

Seubert RV Park

10.04 Acres

Idaho County, ID

\$695,000



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Activities & Amenities

ATV/Off Road
Hiking/Climbing
Hotel/B&B/Resort
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
State Hunting Unit: 11

Land Details

Address: 110 Seubert Heights Dr,
Cottonwood, Idaho 83522, USA
Closest Town: Cottonwood
Total Acres: 10.04
Deeded Acres: 10.04
Leased Acres: 0.00
Elevation: 3500
Topography: Sloped
Tillable/Crop/Orchard Acres: 6
Include Business? Yes
Estimated Taxes: \$1,098 - 2022
Source of lot size: Survey

Building Details

Homes: 2
Style of Home(s): Ranch
Bedrooms: 2
Full Bathrooms: 2
Basement: None
Parking Types: Detached Garage & Driveway
Heating Systems: Forced Air



Property Summary

Welcome to your own private RV park just outside of the charming town of Cottonwood, Idaho! This wonderful 10-acre property boasts a nine-spot RV park, a 1387 square foot 2 bed, 2 bath manufactured home built in 2018, and a cozy guest house perfect for a short-term rental. As you enter the park, you'll be immediately greeted by a landscaped and well-maintained property that is perfect for anyone seeking peace and tranquility.





Improvements

As mentioned above, this stunning 10-acre property has nine pull-through RV spots with water and electrical hookup making it an ideal destination for campers and RV enthusiasts. The main house is a 1387 square foot 2 bed, 2 bath manufactured home built in 2018. The manufactured home is a true gem, featuring modern amenities and upgrades throughout. From the open floor plan to the gorgeous finishes, this home is sure to impress. The spacious living room and dining area are perfect for entertaining guests, while the well-appointed kitchen boasts black appliances and plenty of storage. The two bedrooms are comfortable and inviting, with the primary bedroom featuring an en-suite bathroom with a walk-in tile shower. The guest bathroom is conveniently located next to the second bedroom and features a tub/shower combo. Behind the main house is an insulated shop that provides ample storage or a place to park vehicles. The charming guest is a studio equipped with a kitchen, living area, and bedroom, making it the perfect retreat for visiting family, friends or a short term rental. There is an office space located next to the guest house for business operations. Also located on the property is a shower house for guests, and a large shed to store the RV park equipment.

Recreation

Camas Prairie Residents enjoy their proximity to recreational opportunities particularly hunting and fishing. Popular fishing hotspots include Winchester Lake, the Salmon River and Dworshak Reservoir. Area hunters appreciate the exceptional big game hunting and game bird hunting at their fingertips. Other local attractions include the Cottonwood Butte Ski hill and Snowhaven Ski Hill where many people enjoy skiing, snowboarding and sledding. Also nearby, the Pine Bar Campground and Boat Launch. Seubert RV Park is minutes away from thousands of acres of State of Idaho land.

- 15 miles from Cottonwood Butte Ski Area
- 18 miles from Salmon River
- 24 miles from Pine Bar Campground
- 24 miles from Winchester Lake
- 35 miles from State of Idaho Land
- 50 miles from Dworshak Dam & Reservoir



Agriculture

The acreage not currently developed for the park produces an Alfalfa Hay crop that is sold for profit.

General Operations

The RV park currently offers nine RV spots and the guest house for rent. They offer nightly rates or weekly rates for the spots and the guest house. There is plenty of excess land for future development of more RV spots. Currently operating seasonally, with great interest from guest for year round availability.

Region & Climate

Camas Prairie is a region located in north-central Idaho, USA, and encompasses parts of Idaho, Lewis, and Clearwater counties. It sits at an elevation of approximately 3,500 feet above sea level, making it a high-elevation plateau.

The climate of Camas Prairie is classified as a humid continental climate, characterized by warm summers and cold winters. The area receives an average of 24 inches of precipitation annually, with the majority falling as snow during the winter months.

The region's vegetation is dominated by grasslands, with some areas of forested land in the higher elevations. The most notable plant species found in Camas Prairie is the camas flower, which is a member of the lily family and is considered a significant cultural and historical plant for the Nez Perce Tribe.

Camas Prairie is also home to a diverse range of wildlife, including elk, deer, moose, black bears, coyotes, and mountain lions. The prairie is also a crucial habitat for numerous bird species.

History

Camas Prairie has a rich and diverse history that dates back thousands of years. The area has been inhabited by various Native American tribes, including the Nez Perce, who have lived in the region for over 10,000 years.





History, cont'd

The camas flower, which is a significant plant species in the region, was a crucial food source for the Nez Perce Tribe. The camas bulbs were harvested by the Nez Perce women and were used as a staple food source during the spring and early summer months.

In the early 1800s, European-American fur trappers and traders began to explore and settle in the region, leading to conflicts with the Native American tribes. The most notable of these conflicts was the Nez Perce War of 1877, which resulted in the removal of the Nez Perce Tribe to reservations in Idaho, Washington, and Oregon.

During the late 1800s and early 1900s, Camas Prairie became a center for agriculture, with farmers cultivating wheat, barley, and other crops in the fertile soil of the region. The arrival of the railroad in the late 1800s helped to further develop the region's economy, with towns such as Grangeville, Cottonwood, and Kamiah becoming important centers for trade and commerce.

Today, Camas Prairie remains an important agricultural region, with farmers continuing to grow a variety of crops. The area is also a popular destination for outdoor recreation, with opportunities for hiking, fishing, hunting, and camping. The camas flower is still an essential part of the region's cultural heritage, and annual camas festivals and celebrations are held in various towns throughout the area.

Location

The location of this property is truly unbeatable. Nestled just outside of Cottonwood, Idaho, you'll be able to enjoy all the benefits of small-town living while still being within easy reach of larger cities like Boise and Lewiston. The stunning scenery surrounding the property provides ample opportunities for outdoor activities, including hiking, fishing, hunting and snowmobiling. The RV park is located conveniently in between Boise, ID and CDA, ID it is a wonderful halfway point for people traveling the state of Idaho.

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A scenic landscape with rolling hills, a few buildings, and several RVs parked in a field. The text "Hayden Outdoors" is in a bold, sans-serif font, and "Buyer Process" is in a large, elegant script font, both centered over the image.

Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

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- RICK STEINER, SELLER/BUYER

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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

Boundary Main House House



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