



## 0.22 Acres

### \$24,995

### Lemhi County, Idaho

[governmentlandsales.us/properties/6fb41d2bf75](https://governmentlandsales.us/properties/6fb41d2bf75)



## 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

**Water:** Yes - Available

**Time Limit to Build:** None

**Taxes:** \$45

**RV Policies:** Allowed

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  
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Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...