and boating. This positioning places the property at the epicenter of North Central Idaho's outdoor recreation economy, where the wild and scenic Clearwater River offers world-class fishing in Dworshak Reservoir and the Clearwater River.

Unmatched Recreational Access and Opportunities

The Clearwater River system flowing below this property represents some of the finest steelhead and salmon fishing on the continent. The Clearwater River hosts robust steelhead runs and supports regulated salmon seasons, with specific fishing regulations ensuring sustainable harvests. With over 10 access sites along the Clearwater River to put-in and take-out, recreationists have the option to float on the river as long as they desire, with tubing being one of the most popular activities on the section upstream of Orofino due to the river's mellow rapids and accessibility.

For hunting enthusiasts, this property sits within Idaho hunting Unit 10A, which encompasses portions of Shoshone, Idaho, and Clearwater Counties and offers over-the-counter deer and elk tags with good numbers of elk and whitetail deer populations continuing to recover. The mixed land ownership includes substantial national forest access, with numerous old and new logging roads providing access to most parts of this unit.

Year-Round Recreation Paradise

The property's location within the Clearwater Corridor offers year-round outdoor recreation opportunities, with communities steeped in Lewis and Clark history and numerous historical sites sacred to the Nez Perce. The nearby Nez Perce-Clearwater National Forests provide extensive recreation opportunities including camping, hiking, fishing, and access to the Selway-Bitterroot Wilderness with its dense forests, alpine lakes, rugged rivers, and steep canyons.

Winter recreation abounds with access to snowmobiling trails and the 18-mile Little North Fork of the Clearwater River Trail #50, which parallels the Little Fork of the Clearwater River and is renowned for its native trout fishing and remote backcountry camping opportunities.

Investment and Lifestyle Value

At \$110,500 for 6 acres with river views, this property represents exceptional value in Idaho's increasingly sought-after recreational corridor. Annual property taxes of just \$210 make ongoing ownership affordable, while the property's location in the path of Boise and Spokane recreational migration patterns positions it for steady appreciation. The end-of-road location on Sunnyside Bench Road ensures privacy while maintaining convenient access to Highway 12 and regional services.

The combination of buildable acreage, commanding river views, and proximity to unlimited recreation creates multiple development scenarios: a private family retreat, vacation rental investment property, or primary residence for those seeking the ultimate outdoor lifestyle. With Lewiston's regional airport 25 minutes away and Spokane's major airport less than two hours, the property offers surprising accessibility for out-of-state recreation buyers.

Build Your Idaho Legacy

This elevated homesite represents more than real estate—it's a gateway to the outdoor lifestyle that defines North Central Idaho. Whether you're envisioning a custom home taking advantage of the sweeping river views, a family compound for multi-generational gatherings, or an investment property positioned to capture the growing recreational tourism market, this 6-acre canvas provides the foundation for your Idaho dreams.

- Street Address : NKA Sunnyside Bench Rd #2
- Lot Size Acres : 6.00 Acres
- Postal / Zip Code : 83541
- Dwelling : No
- State / Province : Idaho
- (Assessor) Parcel Number : RP37N01W330020
- County : Nez Perce
- Closest City : Lenore

Taxes

Tax Year : 2024

Estimated Taxes per year are \$210.00

Broker Info



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Rob is a full-time, licensed Real Estate Agent. Born and raised in the southern California desert, Rob came to the North Idaho area in 1981 and has never looked back. He truly loves this part of the world. Rob has worked in various jobs over the years and would be fittingly described as a "Jack of all trades." He was best known as a horseshoer for many years, but later also became known for the welding and machine shop he owned and operated. Having been raised by a small-town general contractor and working himself as a city building inspector, he has never been able to let go of the construction trade, most recently working as a Construction Superintendent. Rob raised his family, a son and two daughters, predominantly on wild game, fish and home raised meat at the same 15-acre home since 1982. All three of his children and six grandchildren still live within a few miles of him.

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