

Cottonwood Creek Ranch

STITES, IDAHO

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Cottonwood Creek Ranch

Stites, Idaho

±1,084 Acres | Listing Price: \$2,925,000



Contact

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Tucked away on the outskirts of Stites, Idaho, Cottonwood Creek Ranch encompasses ±1,084 deeded acres of North Central Idaho's beauty. The ranch has both strong recreational and agricultural features. The ranch is home to a variety of wildlife including elk, mule deer, whitetail deer, black bear, mountain lions, turkeys, and a multitude of upland bird species. Cottonwood Creek, a tributary of the Clearwater River, meanders through the property for ±1.5 miles, creating a tranquil private setting.





Improvements

Ranch improvements consist of a 1,884 sqft, four-bedroom, and two-bath home with an additional house that could be utilized as a guest or hunting cabin with some work and repairs. There is a 2/3 cement floor shop with roll-up doors on the front and the rear. The shop has no electricity, but running a line from the house would be simple. In addition, there is a large hay barn, corrals where the cows currently winter, and various lean-to sheds.





Location

The ranch is situated amidst the dramatic canyon landscapes of North Central Idaho. The region is world-renowned for its sporting-oriented and wilderness pursuits. The South Fork of the Clearwater River flows less than a mile from the ranch which is well-known for its incredible fall steelhead run and spring salmon season. The recreational opportunities are endless in the area, located 20 minutes away from the Nez Perce National Forest border. The property offers a secluded retreat while remaining five minute drive to the basic amenities available in Stites, Idaho. The property is also a 30 minute drive to Grangeville, Idaho, the county seat and commercial center for Idaho County. The nearest commercial airport is the Lewiston Nez Perce County Airport out of Lewiston, Idaho, which is about an hour and a half drive.





Hunting & Wildlife

The ranch is an upland hunter's dream with a variety of species found in few properties across the West. On the rocky cliffs and rolling hillsides, chukar can be heard calling out. Gray partridge roam the grassy hillsides. California quail can be found on the hillsides and in the riparian creek bottom that runs through the ranch. Pheasants are found near the irrigated fields where cover and agriculture are present. Dusky grouses can be rare near timber and riparian river bottoms. Wild turkeys are abundant on the ranch, from the agricultural bottoms to the hillside and the timber, they can be seen at almost all times of the day.

Big game hunting is diverse on the Cottonwood Creek Ranch. The ranch sits in Idaho's Game Unit 11A, which consists of 98% private land ownership and offers private hunting without pressure from surrounding public lands. The ranch can qualify for landowner tags through Idaho's Landowner Appreciation Program. Unit 11A offers general season tags for both elk and white-tailed deer, and is a Controlled Hunt Area for mule deer and must be drawn. Elk and deer bed on the canyon slopes and timbered draws and go down to the agricultural bottoms in the evening. If desired, the fields could be re-seeded to alfalfa or oats to develop wildlife food plots further. Black bears and mountain lions have also been seen in the canyon draws.



Ranch Operation

Historically, the ranch has been operated as a cow-calf operation. There is a total of 214 acres of additional Nez Perce Reservation lease in-which the owner has a 1/49th interest in the ownership of 120 acres. These leases are transferable. In addition, there is a Forest Service Grazing Permit, which is negotiable if desired. The owner irrigates about 50 acres and winters the cows on the ranch's west end. This area could also be irrigated, and a hay crop could be produced if desired. The ranch is fenced and cross-fenced throughout except for about 40 acres.



Water Rights

The Property had adjudicated water rights for irrigation, stock water, and domestic use. The property has three high-producing wells at 100 GPM and 50 GPM. The owner currently utilizes K-lines and rotates three fields for irrigation.



Live Water

Cottonwood Creek flows year-round and meanders through ± 1.5 miles of the ranch and confluences with the South Fork of the Clearwater River—a world-renowned salmon and steelhead fishery. It is rare to connect with salmon and steelhead in the creek, but native trout species are evident throughout.





Summary

Nestled outside Stites, Idaho, Cottonwood Creek Ranch features $\pm 1,084$ deeded acres of North Central Idaho's beauty, providing recreational and agricultural opportunities. The property hosts diverse wildlife and boasts +1.5 miles of Cottonwood Creek, a tributary of the Clearwater River, creating a serene private setting.

Property Details

Stites, Idaho

Listing Price: \$2,925,000

IMPROVEMENTS

1,884 sqft four-bedroom and two-bathroom ranch home

Additional home that would make an excellent guest house

2/3 cement floor shop with pull-through doors

Large hay barn

ACREAGE

±1,084 acres

±50 Irrigated acres

±1.5 miles of Cottonwood Creek

±214 Nez Perce Reservation leased acres

Forest Service Grazing Permit - Negotiable

LOCATION

Five minute drive to Stites, Idaho

30 minute drive to Grangeville, Idaho

1.5 hr drive to Lewiston, Idaho

CONTACT

For more information please contact

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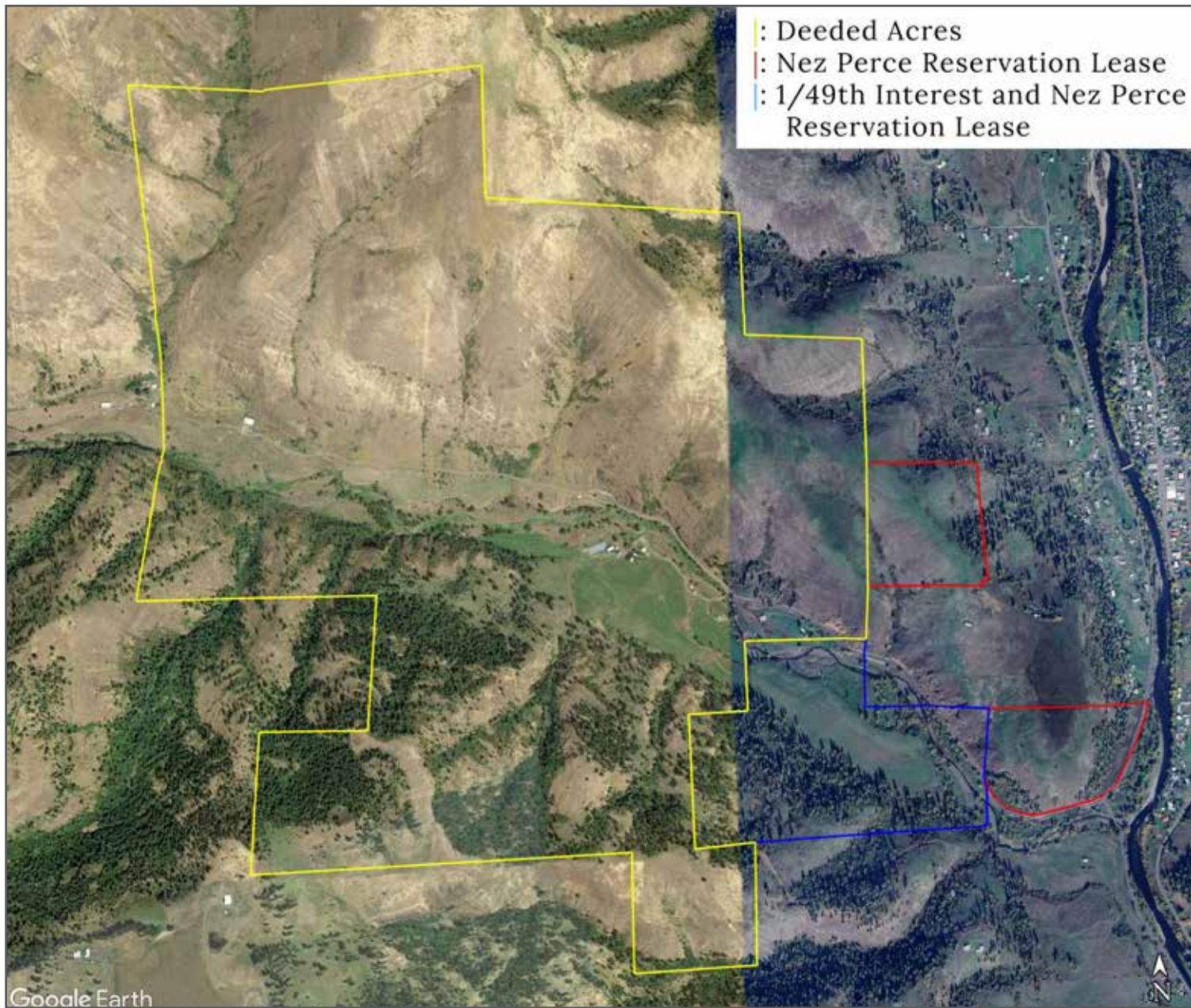
Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:

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Cottonwood Creek Ranch - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



Cottonwood Creek Ranch - Location Map

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