



Bodie Canyon, Bonner County, Idaho, 20.00 Acres

\$175,000

- Big Game, Off-Road, Timberland

Exceptional hunting opportunity awaits on this strategically positioned 20-acre wilderness retreat that borders government land on one side and active timber lands on three sides, creating an unparalleled 360-degree wildlife corridor in North Idaho's premier hunting zone. This off-grid sanctuary hosts active populations of bear, elk, deer, moose, and cougar, positioning serious hunters at the epicenter of Unit 1's diverse big game habitat, which encompasses Rocky Mountain elk, whitetail deer, mule deer, black bear, and moose.

The property's strategic location places hunters within the 2.5-million-acre Idaho Panhandle National Forest system, where abundant wildlife populations thrive alongside predator species including mountain lions, wolves, and coyotes. With harvestable timber throughout the 18 rugged acres and approximately 2 acres of workable sloped terrain ideal for establishing a dry cabin or hunting accommodations, this property delivers both immediate hunting value and long-term development potential.

Dual deeded easements from the north provide reliable year-round access, while the off-grid setting ensures complete privacy and authentic wilderness experience. The surrounding Kaniksu National Forest ecosystem spans elevations from 2,100 to 7,600 feet, creating diverse habitat zones that support Idaho's robust big game seasons running from August through February. Hunters benefit from Idaho's over-the-counter elk tag availability and annual deer hunting opportunities, making this an ideal base camp for multi-species pursuits.

Located just 30 minutes from Priest River, the property offers convenient access to essential services while maintaining true backcountry solitude. The surrounding Selkirk Mountains provide world-class outdoor recreation, from trophy elk hunting in dense timber to open-country mule deer opportunities at higher elevations. The established timber value creates additional income potential through selective harvesting, while the government land boundary ensures permanent wildlife habitat and hunting access that cannot be developed.

Investment fundamentals remain exceptionally strong in North Idaho's recreational land market, with Bonner County hunting land growing in demand from both in-state and out-of-state recreational buyers. Seller financing available provides

flexible acquisition options for qualified buyers seeking to secure this rare combination of active wildlife habitat, timber value, and proximity to unlimited public land hunting opportunities.

This property represents North Idaho's finest hunting investment—20 acres of proven wildlife habitat surrounded by permanent conservation lands, offering both immediate recreational value and long-term appreciation potential in one of the West's most sought-after outdoor recreation corridors. Contact us today to schedule your private showing and experience the exceptional hunting potential firsthand.

Main Info

- Street Address : NKA Bodie Canyon Road
- Lot Size Acres : 20.00 Acres
- Postal / Zip Code : 83856
- Dwelling : No
- State / Province : Idaho
- County : Bonner
- Closest City : Priest River

Broker Info



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Brad Little is a licensed REALTOR® serving the military, law enforcement, and first responder marketplace seeking real estate in Northern Idaho. Brad graduated from the US Naval Academy and has had the opportunity to live all over the world and serve the United States. Now a retired Naval Officer and full-time resident of Coeur d'Alene, Brad is looking to help other retired servicemen and women live the Idaho dream.

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