



Sunning on the Joe, Benewah County, Idaho, 5.00 Acres

\$185,000

- Big Game, Fishing, River Frontage, Stream/River, Timberland, Water Sports, Waterfowl, Wildlife Viewing

Prime St. Joe River Waterfront Parcel – Build Your Idaho Dream on 5.12 Pristine Acres

Breathtaking views of Mt. St. Joe Baldy frame this exceptional 5.12-acre parcel offering secondary access to the legendary St. Joe River, where crystal-clear waters and abundant recreational opportunities create the perfect foundation for your North Idaho retreat. This property combines secondary waterfront access on the St. Joe River with gorgeous views of Mt. St. Joe Baldy and power at the property line, positioning you within minutes of St. Maries while maintaining the privacy and natural beauty that defines Idaho's Panhandle region.

Premium Location with Unmatched Natural Assets

This thoughtfully positioned parcel captures optimal southern exposure for year-round solar gain while showcasing dramatic mountain vistas across the St. Joe River Valley. The St. Joe River Region is nationally recognized for its blue-ribbon cutthroat trout streams and extensive primitive areas, with your property providing direct access to over 100 acres of adjoining Potlatch Deltic recreational land—essentially expanding your outdoor playground exponentially. The strategic location places you mere minutes from St. Maries' essential services, medical facilities, and regional airport access, while the Spokane International Airport remains just 90 minutes away for broader connectivity.

World-Class Recreation at Your Doorstep

The St. Joe River provides outstanding diversity of recreational opportunities, including whitewater rafting, floating, and fishing, with hunting and fishing along the St. Joe River considered some of the best in the state. Your secondary river access opens the door to pursuing native Westslope Cutthroat Trout that have been in Idaho since before the ice age, providing unique catch and release fishing opportunities on this designated Wild and Scenic River. The region supports big game including moose, elk, deer, bear and waterfowl, making it prime territory for hunters, while the extensive trail systems accommodate hiking, mountain biking, and ATV adventures through pristine wilderness areas.

The property's location within the St. Joe River corridor provides year-round recreation, from spring steelhead runs and summer floating expeditions to fall hunting seasons and winter backcountry access. Professional outfitters in the St. Joe

River area provide guided opportunities for hunting, fishing, whitewater rafting and trail riding, making this an ideal base for both personal adventures and potential rental income opportunities.

Investment Value and Development Potential

With power infrastructure already at the property line and established road access, this parcel offers immediate development potential while maintaining the raw beauty that makes St. Joe River properties increasingly scarce. The combination of secondary waterfront access, expansive acreage, mountain views, and proximity to recreational amenities creates exceptional appreciation potential in North Idaho's rapidly growing market. Recent comparable sales in the area have consistently outperformed regional averages, with recreational properties showing particularly strong performance as outdoor recreation tourism continues expanding.

The property's adjacency to extensive Potlatch Deltic lands provides permanent recreation access that cannot be developed, ensuring your investment maintains its unique characteristics indefinitely. This offers both lifestyle enjoyment and investment protection rarely found in today's market.

Your Gateway to the Idaho Lifestyle

Whether you're seeking a permanent residence immersed in North Idaho's natural splendor, a recreational retreat for family adventures, or a strategic investment in one of the region's most desirable corridors, this Mt. St. Joe Baldy view property delivers exceptional value. The southern exposure provides optimal building sites, while the secondary river access ensures you'll always have direct connection to the St. Joe's pristine waters and legendary recreation.

Contact our team today to schedule your private showing of this remarkable St. Joe River property, where your North Idaho dreams begin with every sunrise over Mt. St. Joe Baldy.

Main Info

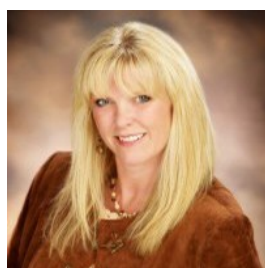
- Street Address : NKA Railroad Grade Rd.
- Lot Size Acres : 5.00 Acres
- Postal / Zip Code : 83861
- Dwelling : No
- State / Province : Idaho
- (Assessor) Parcel Number : RP46N01W175410
- County : Benewah
- Closest City : St Maries

Taxes

Tax Year : 2024

Estimated Taxes per year are \$196.00

Broker Info



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Kelsie is the Managing Broker for Clearwater Properties of Idaho, Inc., bringing over 20 years of real estate experience to her role. With a background that includes selling properties in Napa Valley and now throughout northern Idaho, Kelsie has developed a diverse knowledge of residential, recreational, and rural land markets, giving her clients a unique advantage when buying or selling property. Kelsie specializes in land and rural properties, leveraging her expertise to guide clients through the complexities of acreage, recreational, and investment land transactions. She is committed to building trusting relationships, offering clients honest, straightforward advice every step of the way. Outside of real estate, Kelsie enjoys trap shooting, golfing, and skiing, embracing the outdoor lifestyle that Idaho has to offer. Her passion for helping people fulfill their dreams combined with her extensive land and property knowledge makes her a trusted partner for anyone navigating the Idaho real estate market.

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