



## Dixie Lodge, Idaho County, Idaho, 0.85 Acres

**\$1,199,000**

- Big Game, Equestrian, Fishing, Income producing, Snow sports, Wildlife Viewing

Terrific rustic log Lodge, in the heart of Dixie, boasting nine bedrooms and five bathrooms, a commercial kitchen and spacious dining and living room areas! This location is surrounded by the Nez Perce Nat'l Forest, near the Salmon River, also part of the Frank Church Wilderness and bordering the 4th of July Creek and Crooked Creek for limitless recreation! Bring your toys to hunt, fish, ride horses, cross-country ski, hike, snowmobile and ride 4-wheelers! Dixie Airport is located directly across from the Lodge for easy access. Property also has a charming historic barn with a fenced corral. Currently being run as lodge for an outfitting company, which can be purchased separately. Your perfect year-round getaway or a great opportunity for obtaining a recreational business!

### Main Info

- Street Address : 2742 Dixie Rd
- Lot Size Acres : 0.85 Acres
- Postal / Zip Code : 83525
- Dwelling : Yes
- State / Province : Idaho
- County : Idaho
- Closest City : Dixie

### Home Info

- Year Built : 1982
- Building Features : Corrals, Barn
- Square Feet Main House : 6800 square feet
- Baths : 5
- Bedrooms : 9

#### Broker Info



#### **Mike McCooey**

**Clearwater Properties of Idaho**

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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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