



0.22 Acres

\$24,995

Lemhi County, Idaho

landresellers.com/properties/278ffc2be52



Property Details

Property Types: Land, Residential, Recreational

State: Idaho

County: Lemhi County

City: Elk Bend

Zip: 83467

Price: \$24,995

Total Acreage: 0.22

Property ID: C-2023041

Property Address: Pheasant Drive, Elk Bend, ID, 83467

APN: RP00790110160A

Dimensions: 50' X 190'

GPS: 44.868946, -113.985264

Subdivision: Salmon River Meadows

Block: 11

Lot: 16

CCRs: None

Association Fees: None

Roads: Good Gravel

Power: Yes - Available

Water: Yes - Available

Time Limit to Build: None

Taxes: \$45

RV Policies: Allowed

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Great recreational lot with easy access from HWY 93 and magnificent views. Camping is permitted up to six months per year. This parcel is located about 20 minutes south of downtown Salmon in the Elk Bend Area. Salmon is close enough to give you all of the amenities of the city without extensive travel time and still provides a quiet rural river atmosphere. Gorgeous views of the surrounding mountains and foothills. Here you are just minutes from public access on the Salmon River where you will enjoy world class fishing. You will find this location is central to most anything you decide to do in the area.

Elk Bend

A small rural residential community located on the Salmon River about 15 minutes south of Salmon, Idaho. Originally established in the late 1960's as a retirement and recreation community development didn't begin in earnest until the early 2000's. Elk Bend has a local RV park/store, and the Sportsman Lodge and Bar. Additional services can be found in nearby Salmon.

Salmon

Salmon, Idaho is located on the Salmon River in central Idaho at the foot of the Beaverhead mountain range. The birthplace of Sacagawea, this small central Idaho mountain town of around 3,200 residents is a sportsman's paradise. This all season destination is one the most scenic areas in all of Idaho. Known worldwide as the White Water Capital of the World additional summer activities include golfing, fishing, hunting, hiking, and horseback riding. There is no break when the weather changes, just a transition to skiing (downhill and cross country), snowmobiling and even ice skating.

Salmon is home to one of the largest mountain festivals in Idaho: Salmon River Days. Held over 4th of July weekend, this festival draws visitors from around the region for parades, fireworks, boat races, and much more. Perfectly situated for day trips to the mountains, lakes, hot springs, ghost towns and more, Salmon has it all.

Land Information:

Legal: Salmon River Meadows Block 11 Lot 16

APN: RP00790110160A

Address: Pheasant Drive, Elk Bend ID 83467

Dimensions: Approximately 50' X 190'

Size: .22 Acres

GPS: Approximate GPS Coordinates

44.869076, -113.985587 (NW Corner)

44.868898, -113.984801 (NE Corner)

44.868739, -113.984866 (SE Corner)

44.868945, -113.985634 (SW Corner)

44.868946, -113.985264 (Center)

Owner financing available. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers considered.

Document Preparation Fee: \$299

C-2023041 HNTT

Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.

Seller Information



**GOVERNMENT
LAND SALES**

Government Land
Sales
510 E 44th St
Boise, ID 83714

208-991-4644
todd@govlandsales.com

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