

Norway Canyon Hunting Retreat

KAMIAH, IDAHO

LIVE WATER
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation

Norway Canyon Hunting Retreat

Kamiah, Idaho

±655 Acres | Listing Price: \$4,995,000



Contact

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The Norway Canyon Hunting Retreat spans ±655 acres of diverse terrain, offering a rare combination of hunting and recreational opportunities. With 105 acres of tillable farmland, canyon slopes, and timbered draws, this property provides an exceptional environment for big-game and upland bird hunting. Hunters can pursue trophy mule deer, elk, black bears, and mountain lions while enjoying rich upland bird hunting for chukar, pheasant, quail, and more. The Retreat features a luxurious lodge with canyon views, three guest cabins, and extensive recreational facilities including a 5-stand shotgun range, skeet shooting range, and pistol and rimfire range. Few ranches of this size offer as many amenities and diversity in sporting activities as does the Norway Canyon Hunting Retreat.







Improvements

The Norway Canyon Hunting Retreat offers a range of premier facilities designed to provide comfort, convenience, and, if desired, commercial accommodations. Overlooking the breathtaking Norway Canyon, views from the main lodge extend for miles to the Bitterroot Mountain Range. The main lodge comes fully furnished and features six luxury hotel-style bedrooms and ample living space. It is equipped with a commercial kitchen designed by a professional chef and is ready to serve restaurant-level or catering needs. The lodge also includes a pro shop, office, and expansive indoor/outdoor dining areas. The lodge's centerpiece is the elegant bar, featuring a custom-designed bar top and illuminated top-shelf liquor display, alongside a dining room that seats 50 guests inside, with an additional 50 on the covered patio.

Guests can also stay in one of three beautifully crafted log cabins, each offering private and rustic accommodations. The middle cabin features two queen beds, a loft with two twin beds, and its own bathroom. The two smaller cabins feature a queen bed, a bathroom, and a sofa bed. The cabins feature a small kitchen and a covered porch with stunning views from which to take in the wilderness.

Additionally, the retreat includes a 20x60 maintenance building, which houses the game processing room and a large walk-in cooler, with three covered bays for parking vehicles or storing equipment. These top-tier facilities make Norway Canyon Hunting Retreat an ideal destination for hunters and outdoor enthusiasts seeking a luxurious yet rugged experience.







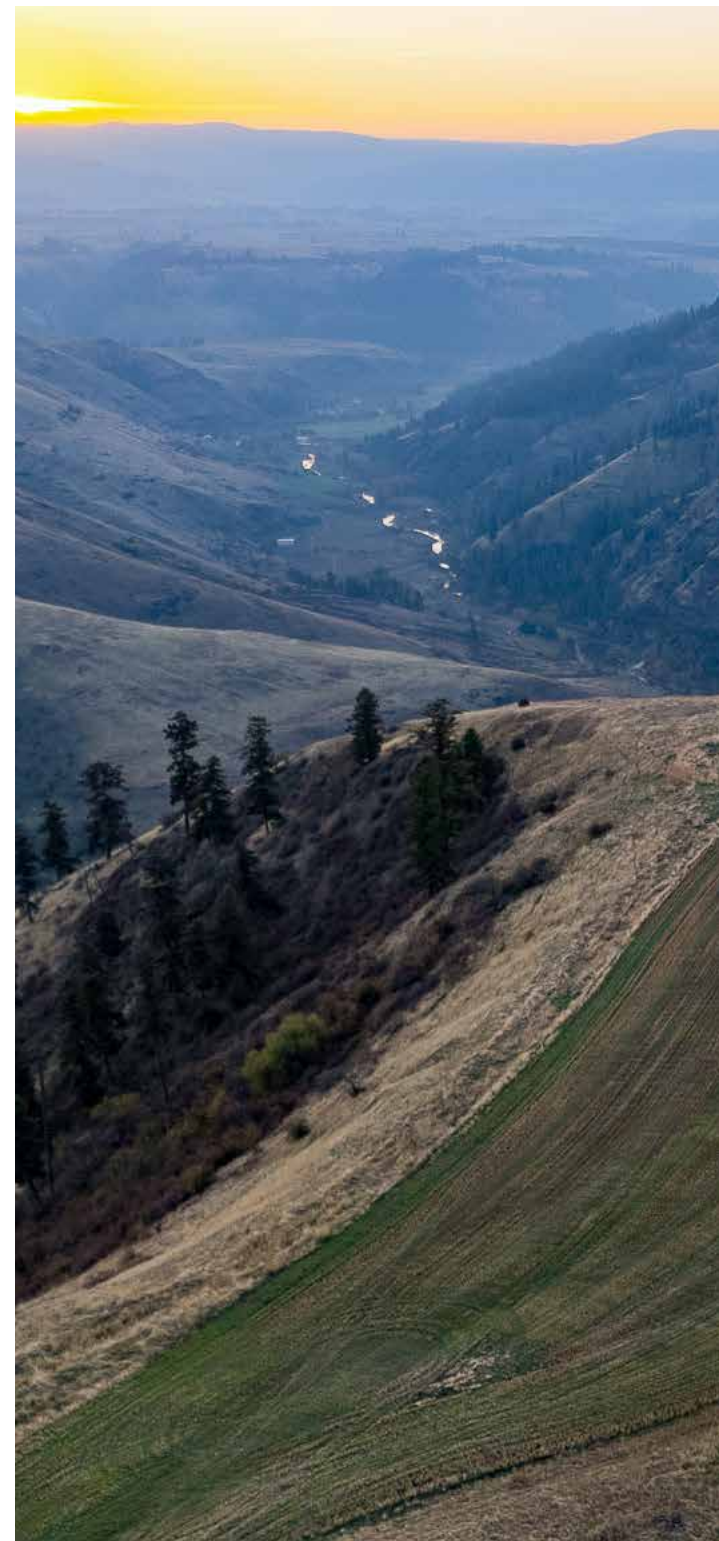




Hunting and Wildlife

The Retreat is a paradise for the upland hunters, offering a level of diversity that is rare to find across the West. Pheasants and Hungarian partridge (Huns) roam the tall grasses near the farm fields, while chukar call out from the rocky cliffs and rolling hillsides. The hillsides and riparian creek bottoms are home to quail and the occasional grouse, creating varied hunting experiences throughout the landscape. Adding to the abundance, wild turkeys thrive on the ranch.

Big-game hunting is diverse for the size of the Norway Canyon Hunting Retreat. The ranch sits in Idaho's Game Unit 11A, consisting of 98% private land ownership, and offers private hunting without pressure from surrounding public lands. Unit 11A is a Controlled Hunt Area for trophy mule deer and must be drawn. The ranch has historically qualified for landowner tags through Idaho's Landowner Appreciation Program. Unit 11A offers general season tags for both elk and white-tailed deer. Elk and deer bed on the canyon slopes and timbered draws and make their way up the canyon to the agricultural fields. Black bears and the occasional mountain lion can also be found in the canyon draws.



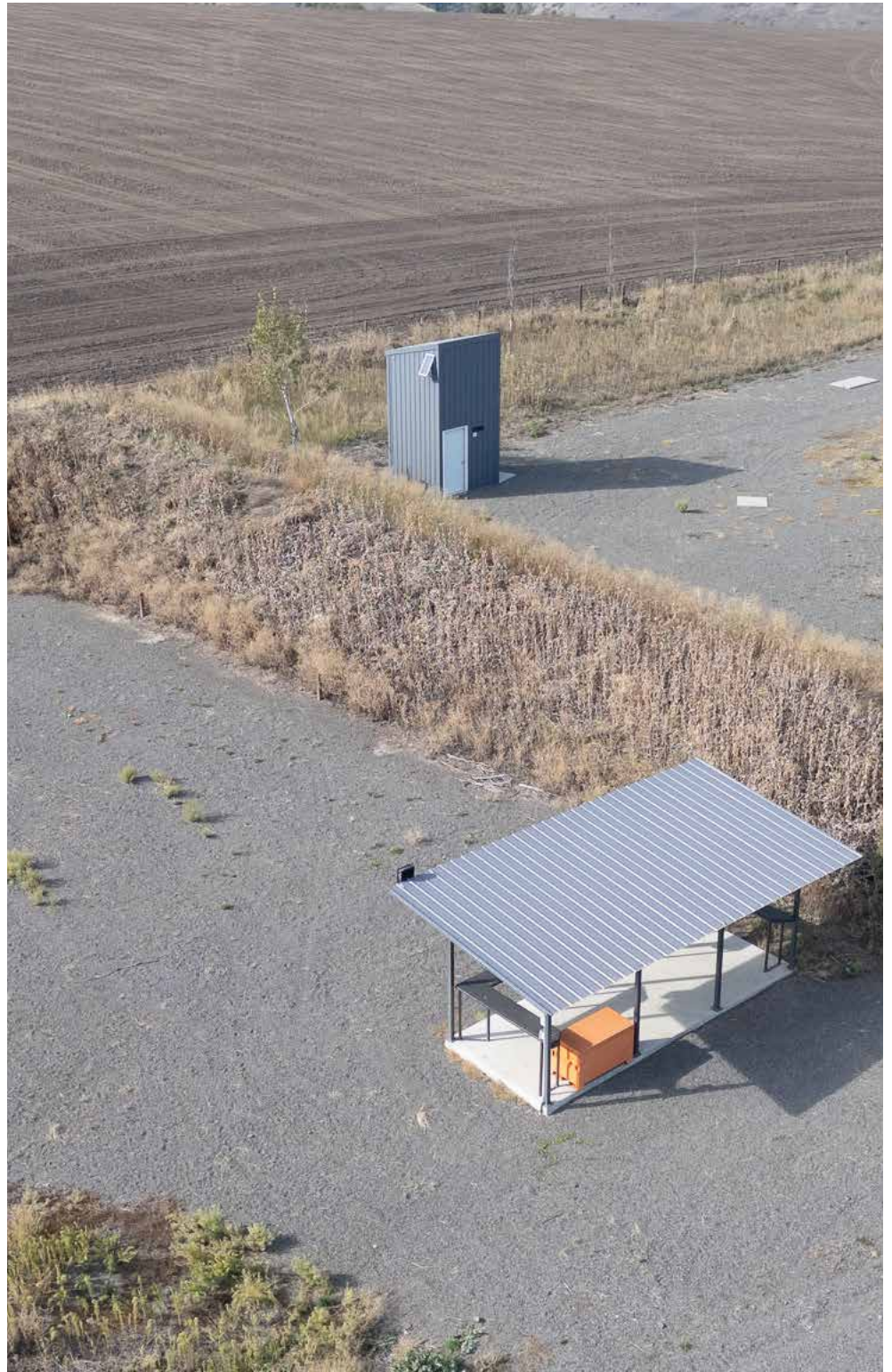




Shooting Sports

The Norway Canyon Hunting Retreat offers exceptional shooting sports facilities for all skill levels. The property features a regulation skeet range and a 5-stand sporting clays range, providing an exciting challenge for shooters. The sporting clays range, set against the stunning backdrop of the canyon, offers elevation changes adding a layer of difficulty even for experienced shooters. The Retreat includes a pistol/rimfire range with a covered shooting area, allowing for year-round target practice and recreational shooting. These facilities make the Retreat a haven for shooting sports enthusiasts.











South Fork of the Clearwater River



Missoula, Montana



Nez Perce County Airport

Location

The Ranch is situated on the Camas Prairie, overlooking the dramatic canyon landscapes of North Central Idaho. The region is known for its sporting-oriented wilderness pursuits, productive farming, and ranching community. Just 20 minutes from the ranch there is access to the Clearwater National Forest and the South Fork of the Clearwater River - a world-renowned salmon and steelhead fishery. The property offers a secluded retreat while remaining easily accessible to nearby basic amenities. Kamiah, Idaho, sits ± 10 miles northeast. Grangeville, Idaho, the county seat and commercial center for Idaho County, sits ± 18 miles south. The nearest commercial airport is the Lewiston Nez Perce County Airport out of Lewiston, Idaho, which is a quick ± 67 mile drive. Missoula, Montana sits ± 162 miles northeast and Coeur d'Alene, Idaho sits ± 181 miles north. Both are approximately three-hour drives.

Ranch Operation

Historically, the Retreat has operated as a lodge, corporate retreat, and family getaway. Previous offerings included guided upland bird hunts, big-game hunting excursions, shooting sports, ATV and horseback rides, as well as survival training. With the luxury lodge and many activities, the Retreat features leisure and adventure. The possibilities for further enhancements are vast, offering a unique opportunity for a new owner to expand these services or simply have their own family or corporate retreat. The 105 acres of tillable farmland has been historically leased by a neighboring farmer.





Summary

The Norway Canyon Hunting Retreat is a ±655-acre property in North Central Idaho, offering diverse hunting and recreational opportunities. Located near Kamiah, the Retreat includes a luxurious lodge with six hotel-style rooms, three guest cabins, a commercial kitchen, and extensive dining areas. The property also features shooting sports facilities, including a skeet range, 5-stand sporting clays, and a pistol/rimfire range. The Retreat has been used for guided hunts, shooting sports, ATV rides, and corporate retreats, making it an ideal fit for both commercial ventures and private use. Norway Canyon Hunting Retreat provides unparalleled luxury, adventure, and wildlife in a rare, diverse landscape.

Property Details

Kamiah, Idaho | ±655 Acres

Listing Price: \$4,995,000

IMPROVEMENTS

Guest lodge equipped with commercial kitchen

Three guest cabins

Outbuildings

Shooting sports facilities- skeet range, 5-stand sporting clays, and a pistol/rimfire range

ACREAGE

±105 acres of tillable farmland, canyon slopes, and timbered draws

Diverse wildlife onsite

LOCATION

±10 miles to Kamiah, Idaho

±18 miles to Grangeville, Idaho

±67 miles to Lewiston, Idaho

±162 miles to Missoula, Montana

±miles to Coeur d'Alene, Idaho

CONTACT

For more information please contact

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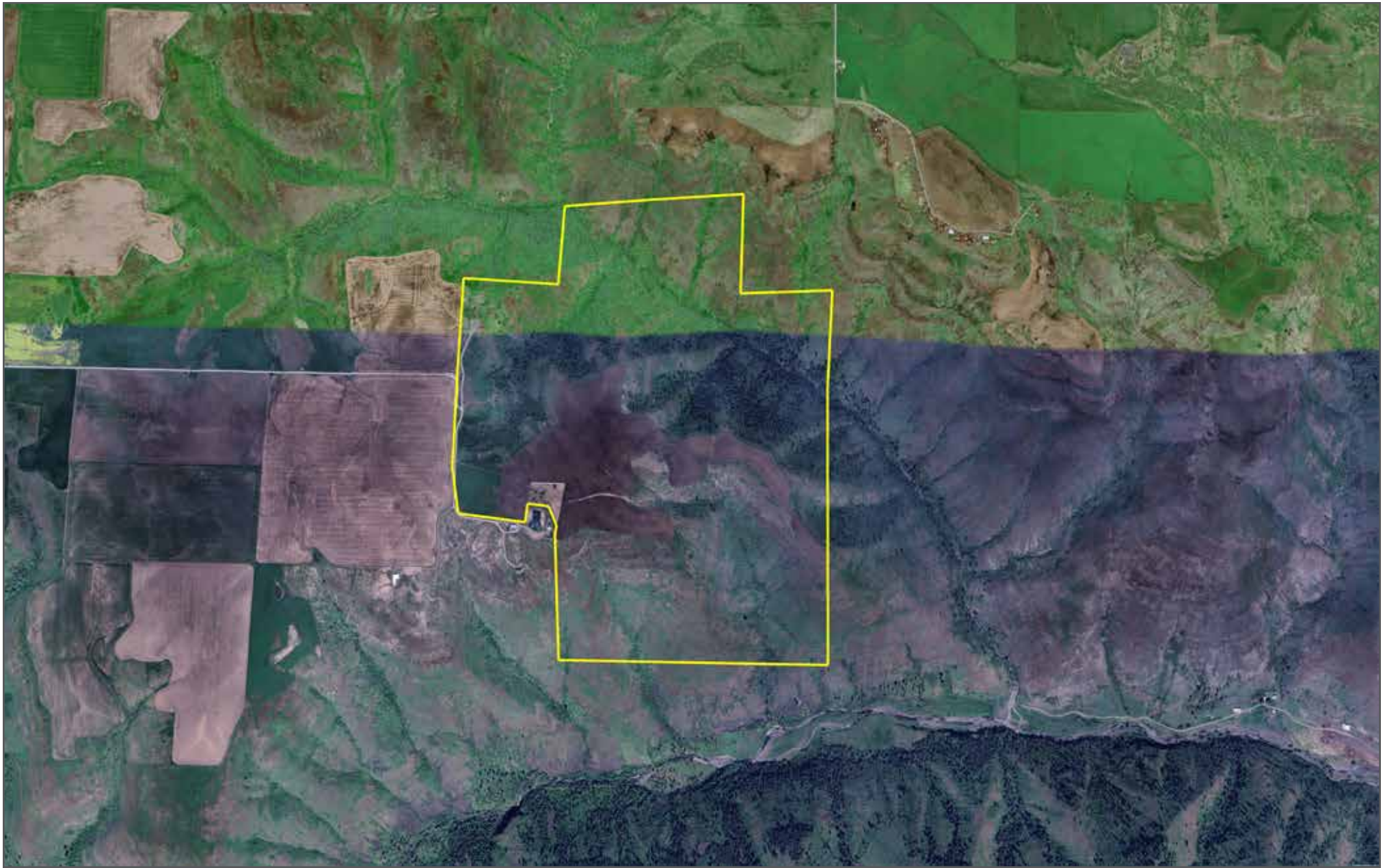
Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



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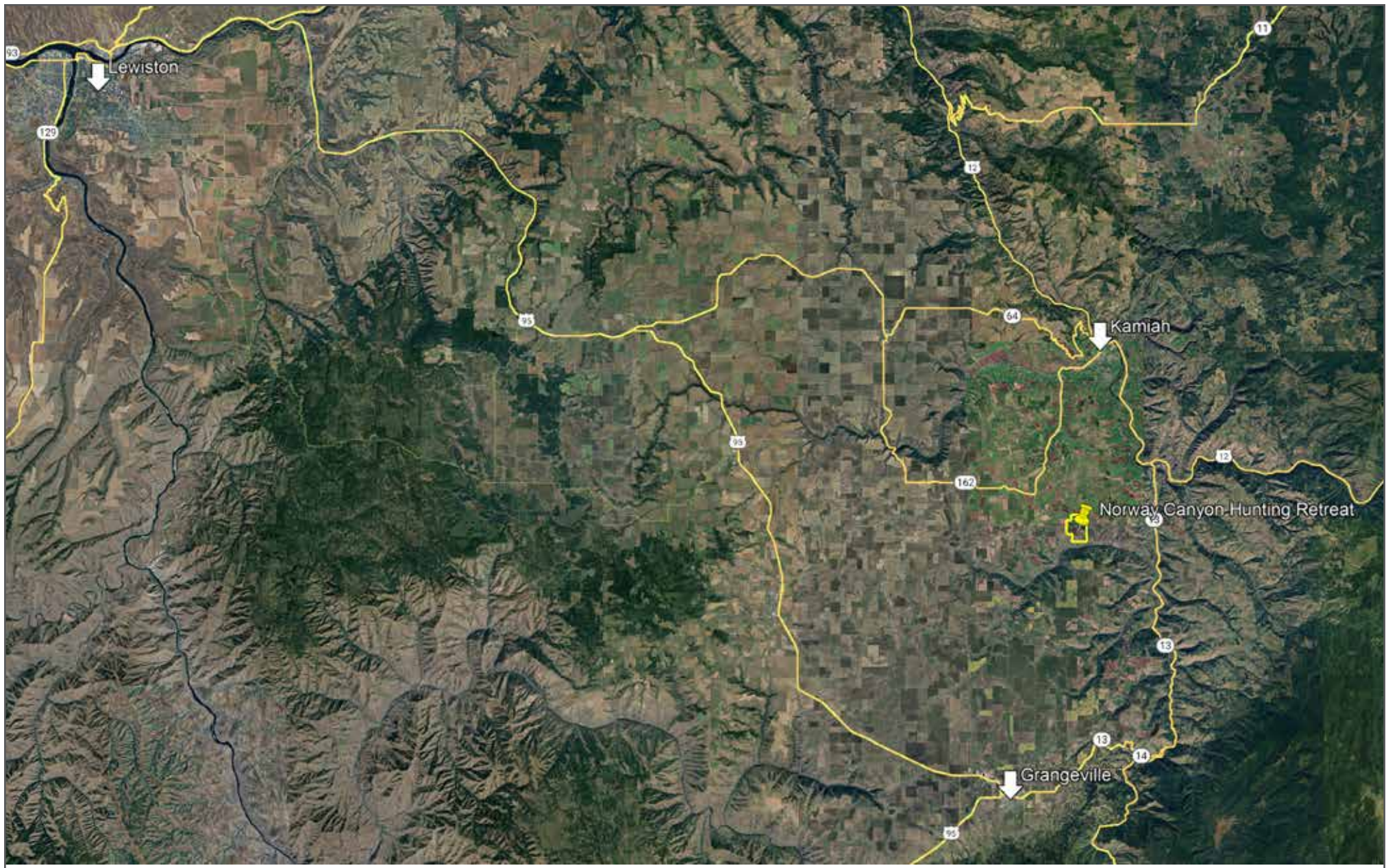


Norway Canyon Hunting Retreat - Aerial Map

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



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Norway Canyon Hunting Retreat - Location Map

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