



### **Lenore Lookout, Nez Perce County, Idaho, 24.00 Acres**

**\$199,000**

- Big Game, Timberland, Wildlife Viewing

**Stunning 24-acre recreational retreat positioned between two of Idaho's premier gateway communities—Orofino and Lewiston—offering direct access to the legendary Clearwater River corridor and over 4 million acres of Nez Perce-Clearwater National Forest recreation.**

This exceptional wooded property delivers the perfect balance of privacy and accessibility, featuring mature timber that provides natural screening while maintaining beautiful valley views. The land includes a strategically cleared and level building site, eliminating costly site preparation and offering immediate development potential for your dream home, recreational cabin, or RV setup. Well-maintained private roads provide reliable year-round access, with an established internal road system ensuring easy navigation across the entire 24-acre parcel.

#### **Prime Location & Strategic Access**

Located in the heart of Nez Perce County's recreational corridor, this property sits just minutes from Highway 12—the historic Lewis and Clark Trail and Northwest Passage Scenic Byway. Lewiston, a full-service regional hub with commercial airport and major shopping, lies 25 miles west, while the charming timber town of Orofino sits 15 miles east. This positioning offers the best of both worlds: immediate access to urban amenities and services, yet complete immersion in

Idaho's wilderness landscape.

### World-Class Recreational Opportunities

The property serves as your private gateway to some of the Pacific Northwest's most celebrated outdoor recreation. The wild and scenic Clearwater River, renowned for world-class steelhead and salmon fishing, flows just minutes away with multiple public access points including boat launches and developed fishing areas. Dworshak Reservoir, Idaho's largest lake at 54 miles long, offers premier boating, swimming, and trophy fish habitat just 30 minutes north.

Hunting enthusiasts will appreciate proximity to documented elk migration corridors and established game trails throughout the surrounding national forest lands. The area consistently produces trophy elk, whitetail deer, black bear, and abundant upland bird populations. Multiple wilderness areas within an hour's drive—including the Selway-Bitterroot Wilderness (third largest in the lower 48)—provide unlimited backcountry hunting and hiking opportunities across terrain ranging from deep canyon systems to alpine meadows.

Winter recreation includes extensive groomed snowmobile trail systems connecting to over 350 miles of maintained routes throughout the Elk City trail network. Cross-country skiing, snowshoeing, and ice fishing on Dworshak Reservoir extend the recreation season through Idaho's scenic winter months.

### Investment & Lifestyle Value

Current market data shows Nez Perce County land averaging \$19,273 per acre, with recreational properties commanding premium pricing due to increasing demand from out-of-state buyers seeking quality-of-life relocations. This property's strategic location between major recreational destinations, combined with established infrastructure and immediate development readiness, positions it for strong appreciation potential.

The cleared building pad and existing road access eliminate typical development obstacles, while the substantial acreage provides flexibility for multiple uses—from primary residence to hunting camp to rental income property. Lenore's growing reputation as a recreational base camp, supported by established vacation rental demand, creates additional revenue opportunities for investors.

### Ready for Your Vision

Whether you're planning a family retreat, investment property, or permanent relocation to Idaho's outdoor paradise, this turnkey recreational land offers immediate enjoyment with long-term value appreciation. The combination of privacy, accessibility, recreational access, and development readiness makes this a rare find in today's competitive land market.

*Contact today to schedule your private tour of this exceptional Clearwater River corridor property—where your Idaho adventure begins.*

### Main Info

- Street Address : Jacks Canyon Rd
- Lot Size Acres : 24.00 Acres
- Postal / Zip Code : 83541
- Dwelling : No
- State / Province : Idaho
- County : Nez Perce
- Closest City : Lenore

### Broker Info

Mike McCooey

**Mike McCooey**

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Mike McCooey was truly made for Idaho. As an avid outdoorsman and passionate conservationist, Mike thrives in the vast beauty of the Gem State, whether he's pursuing big game in the backcountry, fishing Idaho's pristine rivers and lakes, hiking remote trails, or camping under the stars. In the winter, he enjoys snow skiing, and during the summer, he can often be found wakeboarding or scuba diving alongside his wife and partner, Renae. Beyond his love of the outdoors, Mike is deeply committed to his community, actively supporting local youth ministries and initiatives that enrich the lives of young people in the area. As a seasoned real estate professional, Mike specializes in recreational properties and understands the unique value these lands hold. He is known for his meticulous approach, thoroughly researching each property and gaining an intimate understanding of its potential. Whether helping clients identify the highest and best use of a property or navigating complex transactions, Mike leverages his experience and local expertise to deliver exceptional results. Clients consistently appreciate the high level of service, attention to detail, and personalized approach that Mike and Renae provide. For those seeking a trusted partner who combines professional knowledge with a genuine love of Idaho's outdoors, Mike is the ideal guide to make any real estate experience seamless, rewarding, and deeply connected to the land.

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