

St Charles Salmon Ranch

60± Acres in Salmon, Idaho



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Salmon River Valley

Located on the Salmon River on the outskirts of town. This property has the beauty and serenity of living on the river with the conveniences of town at your doorstep. Salmon is a small mountain community in Lemhi County. The area is known for world class recreation, while the main industries are farming and mining. The Lemhi County Airport in Salmon not only provides access to many of Idaho's greatest treasures, it can also accommodate many jets with it's 5,510 x 75' paved airstrip at an elevation of 4,044 feet.

Acreage with Opportunity

At just over 60± acres with approximately 600± feet of Salmon River frontage, this property offers a rare combination of live waterways, irrigated pasture, and exceptional natural beauty. The irrigated pasture is currently leased annually to a local rancher. Wildlife is abundant throughout the property thanks to reliable food, water, and minimal disturbance. Enjoy 600± feet of private river frontage featuring a quality fishing hole. Portions of the land lie within the floodplain. The property is comprised of 9 parcels, six of which are located within a subdivision with minimal CC&R's. These CC&R's simply require future homes to connect to city sewer and water upon development. City sewer and water services are available on St. Charles Street. Directly across the river are public owned lands hence, providing a protection your view of the river from future development. Naturally, it also provides a more private setting for your new home or outdoor recreating.

Price: \$1,125,000

An outstanding opportunity for a multi-home development, an investment hold, or a combination of building and selling individual parcels while retaining the majority of the acreage for personal use.

Taxes: \$533.10 for 2025 as per Lemhi County Assessor



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Recreate Where You Live

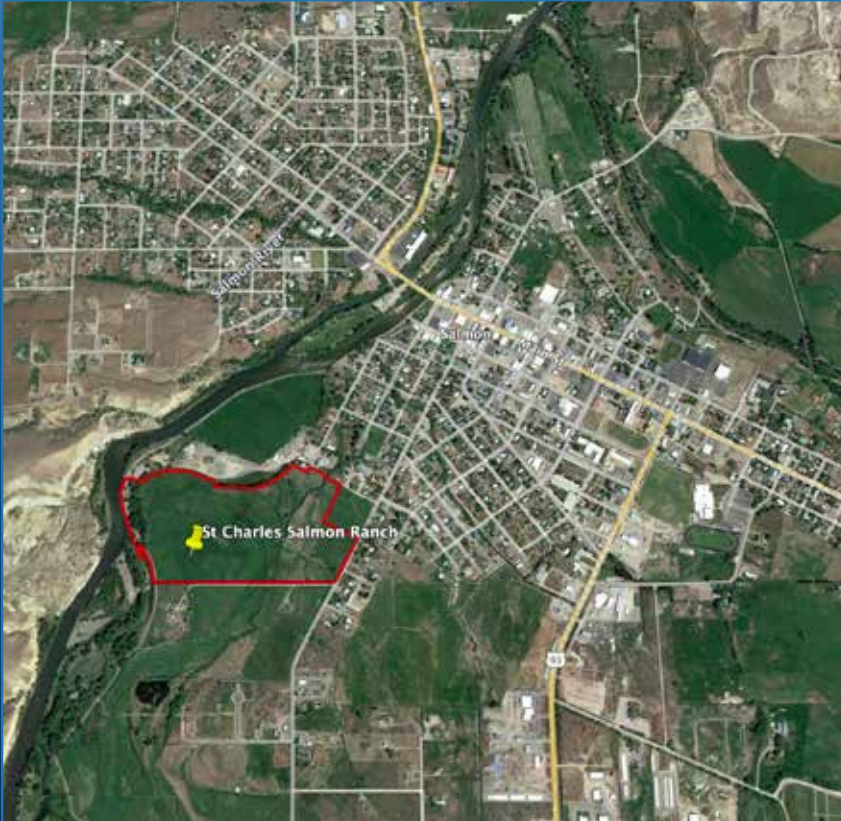
The Lemhi Valley is not only home to the Salmon River, but also serves as the gateway to Montana and the Beaverhead Mountains. Outdoor recreation opportunities are abundant, including whitewater rafting, jet boating, salmon and steelhead fishing, fly fishing, big game hunting, and miles of trails for ATV riding and horseback riding. For wilderness enthusiasts, there are vast areas to camp, hike, and explore, such as the Salmon-Challis National Forest and the renowned Frank Church–River of No Return Wilderness. With so much to see and do, the Lemhi Valley offers something for every outdoor adventurer.



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Maps are provided to assist in location purposes only - Broker assume no liability for conflicts with surveys.



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