



# MARKET UPDATE

LAST 30 DAYS

30 NEW LISTINGS

17 PROPERTIES  
SOLD

22 PROPERTIES  
UNDER CONTRACT

Sales Price = 96% of  
List Price

\$407,450 = Average  
Price of Residential  
Listings

Interest Rates as of  
3/23/2022

Conventional/FHA/VA: 4.50%  
Rural Development: 4.625%

## IN THIS MONTH'S ISSUE:

- MARKET UPDATE
- COMMUNITY UPDATE
- FEATURED LISTING
- MOBILE APP



## COMMUNITY UPDATE

The 49th Annual Salmon Select Horse and 23rd Annual Select Mule Sales will be held at the Lemhi County Fairgrounds on April 8th & 9th, 2022. The event schedule is available [here](#). The County Fairgrounds are undergoing an update in the rodeo arena. The Salmon Stampede PROA Rodeo announced that they are outfitting the ring with new bucking chutes and announcer stand with VIP booths. The Fairground Committee has been working on this for many months and it will be in place for our Rodeo this Summer.

Demolition work at the old King's building is underway. If you haven't heard already, Highlander Brewery, out of Missoula, MT is refurbishing the landmark into a micro-brewery and pizzeria. I've been able to sneak a few peaks inside and it's looking pretty cool! They are estimating to open the doors in Summer 2022.

A new superintendent for School District 291 has been identified and hired. We look forward to welcoming this individual to our community.

[www.selling@salmonidaho.com](http://www.selling@salmonidaho.com)



# Featured Listing

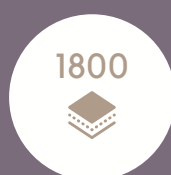


*Riverfront Horse  
Property  
MLS#2141722*

Now is your chance to own a RIVERFRONT LOG HOME on over 18 flat and usable acres in the heart of Idaho! Located outside of Salmon, Idaho, this 3 bed/1.5 bath, one owner, log home is a horse lovers and fish enthusiast's perfect paradise. With over 770' of Lemhi River frontage, you have a trout fishing hole just out your front door. This property is set up for your equine friends with a barn, tack room, corral, round pen, and plenty of pasture and hay ground that produces 15-30 large round bales and regularly gets two cuttings. Also comes with 2 excellent water rights, currently all flood irrigated for easy watering of the pasture and hay field. Inside the cabin is an open concept kitchen, dining and living room with the main suite located in the loft above. Downstairs has another bedroom, bathroom, laundry room and bunk room, leaving plenty of room for all your guests. Large windows keep the cabin bright while capitalizing on the incredible views of the surrounding Rocky Mountains. This combination of log home, amount of acreage, and riverfront location is a rare find. Located in Big Game Unit 30 & only 1 mile from public ground.

**\$799,000**

## PROPERTY DETAILS:



## FEATURES:



Open Living



Equine Friendly



Usable Acreage



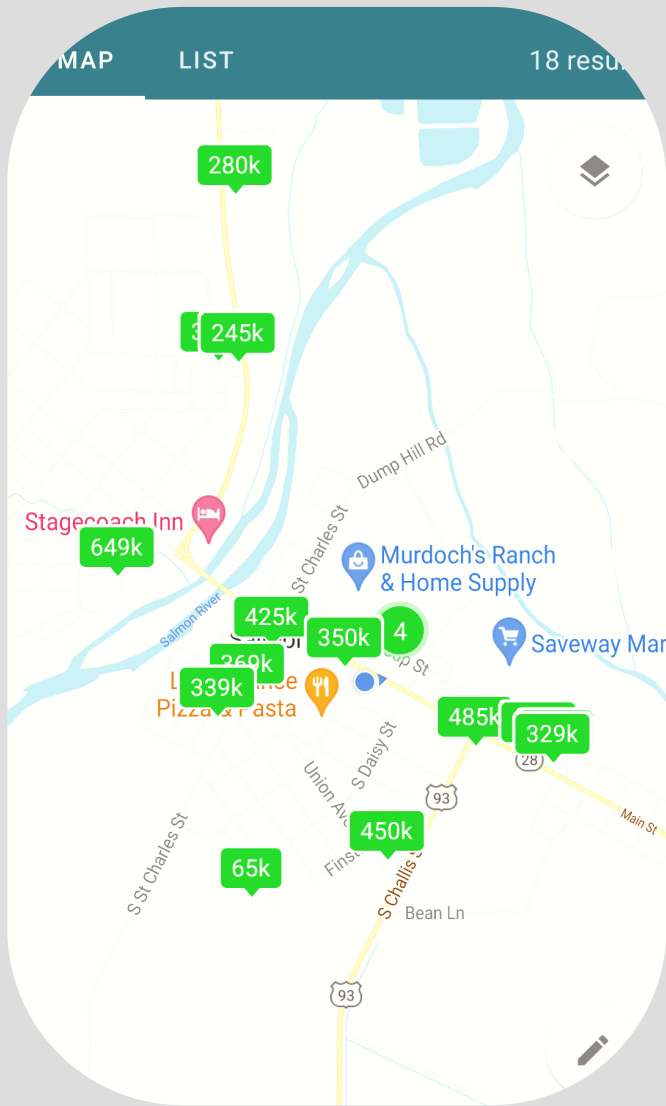
Lemhi River Frontage



13 Seventeen Mile Rd  
Salmon, ID 83467



# New Mobile App



## *My Mobile App is Ready!*

My mobile app is available now! I've been slowly offering this opportunity to new clients over the last several weeks, and now it is ready for anyone interested in using it. The app provides exclusive access to the Multiple Listing Service (MLS) database which is more user friendly, and most importantly, more accurate, than 3rd party listing sites like Realtor.com, Zillow and Trulia. There are two ways to access the app: 1. From your mobile device, click the button below or 2. Send me a text message or email and I will share the link with you.

**[ACCESS NOW!](#)**



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