



## Little Canyon Ranch, Clearwater County, Idaho, 913.00 Acres

**\$15,000,000**

- Big Game, Fishing, House, Income producing, Mineral Rights, River Frontage, Stream/River, Timberland, Upland Bird, Water Rights

For the first time ever! This family owned and operated opportunity is now available and ready for new owners. This ranch consists of 2 lodges, 2 caretaker homes, and one hunter's cabin for a total of over 22,000 sq. feet of living area, 19 full bedrooms, 14 full bathrooms and 2 1/2 baths. The 912+ acres consists of mountains, slopes, timber, canyon, and flat areas for a fabulous mix of topography and scenery. Little Canyon Creek traverses thru the property which contains incredible fishing opportunities. Little Canyon Ranch has been well known for pheasant and chukar hunts, sporting clays, long range target shooting, and instructional shooting clinics. The earning potential of this ranch offers multiple income streams both as a destination hunting lodge and one of the largest fully operational game bird production facilities in the Northwest. This is an incredible opportunity in a recreational mecca surrounded by great fishing and game hunting opportunities. A grass runway is on property to bring you right to the lodges. Come live, work and play on this estate. Offered at \$15,000,000.

### Main Info

- Postal / Zip Code : 83545
- Lot Size Acres : 913.00 Acres
- State / Province : Idaho
- Dwelling : Yes
- County : Clearwater
- (Assessor) Parcel Number : Many
- Closest City : Orofino

### Home Info

- Bedrooms : 19
- Building Features : Shop, Outbuildings, Other Storage, Feed Storage, Dog Kennel/Run, Bunk House
- Baths : 14
- Half Baths : 2
- Elevation : 1824 to 2900+

### Taxes

Tax Year : 2021

Estimated Taxes per year are \$12,647.00

### Broker Info



#### **Kelsie Wetherell**

**Clearwater Properties**

(P:) 208-762-0990

(M:) 208-755-1554

Kelsie@ClearwaterProperties.com

[clearwaterproperties.com](http://clearwaterproperties.com)

Kelsie is the Broker of Clearwater Properties of Idaho, Inc and has been in real estate for over 20 years and enjoys helping people fulfill their dreams. Selling real estate in the Napa Valley and now in the northern Idaho area gives her the diversity of knowledge on many properties. Kelsie believes in creating a trusting bond with her clients and will give them a straight, honest answer. Kelsie enjoys trap shooting, golfing, and skiing.

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