

# Homes and Land

Salmon River Valley, Lemhi County, Central Idaho



**MOUNTAIN WEST**  
Real Estate

Mountain West Real Estate, Inc  
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208-756-1800  
[www.mtnwestrealestate.com](http://www.mtnwestrealestate.com)

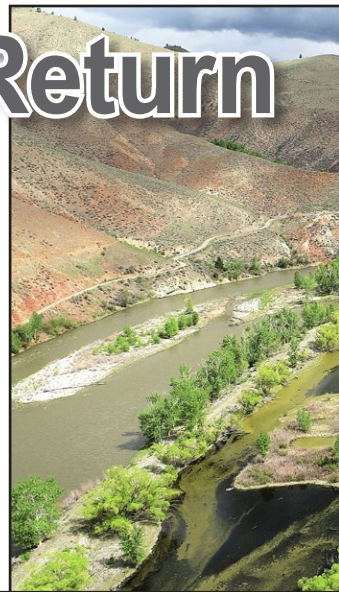


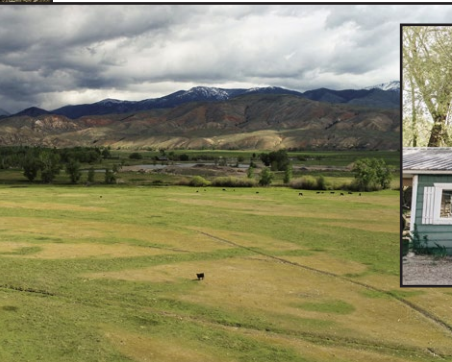
# Farm on the River of No Return

MLS #2144297 & MLS #2144302

**Wake up each morning to views of the majestic mountains and brilliant waters of the River of No Return.** Now offering a rare opportunity to own one of the most unique and beautiful properties on the Salmon River. This 80-acre parcel features approximately 2/3 of a mile of riverfront, offering water rights, ponds, and unending views in every direction. There are two homes on the property with a shared well. The 1st home features approximately 1530 square feet of living space on the main level and a 462 square foot bedroom on the 2nd level. This 3 bedroom, 2 bath home also offers a spacious floor plan, a cozy living room with a wood stove, and an additional family room. The 2nd home is located along the banks of the river offering 2 bedrooms, 1 bathroom, an open floor plan with approximately 1080 square feet of living space. These well-maintained homes are perfect for year-round living, or as vacation homes for your entire family. Host weddings/receptions in the picturesque barn, store your hay and house your livestock. The property currently pastures cattle but could be a small farm or an amazing horse property. There is a bunk house for your staff, or for your guests, a small shop, storage sheds and an RV parking area. This property is a recreational paradise, with panoramic views and beautiful building sites overlooking the Salmon River. This stretch of the Salmon River provides an excellent combination of gently flowing water with some areas of river rapids, which allows for recreational activities, such as swimming, fishing, and rafting. If you enjoy the outdoors, you'll find hiking, mountain biking, and UTV trails, as well as hunting in a number of excellent hunting zones. If skiing or snow machines appeal, Lost Trails Powder Mountain is less than 45 minutes north on Highway 93N where you'll find miles of excellent snow machine trails, as well as cross country skiing trails. \$2,600,000

See more of this property at [https://youtu.be/2aJS\\_GLffrc](https://youtu.be/2aJS_GLffrc)





# Amazing Custom Built Log Home

## MID STREAM MEADOWS

MLS # 2144229

*Custom natural log home designed and built by artist/owner to encompass and reflect its surroundings by incorporating native building materials.* The main level of this 2 bedroom, 2 bath, 2,542 sq ft home features open interior space with cathedral ceilings, and large picture windows with a solarium that brings the outside in. Southern exposure captures winters warmth, enjoy private views from every window. Cook's kitchen with custom hardwood cabinets, hanging forged pot rack, butcher-block island with sink, and antique Kalamazoo wood cookstove. A large formal living room with a Napoleon wood stove and dramatic wall of stone are adjacent to the spacious family room with office built-ins. The upper level is 2 large bedrooms and a full bath. Cabin fever is not allowed with an extra-large 60 x 22 Shop and 44 x 20 Studio with a 12 x 12 lean-to as well. Plenty of room for all your toys on this 43 +/- acre property. Wildlife abounds on uncultivated grounds with easy access to bordering public lands. Welcome to your Own Private Idaho, this is one-of-a-kind! \$1,500,000

See more of this property at <https://youtu.be/r5OpJgyBFao>



# 60 Acre Ranch on Tower Creek

## TOWER CREEK RANCH

MLS #2139775

*This spacious 4,112 sq ft. home has been modernized, re-wired and re-plumbed. 2232 sq ft. addition was added (2011). 1/4 mile of creek runs through this 60-acre ranch.*

This 5-bedroom, 2 bath energy efficient home has breath-taking views. Ranch has been called "a piece of heaven". In the foothills of the Rockies, 2 miles from the highway and 10 miles from Salmon, ID. Cell phone reception. Borders U.S. Gov't land on 2 sides. Adjacent 37+ acreage available (MLS #2139563). Main level contains the living room w/ library, family room with office built-ins, 2 guest rooms, sitting room, and bath. Country kitchen w/ butcher block, open dining room, east-facing covered maintenance-free deck, mudroom/porch. Upper: master suite, bath, and two guest rooms. Finished lower: Hot tub/sauna/ exercise room, laundry room, hobby room with vault, 3 large storage areas & garage. Modern Elevator makes it handicap accessible. Flowering landscaping, mature woods along the creek, 1898 water right, native rock sidewalks, fenced vegetable garden, greenhouse, coop, and 2 orchards with a variety of fruit trees. 2 stall garage and insulated heated spacious shop, 2 barns, woodshed, bunkhouse, 2 RV shelters, machine shed, corral/squeeze chute, 300 yd rifle range, and elevated building where deer, turkeys, and elk can be viewed. Seven irrigated pastures and unique balanced rock spires. \$987,000

See more of this property at <https://www.youtube.com/watch?v=ly0wyWjp1vg&feature=youtu.be>



## HORSE PROPERTY IN CARMEN

MLS #2143308

**Quiet country living just 9 miles from town, this 3 bed/ 2 bath low maintenance home sits on five acres, with spectacular views of the Beaverhead Range and the Continental Divide.** This property includes a large barn with hay storage, a loafing shed, corrals, fenced pens for your smaller friends, a dog run, and a storage shed. 3+ acres of pod irrigated ground, pastures, and 2 dry lots for your equine needs. This comfortable home has an open living area on the main floor with floor to ceiling windows looking out to the east and taking in the mountain views. The spacious kitchen has oak cabinets and stainless appliances, breakfast bar and an adjacent dining area. French doors open to the newer wrap-around deck. The main level also includes the master bed/bath as well as two guest rooms, guest bath, and laundry area. Lower level features a family room with a wood stove and ingress/egress door, which leads to a covered patio area and the hot tub. Attached one car garage has ample space for a work area. \$589,000



MLS #2139977

**Here is a property with loads of options.** Located just 3/4 of a mile from Salmons Main Street, this property can meet a multitude of needs. The city considers this property to be in the area of city impact and considers it zoned commercial. A corner lot on Highway 93 and Adventure Ln. this property is just out of the city limits. The existing structure is a 3-bedroom, single bath home with a living room, dining area and a laundry all on the main floor. Detached garage is a two-stall building with a small storage room on one side. \$260,000

MLS #2140480

**Very secluded cabin in the Rocky Mountains of Idaho!** This off-grid property offers superb elk and deer hunting! Dahlenega Creek runs through this 19.37-acre parcel and is in the Dahlenega Mining District. This once-in-a-lifetime find would make an awesome hunting camp or secluded retreat for generations to come. The cabin is one large room 660 sq ft., wood stove and propane heat, outhouse. Located 4 1/2 miles East of Gibbonsville, Idaho. \$450,000



MLS #2140505

**2.8 acres above Salmon, Idaho.** This is a large building parcel with good views of the valley and the Rocky Mountains. The property has many trees, conifers, aspens, and other types of trees. This acreage is comprised of 5 lots. CC&R's Do Apply. \$110,000

MLS #2144851

**Unique, energy efficient 2 bed/1 bath, modular home on a large corner lot on the edge of Salmon City limits that capitalizes on big mountain views!** This Indi Dwell Structure is a fully engineered modular home that includes energy efficient windows, mini-split heating & a/c unit, quartz counters, stainless steel high efficiency appliances, 200 amp panel, stackable washer/dryer and overbuilt ICF conditioned crawl space foundation. The 1/2 acre city lot is partially graded, leaving room for a shop/garage and green space. This is a clean, modern, and efficient home that can be purchased completely furnished. \$250,000



MLS #2143310

***This immaculate 4 bed/3 bath home was built in 2002 and is better than new and move-in ready.***

The main floor is a spacious open concept living space. A gorgeous peninsula kitchen offers a great design with a gas oven/range, granite counter tops, and a pantry. The owner's suite is located on the main level and offers a walk-in closet, walk-in shower, and double sinks in the master bath. The main floor living space also offers a guest room & guest bath with hardwood flooring throughout, and lots of windows allowing for plenty of natural light. Walk-out basement with 2 bed/1 bath, a large family room, an oversized laundry room, and space for an office. The basement also offers access to the large backyard with a separate entrance you could convert it into a mother-in-law or rental space. There is an attached garage on the home and a newer 36x60 detached shop with power and pull-through garage doors for easy access and an outside RV parking area. \$614,900



MLS #2143562

***3 bed/2 bath home on 3.9 acres, sitting at the end of a quiet pleasant neighborhood.***

3.25 acres are pod irrigated pasture completely fenced. A 30'x55' garden with a 6' fence will keep you in fresh produce. A detached 34x24 garage/shop with a 10' overhang will give you plenty of room for exterior storage. The home has an open living space with nice windows to enjoy the country views and the mountains, a living room designed for entertaining, the well-designed kitchen has a large pantry, large laundry room and a huge mud room with room for freezer, shelves, and benches. A covered deck just off the main living space gives this home a great outdoor living area. \$675,000



MLS #2123103

***This 160 acre ranch is an opportunity to own your own piece of the Rocky Mountains. It sits just 20 miles south of Salmon Idaho as the crow flies, in the Lemhi Range, completely surrounded by public ground.***

The hunting opportunities abound as Elk and Deer use this property daily. The perimeter is fenced and there are corrals to hold your horses and mules. The log barn that is on the property would make great tack storage and storage for your camping gear and other necessities. The main base camp area is completely fenced, There are several prebuilt bases for tent camping and a convenient spring for any domestic water needs. The snowmobiling on and around this ranch is nothing short of amazing. This remote offering is some of the most beautiful hunting, hiking, mountain biking and all around recreational property available in this region of the Rocky Mountains. \$900,000



## LILLIAN BUILDING CONDOMINIUM'S

### **PRIME Professional Building OFFICE SPACE!**

Excellent opportunity for a small office user to own nicely finished space within the prominent PUMF LLC Office Suite Condominium. Common parking areas in front and back of building. Park at your front door. Well maintained, professionally managed property with elevator, lots of storage, and bathrooms on both levels. Offices are heated/cooled with 4 new high efficiency roof top HVAC units. Condominium Association in place which includes building insurance, snow plowing, all utilities, common area maintenance and janitorial. Seven office spaces of varying sizes are available for purchase. Square feet of offices range from 212 sq' ft. to the largest at 1034 sq' ft., most of the office spaces available are in the 200+ sq' ft. to 396 sq' ft. Prices range from \$25,200 to



\$123,000 with most of the spaces averaging less than \$50,000. MLS #2141301, 2141303, 2141304, 2141305, 2143711, 2143713 and MLS #2143714. Conveniently located in downtown Salmon, ID with all amenities in the immediate area. Take advantage of the low interest rates and affordable SBA financing. Not for residential use.



MLS #2143663

**Quaint little turn-key cabin tucked into the pines high above beautiful Williams Lake in Salmon, ID.** Enjoy privacy on 8 acres with public access to all the amenities that Williams Lake and the surrounding area have to offer. This on-grid cabin was built in 1996, has a private septic system and utilizes the Williams Lake Community Water to ensure you have a remote, yet comfortable stay. Enjoy a picnic on the 6'x14' covered front porch or settle in by the fire pit in the cool of the evening. The 10'x10' loft offers additional sleeping space for those that need a bit more than 1 bedroom. The property does border BLM land, giving you direct access out the back door to explore Idaho's public grounds. Coming fully furnished, this would make an excellent short-term rental or private retreat for a small family or remote worker. \$429,000

MLS #2131156

**This property is just over 91 acres of undeveloped ground.** Located just 2.5 miles from the heart of Salmon Idaho, these parcels are bordered by BLM on the North and West sides, the Main Salmon River to the East side, and ranch ground to the South side. Access to this property at this time is by boat only as all roads that may be in the area of this ground have to cross private land and access through these lands is closed. There are beautiful sites on this property to develop any way you would choose. Road access may be possible for a persistent owner over time. The listing agent is familiar with the property and equipped to show it to you. Come see this wild ground and the abundant wild creatures that live there. \$498,750.



MLS #2142940

**Recreational opportunities abound with this well-maintained manufactured 2 bed / 2 bath home on 6.148 acres.** This home sits high over the valley with majestic views of the Main Salmon River and the Lemhi Range. Bordering public ground on the west. This open concept home has a large country kitchen with an island and breakfast bar, connecting to the dining and living area which have large windows to take in the river and surrounding mountain views. The good-sized master suite includes a generous master bath. Two generous decks on each side of the home with a covered porch connecting the two. There is an RV hookup for your guests as well. \$374,900



# Welcome to Salmon, Idaho

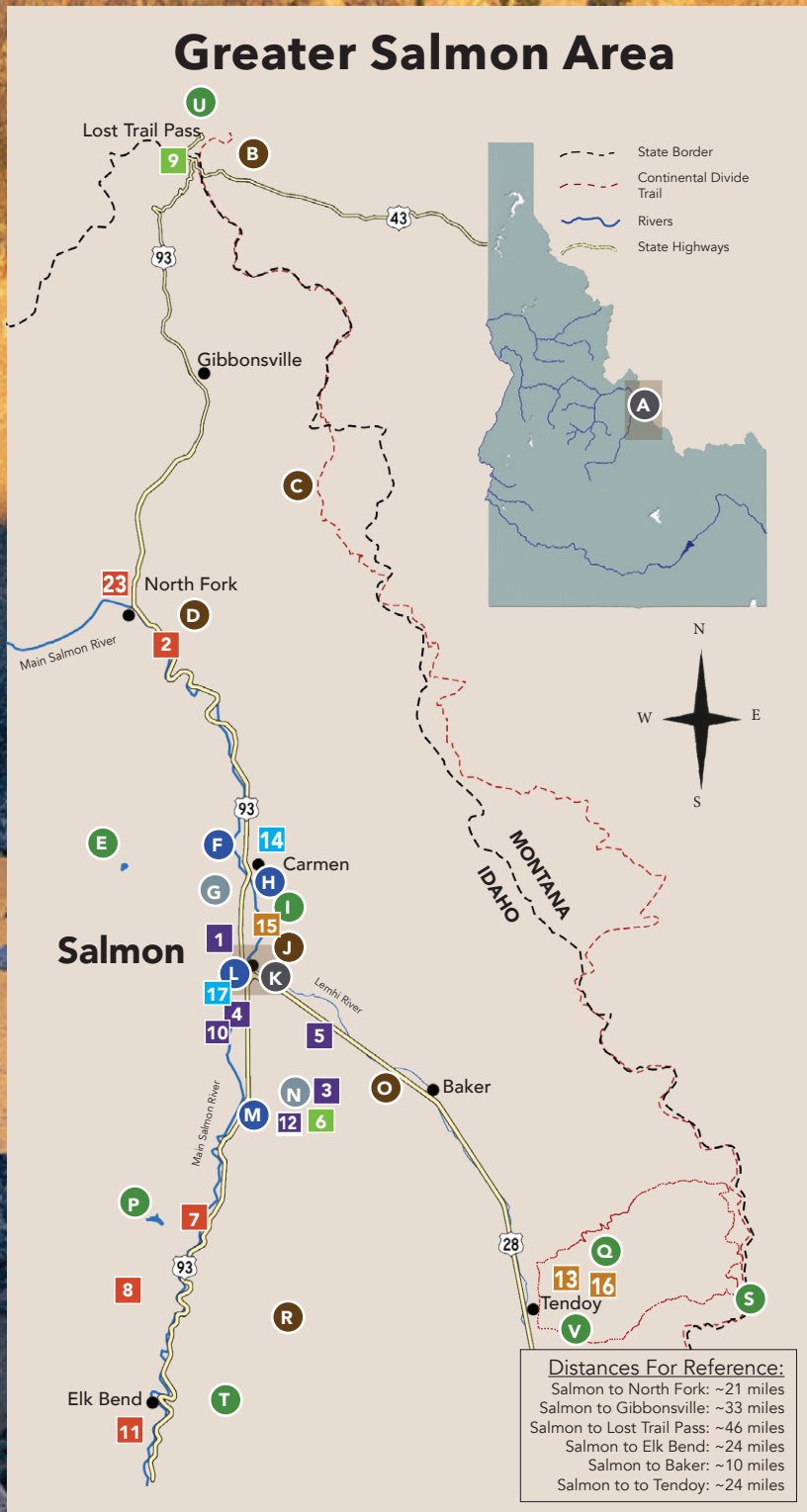


Birthplace of Sacajawea

Whitewater Capital of the World

Gateway to the Frank Church  
River of No Return Wilderness

On the Lewis and Clark Trail  
and Salmon River Scenic Byway



### Points of Interest

- |                                   |  |
|-----------------------------------|--|
| <b>A</b> Salmon + Lemhi Valley    | <b>M</b> Shoup Bridge Boat Ramp          |
| <b>B</b> Chief Joseph Trails      | <b>N</b> Lemhi County Airport            |
| <b>C</b> Continental Divide Trail | <b>O</b> Barracks Lane Trailhead         |
| <b>D</b> Wagonhammer Trail        | <b>P</b> Williams Lake Rec Area          |
| <b>E</b> Wallace Lake             | <b>Q</b> Sharkey Hot Springs             |
| <b>F</b> Morgan Bar Rec Area      | <b>R</b> Twelvemile Trails               |
| <b>G</b> Lemhi County Fairgrounds | <b>S</b> Lemhi Pass                      |
| <b>H</b> Carmen Boat Ramp         | <b>T</b> Goldbug Hot Springs             |
| <b>I</b> Salmon Disc Golf Course  | <b>U</b> Lost Trail Ski Area             |
| <b>J</b> Discover Hill Trail Head | <b>V</b> Lewis & Clark Backcountry Byway |
| <b>K</b> City of Salmon Area      |  |
| <b>L</b> Island Park Boat Ramp    |  |

### Chamber Members Out of Town

- |                                  |                               |
|----------------------------------|-------------------------------|
| <b>1</b> Dahle Construction      | <b>10</b> Jervois Mining      |
| <b>2</b> Wagonhammer RV Resort   | <b>11</b> Salmon Gypsy B&B    |
| <b>3</b> Air Idaho Rescue        | <b>12</b> Salmon Mini Storage |
| <b>4</b> Ray's Heating, Plumbing | <b>13</b> Tendo Store         |
| <b>5</b> Wellard Constructors    | <b>14</b> The Kitchen         |
| <b>6</b> Gem Air                 | <b>15</b> Swift River Farm    |
| <b>7</b> Greyhouse Inn B&B       | <b>16</b> Agency Creek Farm   |
| <b>8</b> Twin Peaks Guest Ranch  | <b>17</b> Salmon Valley Print |
| <b>9</b> Lost Trail Ski Area     | <b>23</b> River's Fork Lodge  |

# You are invited to visit and enjoy Salmon, Idaho.

The River of No Return may run through Salmon, but once you have visited you will always want to return. With the Salmon River on the west edge of downtown, the Lemhi River on the north, and the Salmon River scenic byway and Sacajawea Historic byway running through town - Salmon is the confluence of history, scenery, and adventure.

Rafting, floating, hunting, fishing, hiking and riding are just the beginning. Rich in history, with ghost towns, historic mines and hot springs, the birth place of Sacajawea, in the heart of the Rockies, on the Lewis and Clark trail — Salmon, is Idaho's finest, year round vacation spot. We look forward to seeing you in Salmon, Idaho!

*The Greater Salmon Valley Chamber of Commerce*

## Points of Interest

### Color Key

- Trails/Trailhead
- Parks and General Interest
- Boat Ramps
- Public Entity
- Area of map expansion

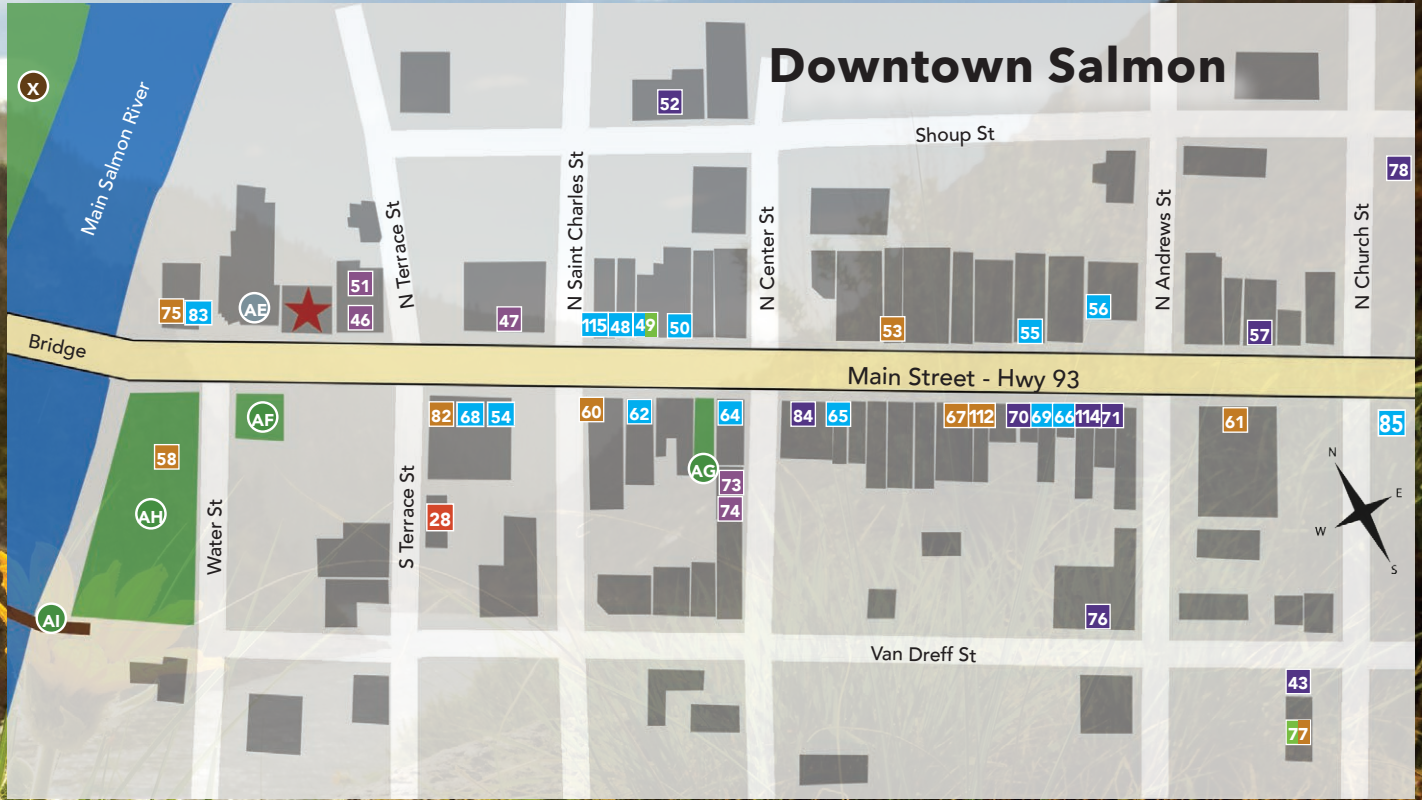
### Points of Interest

- AD Bottom of S-Hill
- V CDC Park
- AE City Hall
- W County Courthouse
- J Discovery Hill Trailhead
- Y Downtown Salmon
- AG History Park
- U Hockey Rink
- X Island Park
- L Island Park Boat Ramp
- AA Kid's Creek Park
- AI Pedestrian Bridge
- AC Sacajawea Center
- AB Salmon City Park and Pool
- Z Salmon Jr/Sr High School
- AF The Bear
- AH Veteran's Memorial Park



# Explore downtown Salmon

Shops, Restaurants, Galleries, Jewelers, Museums, Antiques, Furniture



## Chamber Members In Salmon

- Shopping
- Activity/Entertainment
- Restaurant/Bar/Grocery
- Hotel/RV/B&B
- Local Non-Profit
- Other Member Businesses

- 36 93 Outdoor Sports
- 71 Allen Accounting
- 57 Alliance Title Company
- 14 Arctic Ice
- 55 Arfmann's Four Seasons
- 30 Art of Design
- 80 Backstage Dance/Tumbling
- 44 Bear Country Inn
- 110 Bella Skin & Wellness Spa
- 27 Century II Campground
- 62 Computer Zen
- 64 Cornerstone Gift & Antique
- 52 Custer Telephone Coop.
- 69 Diamond Creek Company
- 35 Discounts Unlimited
- 63 D'Lash
- 78 East Idaho Credit Union
- 34 Foresight Solutions
- 68 Goodenow's
- 61 Highlander Beer
- 43 Idaho Power Company

- 111 Jackson Restoration
- 115 Jaxonbilt Hat Co.
- 28 Jailhouse Suites
- 112 Kaleidoscope of Salmon
- 65 Krasowski Jewlery
- 98 Kookaburra/Salmon River
- 31 KSRA Radio
- 79 Last Chance Pizza
- 75 Last Wave
- 58 Lemhi Co. Farmer's Market
- 81 Lemhi Co. Humane Society
- 46 Lemhi County Museum
- 39 Lemhi Lumber
- 73 Lemhi Regional Land Trust
- 85 Margaret's Massage Clinic
- 82 Mtn. Harvest Comm. Mrkt.
- 24 Mtn. West RE/W. Krall/S. Elrod
- 22 Murdoch's Ranch & Home
- 60 Nature's Pantry
- 53 Odd Fellows Bakery
- 96 Paradise Brews
- 48 Paulette's Craft Store
- 33 Pete's Custom Meats, Inc.
- 77 Pins and Tips Bowling
- 50 Purple Easel Gallery
- 41 Quality Motors
- 114 Rachel Ryan Real Estate
- 56 Real Deals of Salmon

- 91 Revival Gold Idaho, Inc
- 25 Rise and Shine Espresso
- 70 Robie Real Estate
- 66 Russell Cellular Verizon
- 37 Sacajawea Inn
- 45 Salmon Arts Council
- 40 Salmon City Golf Assoc.
- 51 Salmon Eagles #2316
- 47 Salmon Library Association
- 83 Salmon Outdoor Essentials
- 54 Salmon Pharmacy
- 49 Salmon River Fly Box
- 15 Salmon Valley Hospice
- 21 Salmon Valley Insurance
- 74 Salmon Valley Stewardship
- 26 Saveway Marketplace
- 72 Snook Law Office
- 20 Stage Coach Inn
- 32 State Farm Insurance
- 29 Steele Memorial Medical
- 13 Summit National Bank
- 19 Super 8 Salmon
- 18 Sweet Water Hollow
- 76 The Hair Artist
- 113 Total Image Salon
- 84 US Bank
- 116 Westfall Logging
- 67 Whiskey Willy's

- 42 WTRRA-Whitewater Riding
- Members not on the map**
- 99 Adventure Crew
  - 100 Aggipah River Trips
  - 101 Alex Sholes Photography
  - 86 Assisting Hands Home Care
  - 108 B.S. Cattle Company
  - 87 Brewer Explor./Geo. Services
  - 102 Elliott's Color Box Media
  - 103 Greg Roach Grading/ Exc.
  - 104 Helfrich River Outfitters
  - 105 Idaho Conservation League
  - 95 Idaho River Journeys
  - 88 Jim Foster Outdoors
  - 106 KC Harvey Environmental
  - 107 LCEDA
  - 90 Middle Fork Outfitters
  - 110 Riv. of No Return Wild. Out.
  - 114 Salmon Handcrafted
  - 93 Salmon Select Sale
  - 111 Sal. Whitewater Park Assoc.
  - 89 Sonshine Photography
  - 94 SP2M Marketing/Printing
  - 92 Snoack Studios
  - 109 Stone Tablet Bookkeeping
  - 112 The Wilderness Society
  - 97 W&S Enterprises LLC



# Wondering what to do in Salmon, Idaho?

## Well, if you have....

### Up to 2 Hours

- Shop around town!

14 17 22 36 39 41 48 49 50 54 55 56 62 63 64 65 66 68 69 83 110 113 115

- Take a walk at Island Park. **X**
- Visit the Lemhi County Historical Museum. **46**
- Grab a bite to eat or a drink.

13 15 16 18 25 26 33 35 53 58 60 61 67 75 77 79 82 85 95 96 112

- Visit History Park. **AG**
- Take a selfie with the Bear. **AF**
- Visit the Sacajawea Center. **AG**
- Visit the Salmon Public Library. **47**
- Hike S-Hill. **AD**

### Half a Day

- A Combination of 2 hour ideas.
- Float a Salmon River town section. **F H L M**
- Hike/Bike Disco. **J**
- Picnic at Williams or Wallace Lake. **E P**
- Take a Scenic or Breakfast Flight. **6**
- Drive to Sharkey Hot Springs. **Q**
- Hike to Goldbug Hot Springs. **T**
- Go fishing (ask a local shop for ideas). **36 49**
- Dinner and/or drinks out on the town. **■**
- Bowling in town. **77**
- Explore the Lewis & Clark Backcountry Byway. **V**
- Visit the Tendoy Store. **13**
- Learn to fly fish. **49**
- Swim at the Salmon City Pool. **AB**
- Play a game of golf. **40**
- Play a game of disc golf. **I**

### A Full Day

- A Combination of the above suggestions.
- Horseback ride with an outfitter. **90**
- Day-trip rafting or fishing. **49 98 100**
- Scenic Drive to Lemhi Pass. **S**
- Mountain Bike a local trail system. **D J O R**
- Lake day at Williams or Wallace Lake. **P E**
- Hike part of the Continental Divide Trail. **C**

### Multi-Day

- A Combination of the above suggestions!
- Enjoy indoor accommodations. **7 8 11 19 20 23 28 37 44**
- Book a multi-day rafting/fishing trip. **95 100 104 110**
- Book a hunting horse/mule pack trip. **90**
- Book a Fall steelhead fishing trip. **95 98 100 104 110**
- Book a Fall hunting expedition. **90**
- Camp out near town. **F M P E 2 16 23**
- Backpack trip on the Continental Divide. **C**
- Backpack in the Salmon-Challis Nat'l Forest.

## Annual Events

For current information on these events and many more, check out the Events Calendar at [salmonvalleychamber.com](http://salmonvalleychamber.com)

### APRIL

- 2nd:** Skiasta  
@ Lost Trail Ski Area
- 3rd:** Closing Day  
@ Lost Trail Ski Area
- 7th-9th:** Salmon Select  
Horse & Mule Sale

### MAY

- 28th:** May Day  
@ Gem Air

### JUNE

- 1st-30th:** Lemhi County  
History Month
- June 17th-18th:** Max  
Hemmert Baseball  
Tournament
- June 30th:** SRD's  
Kickoff Chamber  
Concert

### JULY

- June 30th-July 3rd:**  
Salmon River Days
- 9th:** Ramey's Hotrod  
Hootennany
- 9th:** Beaverhead  
Endurance Run
- 16th:** Annual Freeman  
Creek Lavender Festival

### AUGUST

- 20th:** Agai'dika Days
- 21st-27th:** Lemhi  
County Fair
- 26th-27th:** Salmon  
Stampede PRCA Rodeo

### SEPTEMBER

- 1st:** Blues & Brews
- 2nd-3rd:** Salmon River  
Arts Festival

Keep in mind - Due to COVID-19 situations are continuously changing, so please remember to contact the GSV Chamber before your visit!

## Want More Info?

Contact the

**Greater Salmon Valley Chamber of Commerce**

**Mailing:** 516 Main Street, #316, Salmon, ID 83467

**Visitor Center:** 204 Main Street (red star on the map!)

**Website:** [salmonvalleychamber.com](http://salmonvalleychamber.com)

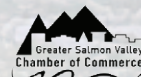
**Facebook/Instagram:** @salmonvalleychamber

**Email:** [info@salmonvalleychamber.com](mailto:info@salmonvalleychamber.com)

**Phone:** (208) 742-1800

This publication made possible by:

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Sunshine Photography  
& Alex Sholes  
Photography



# Your Own Piece of the Rockies

MLS #2144338

**Here is a property with 1175 feet of Main Salmon River frontage, rare for today's market.**

Located just 6 miles south of Salmon, this 15.61 acre property has options galore. The property has a septic system installed (which will need to be re-approved by the Health Department), a road built to a home site and has power run to the area. There is a pond on the south end of this parcel fed by springs and ditch wastewater. There is an irrigation ditch running the length of the east side of the property which is the delivery system for the irrigation water right that goes with this property. This would be the perfect piece for a buyer wanting to own livestock of any kind. Plenty of water and grass, and great exposure to the sun, makes for good pasture. The recreational opportunities in this area are boundless. Hunting in the Salmon National Forest is just minutes away. Fishing and boating in the Main Salmon River are just out the front door. Snow machining in the winter is also just up the hill from this river front property. \$796,000



MLS #2144534

**Beautiful 10-acre building site with dramatic views of the mountain range and Salmon River!** Building site and 25 ft crushed shale driveway with drainage pipe in place. One look and you'll know where you want to build your dream or vacation home. Five miles north of Challis, ID on US-93 into the Stephens Gulch Homestead subdivision. Subject to CCRs. Partially fenced and has pasture ground with flood irrigation rights, livestock is permitted. Power and phone are at the lot line, needs well and septic, Perfect property close to schools, shopping, restaurants, and unlimited recreational opportunities including hunting, fishing, and off-road exploring the nearby mountains and river. \$145,000



MLS #2144571

**Cozy home on 1.5 Acres close to the north fork of the Salmon River and Lost Trail Ski Resort!** Cute as a button home featuring two bed, one full bath, office room that could possibly be converted to third bedroom. Numerous updates to the interior. Custom rock work around living room free-standing fireplace, chimney, and exterior of home. Detached double garage, woodshed, storage shed and dog kennel. Imagine skiing at Lost Trail Pass Ski Resort within a half hour, coming home to a cozy fire in the fireplace and watching the wildlife roam through your yard. You can enjoy rafting, hunting, fishing, hiking, skiing, and snowshoeing throughout the year and only minutes from your home. \$280,000





# SALMON VALLEY IDAHO

## PLAN YOUR ESCAPE INTO THE HISTORIC HEART OF IDAHO AT

# VISITSALMONVALLEY.COM

Salmon is a scenic mountain-town located on the outskirts of Idaho's Frank Church River of No Return Wilderness, with rustic origins in mining, lumbering and family ranching. Over the years, it has evolved into a vibrant collection of artisans, restaurants, and a community of adventurers that can only exist in a place that offers this much outdoor recreation.



RAFTING



FISHING



BIKING



EVENTS



DINING



ONLY IN SALMON





**A LITTLE TOWN AT THE  
EDGE OF A VAST WILDERNESS**

Outdoor thrill-seekers come from all over the world to hunt, raft, fish and enjoy the Main and Middle Fork of the Salmon River and folks around here are happy to accommodate you and yours with great food, hotels & camping. This is Idaho at its finest! Check out our website on a desktop or on your smartphone and you'll see lots of reasons why we say Salmon Valley Idaho is *PURETHERAPY*.



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# Your Mountain Retreat - Off The Grid

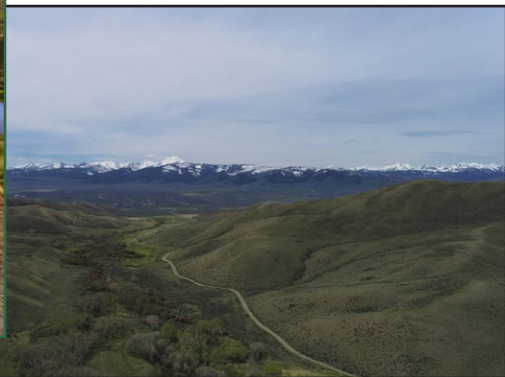
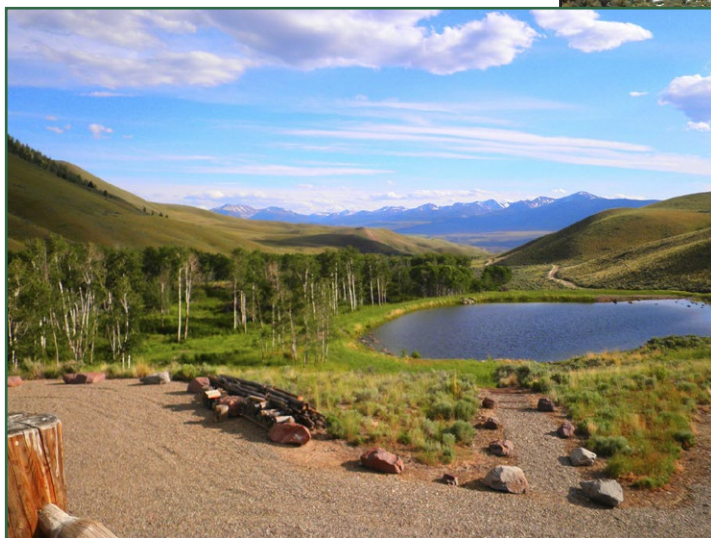
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**OWN YOUR OWN CANYON & the ultimate private retreat.** Located at the base of the Beaverhead Mountains in Lemhi, ID, this 321 acre property is just 1 mile from the Continental Divide. Surrounded by federal land with year-round access, this location offers unimaginable views of Idaho's Lemhi Range, the convergence of 2 creeks, a multitude of springs, 5 water rights and a 40' deep creek-fed pond filled with wild trout. The property is fully fenced with 68 acres of meadow, 50 irrigated acres and 202 acres of dry grazing, offering plenty of room for livestock.

Peterson Creek runs through the entire 1.5+ mile length of this property, which also features an 800-yard private rifle range. Truly an off-grid retreat, the imported Canadian Western Red Cedar log cabin has a 2KW solar system and a backup propane Kohler generator with a 500-gal buried tank. Originally planned as the guest quarters, the 2 bed /1 bath cabin features a locally sourced rustic barn wood interior with knotty pine doors, wrought iron fixtures, random width tongue and groove pine cathedral ceilings and 2 antique cast iron stoves. Current infrastructure was set up to accommodate an additional, larger main house. No light or noise pollution here, you can escape it all and be completely self-sufficient. \$2,950,000

See more of this property at <https://youtu.be/JXPNaexS-Xs>





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