

Two Canyons Ranch

KAMIAH, IDAHO

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



Hunting | Ranching | Fly Fishing | Conservation

Two Canyons Ranch

Kamiah, Idaho

±2,015 Acres | Listing Price: \$7,495,000



Contact

Adam Deakin, Associate Broker
303.476.8209 | adam@livewaterproperties.com
www.livewaterproperties.com



Two Canyons Ranch spans ±2,015 acres, offering diverse landscapes, including deep canyons, riparian areas, live water, timbered hillsides, and ±150 acres of tillable farmland. The ±6,912 sqft owner's home overlooks the breathtaking Cottonwood Creek Canyon, while the Ranch also features a large shop with a caretaker's apartment and a stocked pond. Located just over an hour from Lewiston, Idaho, it's a prime location for big game and upland bird hunting.





Improvements

The 6,912 sqft home is positioned overlooking deep canyons, surrounded by farmland on the Camas Prairie. It features four spacious bedrooms, six bathrooms, and an elegant interior that combines comfort with privacy. The kitchen boasts custom cabinetry, while the living room offers stunning sunset views through large windows. The luxurious master suite includes a walk-in closet and an exemplary bathroom, with additional bedrooms and a playroom upstairs. The home also has a theater room, private library, radiant heated floors, and a mudroom connected to a four-car garage.

The Ranch's main shop is heated with a hybrid wood-burning stove. It includes separate wood and metalwork rooms, a commercial kitchen, a solar array, and a diesel generator for backup power. A 1,600 sqft second-floor residence includes a spacious deck with incredible views. The 60x80" hay barn has an open-span roof, tack room, and covered stables. Additional facilities include a 16x32" greenhouse, 30x40" poultry barn with outdoor pens, and two covered rifle ranges, one extending to a mile.







Ranch Operation

Currently, the Ranch is utilized as a guest retreat and family getaway. Previous offerings included guided upland bird hunts, guided big game hunting excursions, shooting sports, ATV and horseback rides. The ranch is leased for summer grazing and typically supports 150-200 pairs. The +/-150 acres of tillable farmland is also leased by a neighboring farmer.





South Fork of the Clearwater River



Missoula, Montana

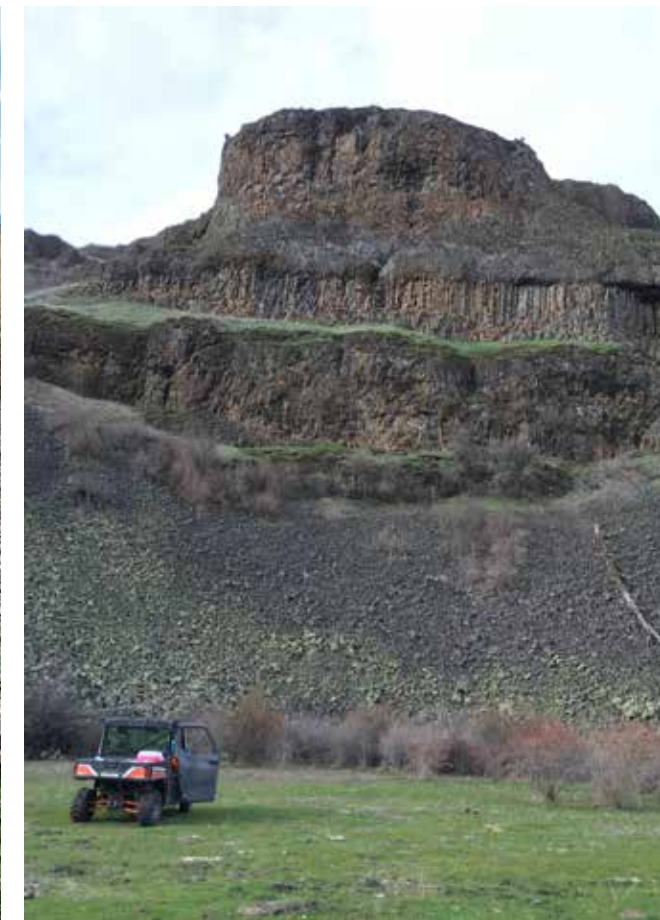


Nez Perce County Airport



Location

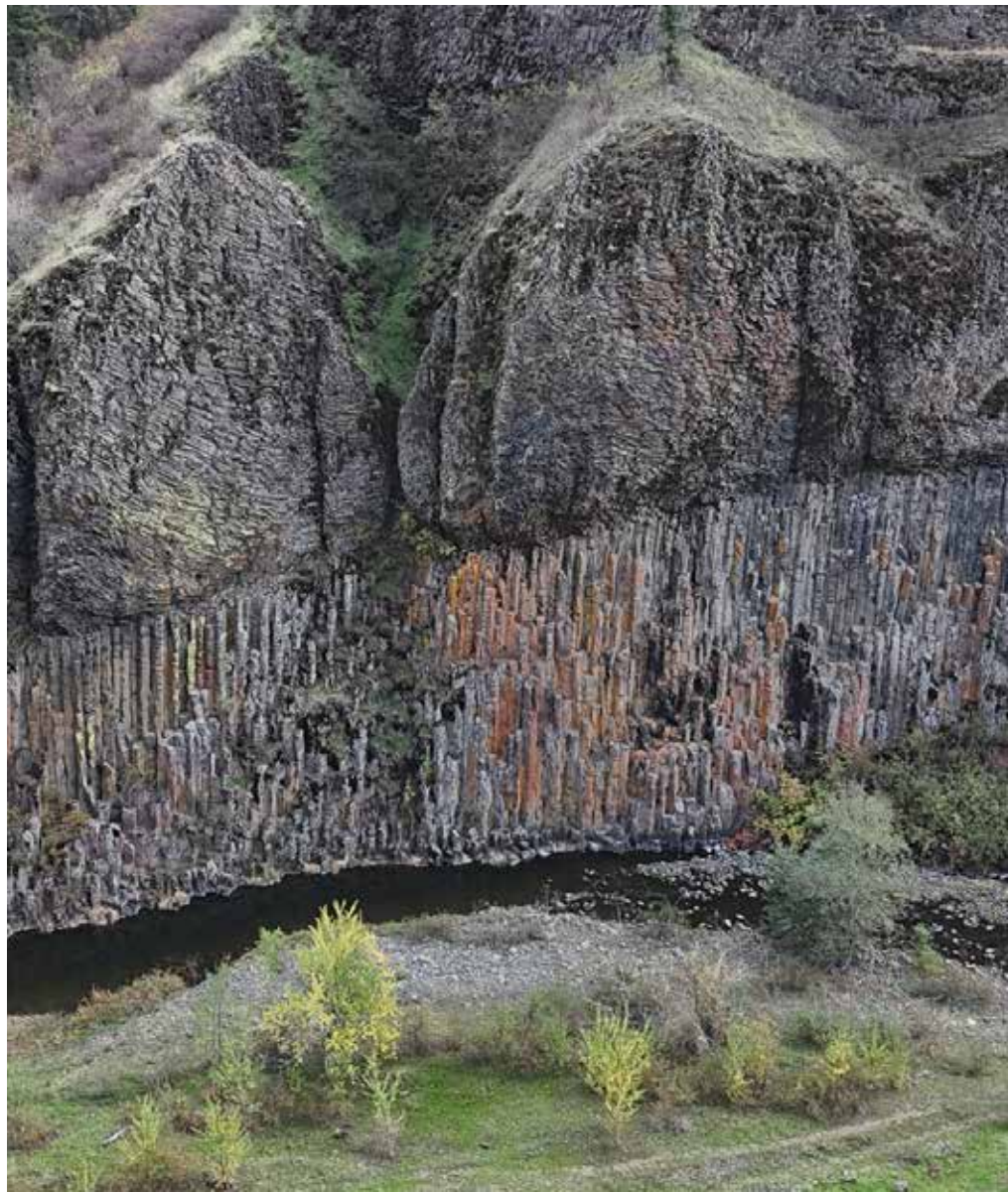
The Ranch is situated on the Camas Prairie, overlooking the dramatic canyon landscapes of North Central Idaho. The region is known for its sporting-oriented wilderness pursuits, productive farming and ranching community. Just 20 minutes from the ranch there is access to the Clearwater National Forest 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 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 miles away. Missoula, Montana sits ± 162 miles northeast and Coeur d'Alene, Idaho sits ± 181 miles north. Both are approximately 3-hour drives. The Ranch also sits in a IRS Opportunity Zone, creating a great investment opportunity.



Hunting and Wildlife

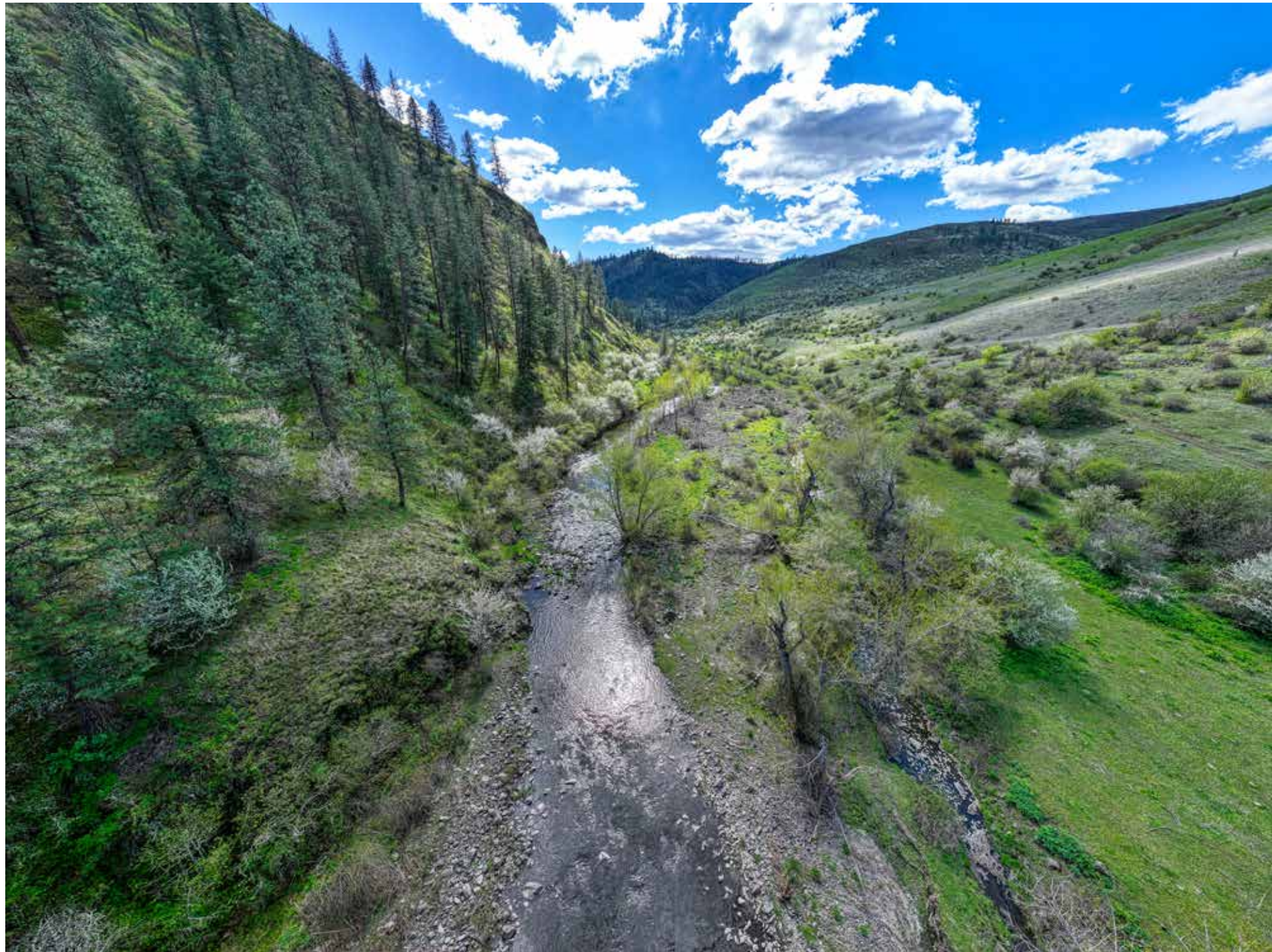
The Ranch is a paradise for the upland hunter, offering a level of diversity that is rare to find across the West. Pheasants and Hungarian partridge roam the tall grasses near the farm fields, while chukar call out from the rocky cliffs and rolling hillsides. The hillsides and riparian creek bottoms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

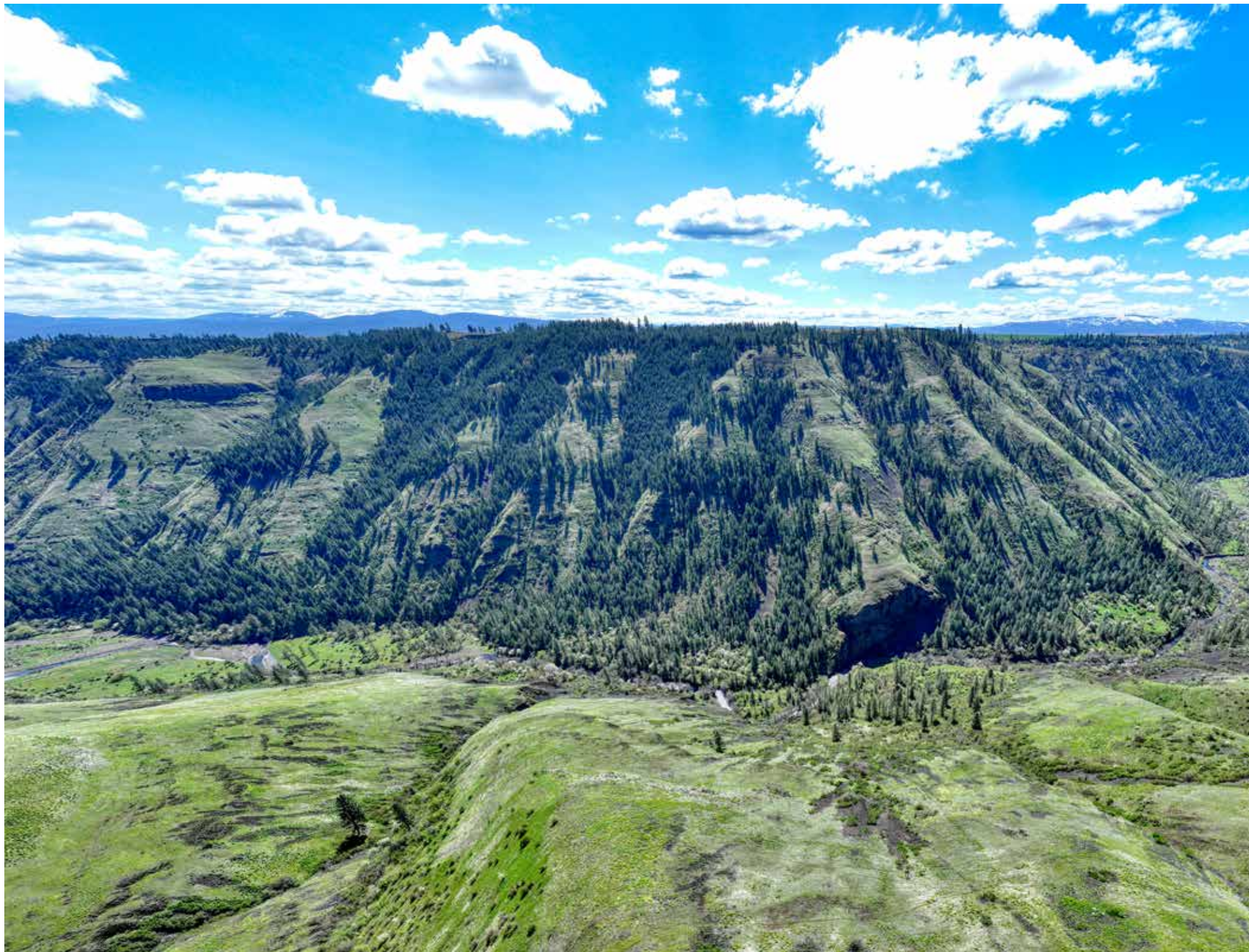
Big Game hunting is diverse on Two Canyons Ranch. The Ranch sits in Idaho's Game Unit 11A, which consists of 98% private land ownership and offers private hunting without pressure from surrounding public lands. Unit 11A is a Controlled Hunt Area for trophy mule deer and must be drawn. The Ranch has historically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



Live Water

The Ranch features over four miles of live water with Cottonwood Creek and Red Rock Creek flowing year-round. Their confluence is located at the western end of the property, with the waters running eastward toward the South Fork of the Clearwater River. The creek beds and the north-facing canyon walls are densely timbered, creating an untouched natural habitat. These pristine canyons provide an ideal ecosystem for wildlife to flourish.





Summary

Two Canyons Ranch spans $\pm 2,004$ acres, featuring deep canyons, 150 acres of farmland, and over four miles of live water with Cottonwood and Red Rock Creeks. The 6,912 sqft owner's home offers breathtaking canyon views. Additional ranch improvements include a large shop with living quarters, a hay barn, a greenhouse, a poultry barn, and rifle ranges. Located near Kamiah and Grangeville, with a commercial airport in Lewiston, just over an hour away, it makes for an accessible ranch with off-grid back-ups. It's ideal for hunting upland birds, trophy mule deer, elk, and black bear, and could efficiently operate as a cattle ranch or private retreat. With its scenic beauty and abundant wildlife, Two Canyons Ranch is an outdoor enthusiast's dream.

Property Details

Kamiah, Idaho | ±2,015 Acres
Listing Price: \$7,495,000

IMPROVEMENTS
±6,912 sqft home- four-bedrooms, six-bathrooms
4-car garage
50x80” shop with separate living quarters
Fuel building full containment 10,000-gal diesel tank and 500-gal unleaded tank
Greenhouse 16x32” double-walled Lexan panels
Poultry barn 30x40”
Hay barn 60x80” with a 30x100” addition
Silo and auger system

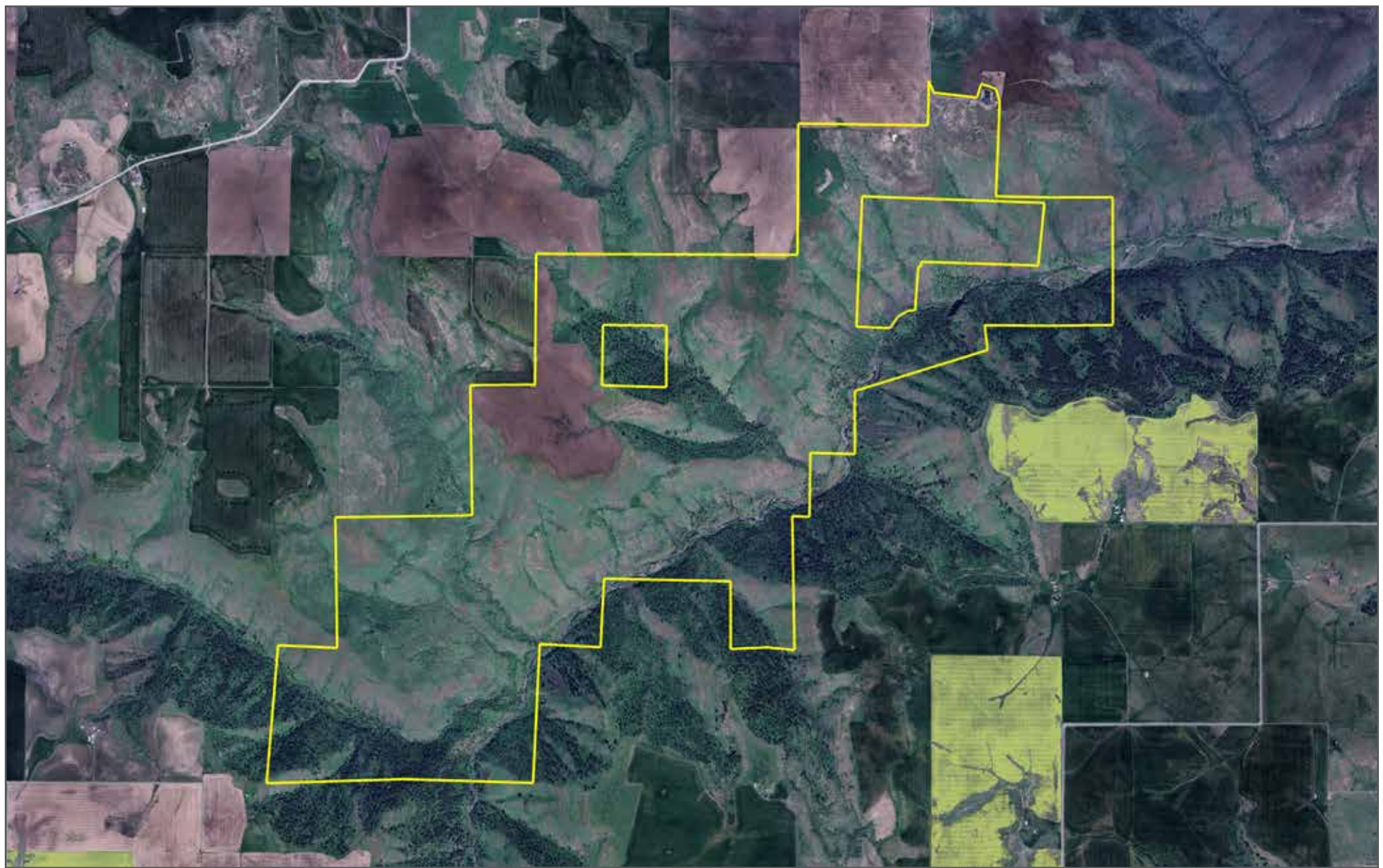
ACREAGE
Diverse canyons and timbered draws
±150 acres of tillable farmland
Four miles of live water- year round
Stocked bass and bluegill pond
Bitterroot Mountain Range views

LOCATION
±10 miles to Kamiah, Idaho
±18 miles to Grangeville, Idaho
±67 miles to Lewiston, Idaho
±162 miles to Missoula, Montana
± 181 miles to Coeur d’Alene, Idaho

CONTACT
For more information please contact
Adam Deakin at 303.476.8209 or
adam@livewaterproperties.com

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

Not a contract. 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.



Two Canyons Ranch - Aerial Map

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



Two Canyons Ranch - Location Map

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