



**River View Retreat, Lemhi County, Idaho, 13.42 Acres**

**\$600,000.00**

- Big Game, Equestrian, Fishing, River Frontage, Upland Bird, Waterfowl

RIVER VIEW RETREAT situated in the historic Salmon River Canyon! Custom, classy log sided home boasts over 4000 sq. feet with large open rooms, gourmet kitchen, breathtaking views of the surrounding mountains and the Wild and Scenic Salmon River. Home has private river access for world-class steelhead and salmon fishing. Wrap-around decks allow you to enjoy all of the outdoors. Energy efficient green living off the grid and completely self-sufficient with solar panels and generator system. Abundant wildlife like elk, bighorn sheep, deer, bald eagles and game birds. Property is set up with a gravity fed irrigation system on all four lots and gardens for self-sufficiency. Breezeway allows for year round entertaining with built-in BBQ. Fully finished walk-out basement. Large shop is insulated and heated. Drive through barn doors allow large rigs easy access. Covered complete RV hook up attached to the shop with concrete pad. Lean to on back attached is 48X12 for equipment storage. Home is designed to accommodate your own private get-away from the busy world or a great corporate retreat, with satellite internet and TV. Tons of storage and space for emergency food storage. Priced at below appraised value!

**Main Info**

- Street Address : 26 Winn Rd.
- Lot Size Acres : 13.42 Acres
- Postal / Zip Code : 83466
- Dwelling : Yes
- State / Province : Idaho
- (Assessor) Parcel Number : RP001790010260A
- County : Lemhi
- Closest City : Salmon

**Home Info**

- Square Feet Main House : 4126 square feet
- Building Features : Outbuildings, Barn, Other Storage
- Bedrooms : 3
- Baths : 3
- Half Baths : 1
- Elevation : 0

**Taxes**

Tax Year : 2017

Estimated Taxes per year are \$1,838.00

**Broker Info**



**Esther England**

**Mountain West Real Estate**

**(P:) 208-756-1800**

**(M:) 208-756-7019**

**estherengland@mtnwestrealestate.com**

**mtnwestrealestate.com**

---

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."