



Clearwater River Gem, Nez Perce County, Idaho, 11.00 Acres

\$524,500

- Agriculture, Wildlife Viewing

Spectacular river views sweep across this elevated 11-acre estate parcel, perched strategically to capture the pristine beauty of Idaho's legendary Clearwater River corridor. This 11-acre home site features an awesome bird's eye view of the Clearwater River with Gibbs Eddy Boat Launch at the bottom of the hill. Located just minutes from the renowned fishing waters that attract anglers worldwide, this exceptional property offers the perfect foundation for your Idaho dream home with front-row seats to one of the region's most celebrated waterways.

The thoughtfully positioned 11-acre parcel maximizes the commanding Clearwater River views while providing ample space for a custom residence, outbuildings, and recreational amenities. Power is at the property line with a nicely maintained gravel road right to the property at end of the road, ensuring no through traffic. The elevated setting ensures unobstructed sightlines across the river valley, while mature trees provide natural privacy and a park-like setting. With power readily available and established road access, this property eliminates the infrastructure challenges often associated with rural land development.

Access couldn't be more convenient, with the property positioned just 20 minutes from Lewiston's urban amenities and commercial airport offering non-stop jet service to major western cities. The location is 30 minutes to Orofino and a little over an hour to Dworshak Reservoir which strikes the perfect balance between accessibility and seclusion, providing easy connectivity to services while maintaining the peaceful, end-of-road privacy that defines premium Idaho living.

The recreational opportunities are simply outstanding for outdoor enthusiasts. The Clearwater River in north-central Idaho is renowned for outstanding fishing for B-run steelhead and chinook salmon, and to a lesser extent, native cutthroat trout in the summer. The Gibbs Eddy Boat Launch at the base of the property provides immediate water access for fishing, boating, and river recreation. The area offers excellent hunting opportunities within minutes of the property. The surrounding Nez Perce-Clearwater National Forests offer extensive hunting opportunities for elk, deer, bear, and upland game, while hiking and camping access extends into millions of acres of pristine wilderness.

This property represents an exceptional investment in Idaho's most desirable recreational corridor, where Clearwater River

frontage and view properties continue to appreciate steadily. The combination of established utilities, premium elevation, river views, and recreational access creates a rare opportunity in a market where similar properties are increasingly scarce. Whether planning a primary residence, vacation retreat, or family legacy property, this 11-acre estate site delivers the quintessential Idaho lifestyle with modern convenience and endless outdoor adventure at your doorstep.

Ready to experience Idaho living at its finest? Contact us today to schedule your private showing of this exceptional Clearwater River estate site.

Main Info

- Street Address : NKA Clearwater Ridge Dr.
- Lot Size Acres : 11.00 Acres
- Postal / Zip Code : 83535
- Dwelling : No
- State / Province : Idaho
- (Assessor) Parcel Number : RP36N03W072100A
- County : Nez Perce
- Closest City : Juliaetta

Taxes

Tax Year : 2024

Estimated Taxes per year are \$174.00

Broker Info



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Rob is a full-time, licensed Real Estate Agent. Born and raised in the southern California desert, Rob came to the North Idaho area in 1981 and has never looked back. He truly loves this part of the world. Rob has worked in various jobs over the years and would be fittingly described as a "Jack of all trades." He was best known as a horseshoer for many years, but later also became known for the welding and machine shop he owned and operated. Having been raised by a small-town general contractor and working himself as a city building inspector, he has never been able to let go of the construction trade, most recently working as a Construction Superintendent. Rob raised his family, a son and two daughters, predominantly on wild game, fish and home raised meat at the same 15-acre home since 1982. All three of his children and six grandchildren still live within a few miles of him.

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