

— IDAHO COUNTY —

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# FROM RIVERFRONT RETREATS TO IDAHO BACKCOUNTRY

Salmon River frontage, wide-open ranchland, mining history and midcentury charm highlight seven distinctive properties in North Central Idaho.

A riverfront home with enough garage space for 10 vehicles. An off-grid hunting retreat tucked between two rivers. A piece of Idaho County's gold-mining past.

Those are just a few of the finds in this look at standout real estate across Idaho County and neighboring communities. From substantial ranch acreage to a 1950s home with its original character intact, these seven properties offer plenty of variety — and a few features that don't turn up in the average listing.

*(As with all listings, check with these real estate agents on property costs and availability.)*



# A RIVER RUNS THROUGH IT — AND THERE'S ROOM FOR THE BOATS

420-422 S. Main St., Riggins, 1.63 acres  
*Listed through Century 21 Whitewater Clark — Robert Lyons*

There's having room for a boat, and then there's having room for 10 vehicles. This Riggins property offers both — along with 240 feet of Salmon River frontage.

Set on two lots in downtown Riggins, the 1.63-acre property includes a 4,726-square-foot custom home built in 1985, with three bedrooms, each with its own bathroom. Hickory flooring, three rock fireplaces and a downstairs living and game room



Susan & Jim Moody, broker

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give the house plenty of character and gathering space.

Outside, a deck stretching more than 1,500 square feet overlooks the river. A separate pavilion with an outdoor kitchen offers another spot to enjoy the scenery.

But the garages and shops may be the real conversation starters.

Three large, fully insulated shops provide space for up to 10 vehicles, including a 58-by-56-foot building with seven overhead doors. There's also a full RV hookup.

With frontage along U.S. Highway 95, two entrances and a separate building that could potentially serve as office space, the



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property may also accommodate commercial uses, subject to local requirements.

For those who spend their days on the Salmon River, the combination of waterfront living and serious equipment storage is hard to overlook.



# A RIVERSIDE RETREAT WITH ROOM FOR EVERYONE

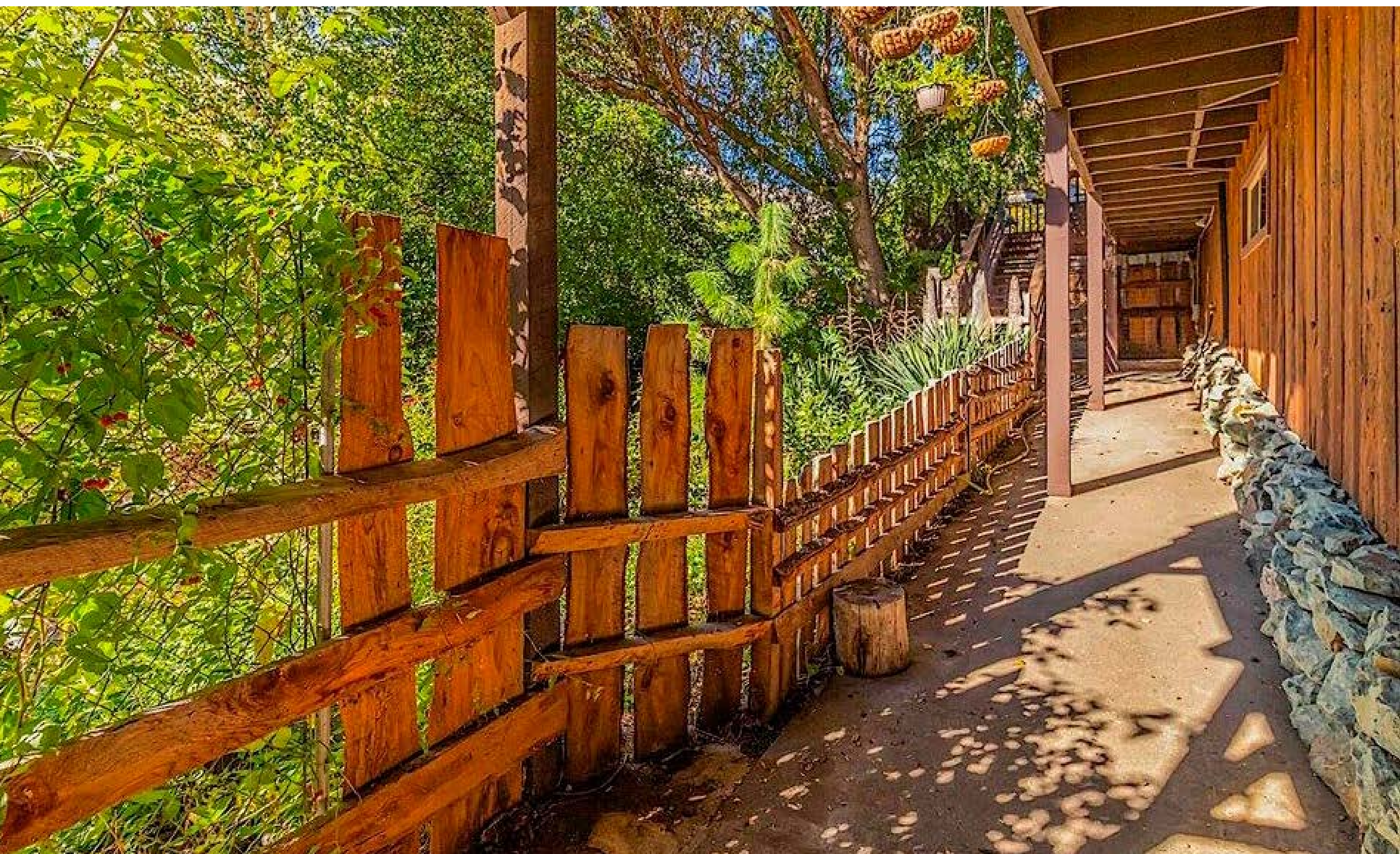
**1352 S. Main St., Riggins, 0.4 acres**

*Listed through Mountain Resort Realty – Nicole Youkstetter*

When the family gathering gets bigger, this Little Salmon River property has an answer: two kitchens, two great rooms and 5,704 square feet of living space. The six-bedroom, five-bathroom home along South Main Street in Riggins is arranged to accommodate extended family, guests or potentially separate vacation rental spaces. Cedar tongue-and-groove ceilings add warmth to the great rooms, while granite countertops, updated



windows and doors, and a metal roof are among the improvements. The outdoor amenities are just as notable. Wraparound decks overlook the river, while a hot tub, dry sauna and private beach provide ways to enjoy the setting.





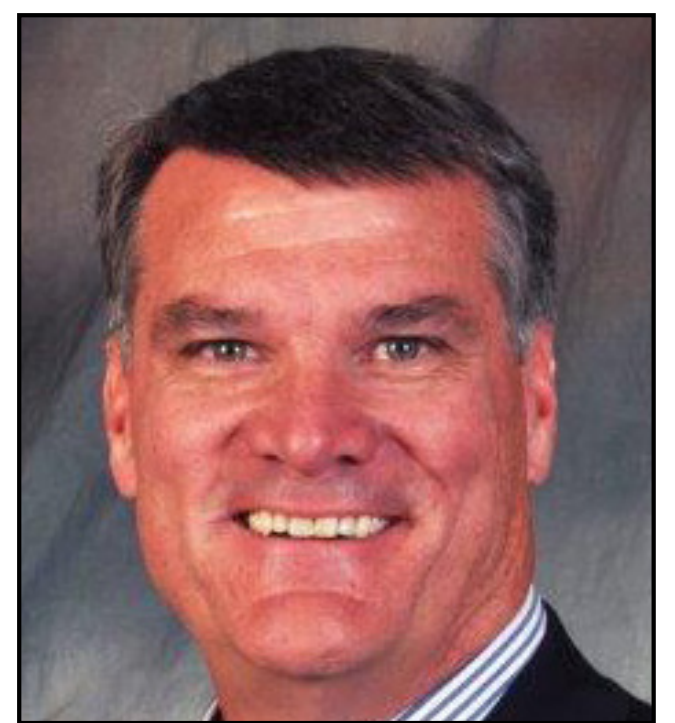
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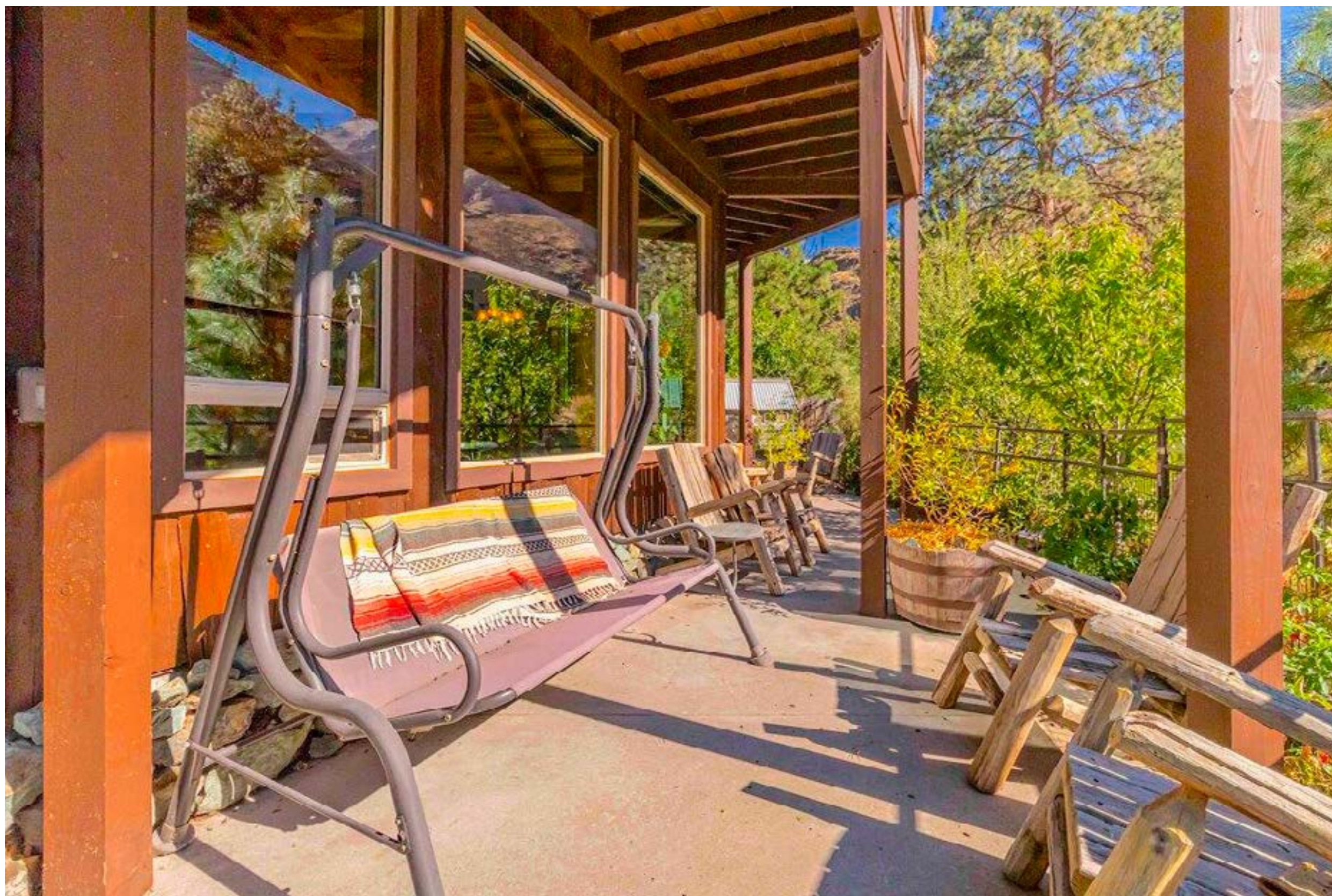


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Don Solberg, broker  
208-983-7382

**133 W. Main • Grangeville, ID 83530**



Fishing for salmon, steelhead and trout is another attraction.

A creek borders the property's south side, and the listing describes wildlife visitors ranging from deer and elk to moose, eagles and osprey.

Fruit trees, berry bushes, garden areas, a garage, two carports and RV parking add to the property's flexibility.

Near the Seven Devils Recreation Area, this is a place where a weekend gathering could easily turn into a longer stay — with enough room for everyone to find their own corner.



# OFF THE GRID AND INTO THE WILD

**Jack Pine Road property | 40 acres**

*Listed through All Around Realty – Jim Moody*

For some, getting away means turning off the phone. On this 40-acre property between the Salmon and Snake rivers, off-grid living is part of the package.

Built in 1999, the 1,440-square-foot log home sits among partially timbered mountain acreage, with panoramic views and thousands of acres of neighboring state land. A private well, wood-burning stove, metal roof and shop provide some practical comforts in an otherwise

remote setting.

Wildlife is a major part of the property's appeal. Elk, deer, bear and wild turkeys frequent the area, according to the listing.

The seller reports harvesting at least nine elk on the property and adjoining acreage over the years.

And for anyone who decides 40 acres isn't quite enough, an adjoining 40-acre parcel is available.

It's a property where the neighbors are few, the surrounding country is extensive and the wildlife may be more plentiful than the traffic.





# BIG COUNTRY ON BATTLE RIDGE

1249 Battle Ridge Road, Clearwater area, 212 acres

*Listed through All Around Realty – Jim Moody*

Some properties give you a backyard. This one gives you 212 acres of cropland, timber and rolling hillsides near Clearwater. The Battle Ridge Road ranch includes approximately 126 acres of cropland, recently tilled and planted to grass and oats, along with about 87 acres of timberland. Elk, deer and wild turkeys frequent the property,



and several natural, undeveloped springs add another dimension to the landscape.

The home, built in 1994, offers 1,566 square feet on the main floor and a 1,350-square-foot walkout basement. A large wraparound deck makes the most of the surrounding mountain views, while an established garden adds a more domestic touch to the rural setting.

There's room for work as well as recreation. A 50-by-100-foot



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combination machine shop and covered storage building provides space for equipment, vehicles and projects.

Fishing opportunities on the South Fork of the Clearwater River are approximately five miles away.

The appeal here is in the mix: land that can be worked, timbered hillsides to explore and a home with enough separation from the rest of the world to enjoy the quiet.



# A GOLDEN OPPORTUNITY NEAR ELK CITY

American Eagle property | \$735,000 | 239 acres

*Listed through Solberg Agency*

Some properties come with a garage. This one comes with a historic gold mine.

About five miles southeast of Elk City, the American Eagle property includes all or portions of 12 patented mining claims across 239 acres. Its connection to the area's gold-mining past gives it a



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story that reaches well beyond the listing sheet.

The setting supplies plenty of interest, too:

timbered mountains, open meadows and frontage along Siegel Creek at the property's northern edge. Surrounded by the Nez Perce National Forest, it is a substantial pocket of private ground in Idaho County's backcountry.

For anyone drawn to the Elk City country, the appeal is easy to understand. There is room to roam, forest all around and a tangible connection to the mining history that helped shape the region.





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# ROOM TO THINK BIG IN THE KAMIAH COUNTRY

Doty Road, Kamiah area, 365 acres

*Listed through Solberg Agency*

“Room to spread out” gets used often in real estate. On Doty Road, it means 365 acres.

Approximately 20 miles from Kamiah, this holding combines 242 acres of pasture with 123 acres of arable farmland. Sweeping views take in the surrounding countryside, the Kamiah area and nearby river drainages.

It is a working landscape as well as a scenic one. Agricultural rental

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arrangements and an internet tower lease are among the details for prospective buyers to explore, and electricity is available on-site. The standout here is the combination: grazing ground, farmland and long views, all within one substantial holding.





# A LITTLE 1954, A LITTLE HERE AND NOW

404 Halliday St., Craigmont, 3 bedrooms, 2 bathrooms

*Listed through Solberg Agency*

Across the county line in Craigmont, this 1954 home offers a different kind of find: original character paired with everyday updates.

Wood floors and built-in storage preserve its midcentury roots, while custom cabinetry and granite countertops bring the kitchen forward. Formal living and dining rooms share the floor plan with a family room, breakfast nook and space for an office or

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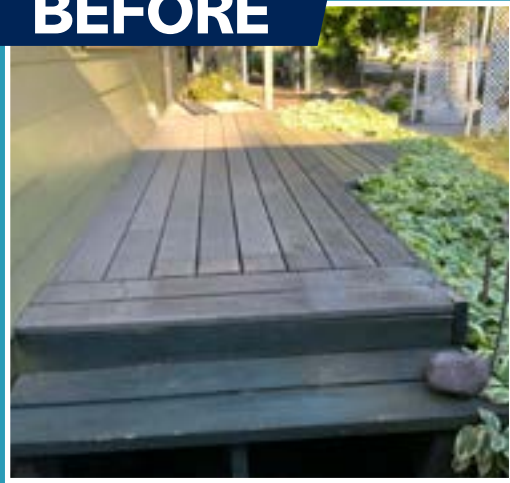
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hobby room.

A partially finished basement adds flexibility, while a large deck and two-car garage round out the property.

For buyers who appreciate an established home with distinct spaces — and a few details worth keeping — this Craigmont address earns a closer look.





# FIBER-OPTIC EXPANSION OFFERS HOMEOWNERS NEW OPPORTUNITIES

New broadband infrastructure could boost home values, improve reliability and prepare properties for future technology needs

By David Rauzi, editor  
Idaho County Free Press

GRANGEVILLE — For homeowners considering building a new house or upgrading an existing one, the arrival of fiber-optic broadband service in the region presents an opportunity that could pay dividends well beyond faster internet speeds.

And according to David McKnight, co-owner of AirBridge, the time to consider connecting a home to fiber may be sooner rather than later — even if the homeowner has no immediate plans to use the service.

“If it were me, I would get it installed now,” McKnight said.

While actual installation costs and

arrangements for Grangeville's planned fiber-to-the-home network have not been established, McKnight said homeowners should pay attention when the opportunity becomes available.

"Whether or not you use it now, the real issue is your resale value," he said.

Installing fiber infrastructure while a neighborhood network is being built could be considerably less expensive than arranging a connection years later.

McKnight said homeowners who pass up an initial opportunity could face substantially higher installation costs in the future, while prospective buyers may increasingly consider fiber connectivity when comparing properties.

"Chances are in the future, when you go to sell, people are going to demand that you have fiber connected to your home," he said.

Elijah Zeida, network engineer for AirBridge, pointed to a similar fiber project in Clarkston, Wash., where some residents declined connections when the network was initially constructed.

"There were a lot of people that didn't have fiber run to their homes and there have been quite a few times where they have regretted it," Zeida said.

Those homeowners, he explained, later faced paying thousands of dollars to extend fiber from the road to their houses — work that might have been covered by the original project's funding.

For those planning new construction, the lesson is to consider broadband infrastructure early, along with other utilities. Owners of existing homes likewise have reason to investigate connection opportunities as the network expands.

## **MORE THAN FASTER STREAMING**

Although fiber-optic internet is frequently promoted for its high speeds, McKnight said speed alone may not be the biggest advantage for most households.

In fact, he acknowledged that many residents already have internet connections capable of meeting their everyday needs.

“For most people, their current internet will be sufficient,” he said.

McKnight compared selling extremely high-speed internet service to supplying the entire Clearwater River when a homeowner needs only a garden hose.

However, the demands placed on home internet connections continue to grow.

Zeida offered television streaming as an example. As households have moved from standard high-definition programming to higher-resolution 4K video, the amount of data required has increased substantially.

Even so, McKnight said homeowners should distinguish between having access to high-capacity infrastructure and actually needing the fastest available subscription.

Fiber’s potential advantage is not necessarily that a family needs dramatically faster internet today, but that the connection can accommodate changing demands in the years ahead.

Zeida also emphasized reliability.

“With getting fiber, they should expect their reliability, performance, and just kind of overall experience to be better,” he said.

## **A STRONGER CONNECTION FOR THE REGION**

The fiber expansion also promises benefits extending beyond individual households.

McKnight explained that much of the region’s internet connectivity currently depends on a

single fiber route from Lewiston. That creates a vulnerability: If the existing line is accidentally damaged, the disruption can affect multiple communications providers and potentially critical services, including emergency communications.

“Our challenge is we are single-threaded with fiber from Lewiston,” he said.

Three fiber projects are expected to provide additional routes connecting Grangeville and surrounding communities with other parts of Idaho.

McKnight identified routes connecting Boise to Grangeville, Grangeville to Orofino, and the Lewiston-Moscow area to Grangeville.

Together, those projects provide redundancy, alternate pathways that allow internet traffic to continue moving if one connection is interrupted. That additional reliability, however, depends on individual service providers connecting their networks to more than one route.

“Having redundancy is up to the service provider,” Zeida said.

AirBridge intends to connect to multiple routes, McKnight said, reducing its dependence on the single connection currently serving the area.

McKnight believes the improvements could also encourage businesses to locate or expand in the region, potentially benefiting employment and the local economy.

### **GETTING CONNECTED**

For North Central Idaho homeowners, the next question is when fiber service will become available on their streets and how

they can arrange a connection.

McKnight emphasized that AirBridge is not overseeing construction of the local fiber network and cannot provide an authoritative timeline for its completion.

However, the company plans to be one of the internet service providers operating on the network once it becomes available.

Zeida compared the arrangement to a water system: The fiber infrastructure provides the pipes, but internet service providers supply what flows through them.

Homeowners will therefore need to select and contact a participating provider to obtain service.

McKnight said residents interested in future fiber service can contact AirBridge now and ask to be placed on a notification list. As service becomes available in different neighborhoods, the company plans to contact those residents about their options.

Other providers may also offer service over the network.

For homeowners, the central consideration is the long-term value of the connection rather than simply comparing today's internet speeds, according to both McKnight and Zeida. A household might not need fiber's full capabilities immediately, but having the infrastructure in place could become an increasingly important consideration when the property eventually goes on the market.



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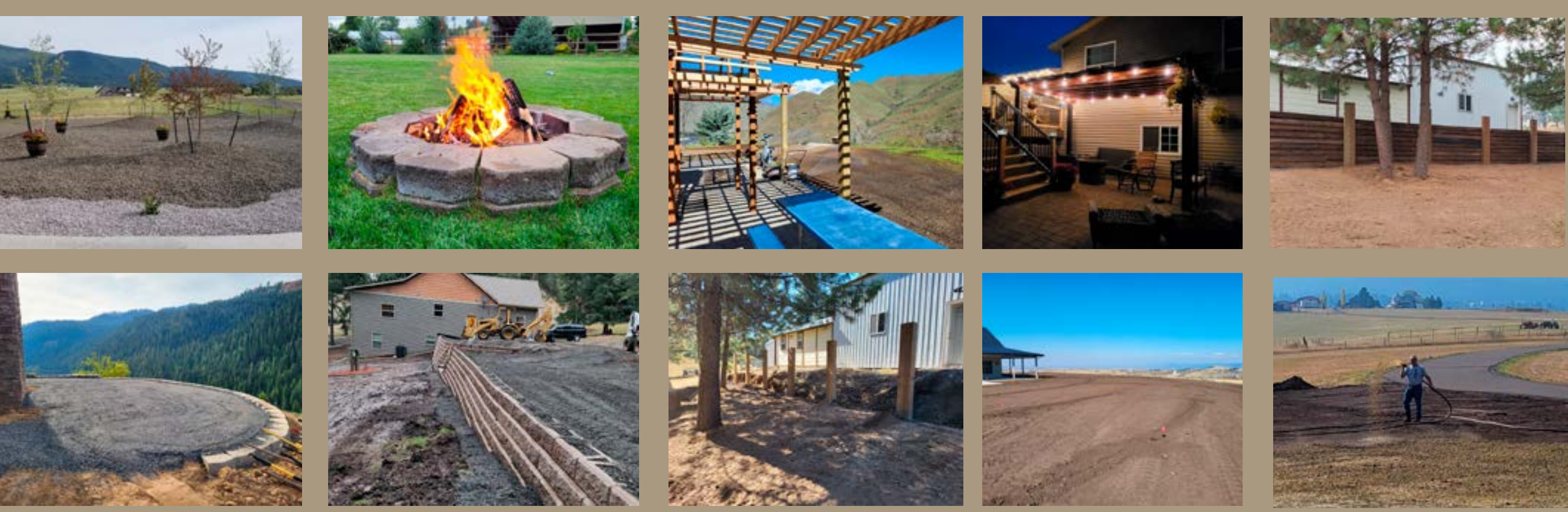
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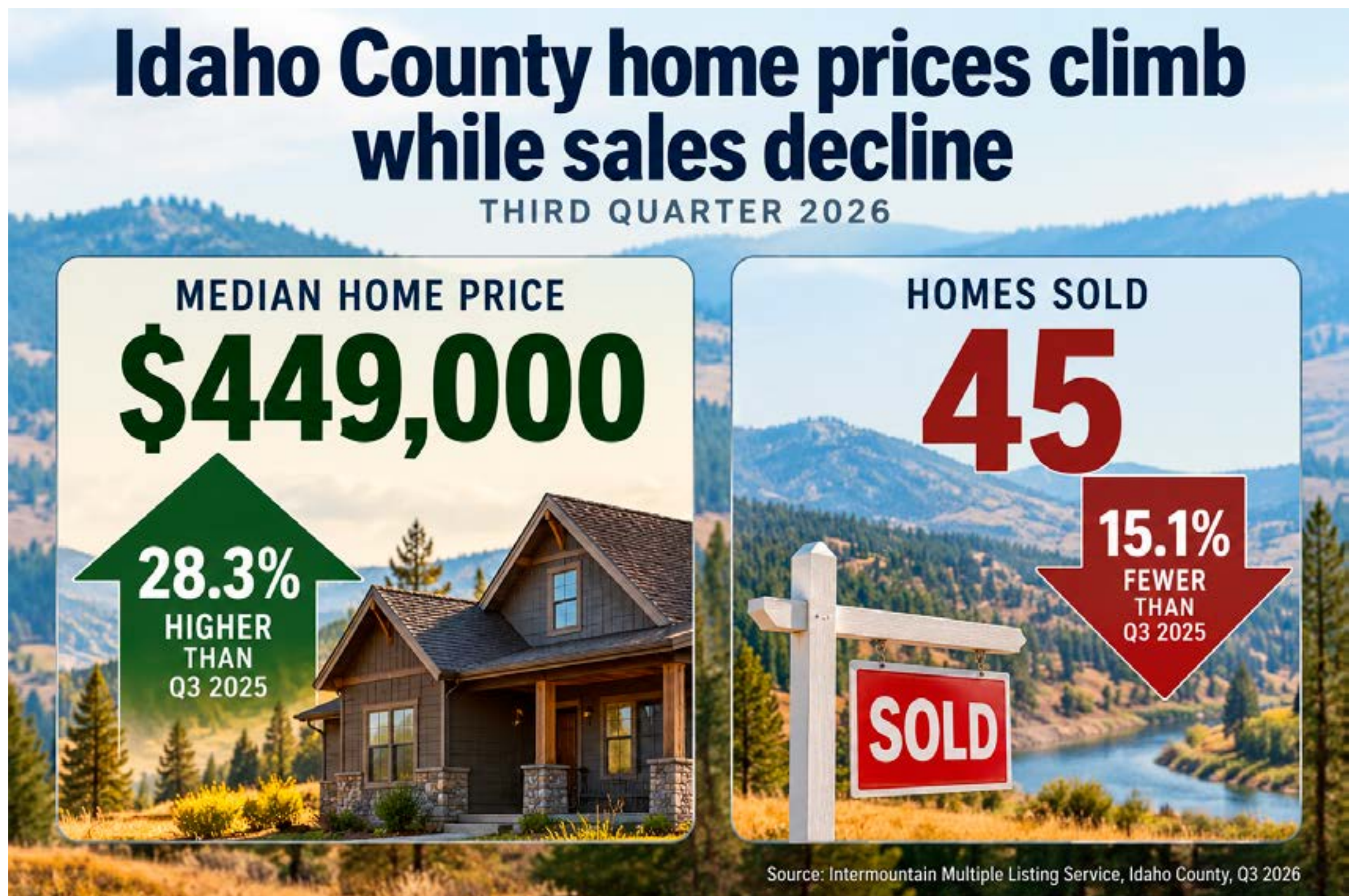
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## IDAHO COUNTY HOME PRICES CLIMB AS THIRD-QUARTER SALES DECLINE

By David Rauzi, editor  
Idaho County Free Press

GRANGEVILLE — Idaho County home prices rose sharply during the third quarter of 2026, even as the number of homes sold declined and properties spent more time on the market compared to the same period last year.

According to statistics released by Intermountain Multiple Listing Service, the median sales price for a single-family home in Idaho County reached \$449,000 during July through September, a 28.3% increase from the \$350,000 median recorded during the third quarter of 2025.

At the same time, 45 single-family homes were sold during the quarter, down from 53 a year earlier, representing a 15.1% decrease.

The figures point to a local housing market in which

fewer homes are changing hands, but those that sell are commanding higher prices.

The average sales price also increased, rising 13.5% from \$400,084 during the third quarter of 2025 to \$453,953 this year.

Homes also took longer to sell. The average time on the market increased to 108 days, compared to 90 days during the same three-month period last year. That represents an additional 18 days, or a 20% increase.

Despite higher prices, the decline in transactions resulted in a reduction in total sales volume.

Residential sales totaled approximately \$20.4 million during the quarter, down 3.7% from \$21.2 million a year earlier.

The year-to-date figures, however, show a more modest change in the overall market.

Through the first nine months of 2026, 126 single-family homes were sold in Idaho County, compared to 129 during the same period in 2025, a decline of 2.3%.

The median sales price for the year to date was \$417,500, up 9.3% from \$382,000 during the first nine months of last year.

The average sales price through September was \$435,515, nearly unchanged from the \$432,997 recorded during the same period in 2025.

Total residential sales volume for the first nine months reached nearly \$54.9 million, compared to \$55.9 million a year earlier, a decline of 1.8%.

Existing homes accounted for most of the county's housing transactions.

Of the 45 single-family homes sold during the third quarter, 43 were existing homes and two were newly constructed.

Existing-home sales declined 17.3% from the 52 recorded during the third quarter of 2025.

The median price of an existing home climbed to \$449,000, compared to \$349,500 a year earlier, an

increase of 28.5%.

The average existing home spent 109 days on the market, compared to 89 days last year.

New construction remained a small portion of the market, with two newly built homes sold during the quarter, compared to one a year earlier. The two homes sold for an average of \$510,500, slightly below the \$517,500 recorded for the single newly constructed home sold during the third quarter of 2025.

Through September, six newly constructed homes had sold in Idaho County, compared to one during the first nine months of 2025.

A breakdown of sales by price range shows the largest concentration of third-quarter transactions occurred between \$300,000 and \$599,999.

Of the 45 homes sold, nine were priced between \$300,000 and \$399,999, 11 between \$400,000 and \$499,999, and nine between \$500,000 and \$599,999. Together, those three price ranges accounted for 29 sales, or 64.4% of the quarterly total.

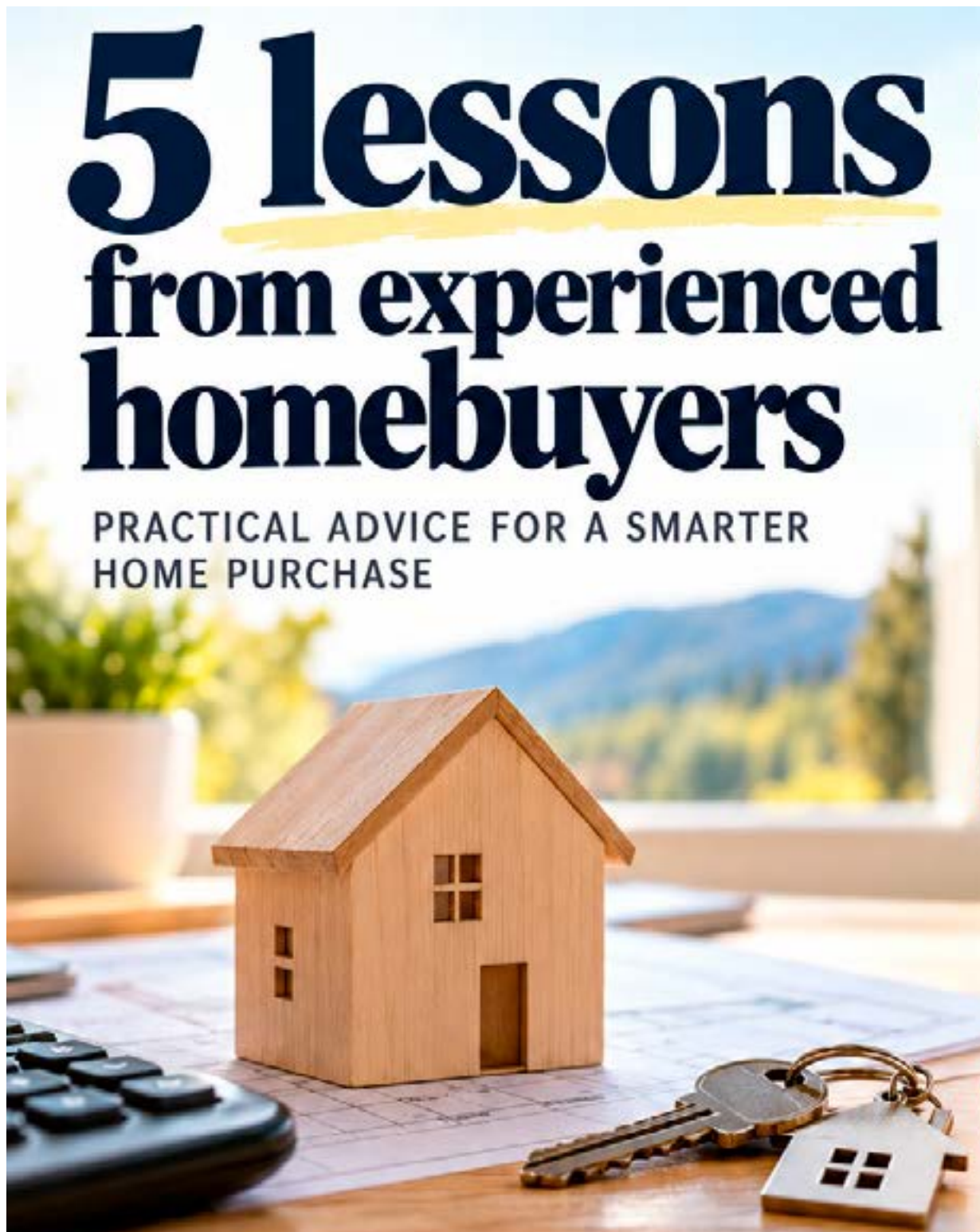
Meanwhile, only eight homes sold for less than \$300,000, representing 17.8% of all transactions. Eight homes sold for \$600,000 or more during the quarter, including three priced at \$800,000 or higher. No sales of \$1 million or more were reported.

For the first nine months of the year, the \$300,000 to \$399,999 price range accounted for the greatest number of sales, with 29 transactions, followed by 23 sales between \$400,000 and \$499,999.

The Intermountain Multiple Listing Service cautions that its statistics are based on information obtained by real estate agents from property owners or their representatives and are intended for general market analysis. The figures do not necessarily include every property transaction in the county and should not be interpreted as a measure of appreciation or depreciation in individual property values.

# 5 lessons from experienced homebuyers

PRACTICAL ADVICE FOR A SMARTER HOME PURCHASE



- 1 Location matters**  
A shorter commute can be worth more than a bigger house, and homes on busy roads can affect your quality of life and resale value.
- 2 Plan for the long term**  
Buy a home you'd be comfortable living in for many years. The typical seller owned their home for 11 years, and many buyers plan to stay 15 years or longer.
- 3 Do your homework**  
Choose your own home inspector, and consider sewer, well and septic inspections. In rural areas, also check road access, easements and wildfire exposure.
- 4 Shop your financing**  
Compare offers from at least three lenders. Even a small difference in interest rates can save you thousands over the life of the loan.
- 5 Keep emotions in check**  
It's easy to fall in love with a house, but no home is perfect. If something bothers you — like road noise, an awkward layout or a difficult driveway — it likely will bother you for years.

**BY THE NUMBERS**

|                                                                                                                                                                      |                                                                                                                                                |                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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Source: National Association of Realtors' 2025 Profile of Home Buyers and Sellers

## WHAT EXPERIENCED HOMEBUYERS WISH THEY KNEW THE FIRST TIME

From shorter commutes to smarter inspections, lessons from repeat buyers offer practical advice for anyone shopping for a home

The perfect house might have a spacious kitchen, beautiful views and plenty of room. But what if it's on a busy road? Or that dream home comes with a daily commute that quickly becomes a nightmare?

Those are the kinds of details that can change a homebuyer's perspective after living with a purchase for a few years.

When experienced homebuyers were asked by the Free Press on what they learned from their first purchase that

changed how they approached their next one, the responses offered practical wisdom, financial advice and a few hard-earned lessons.

Several themes emerged: Location matters, appearances can be deceiving, and sometimes the smartest decision is knowing when to walk away.

### **Location, location — and the daily drive**

One respondent learned to reconsider the tradeoff between a larger home and time spent getting to work.

“There is always a tradeoff between living close to work or having a nicer home further out,” the commenter wrote. “All I can say now is commute time matters more to me than a bigger home.”

It’s especially relevant in Idaho County, where distances between communities, winding highways and winter driving conditions can make commuting challenging.

Another buyer advised avoiding homes on busy roads, explaining that a modest starter home ultimately generated a better return when sold than a more expensive home along a busy roadway.

As another respondent observed, “No matter how beautiful your house is or how much you can upgrade it... location is the most important thing.”

Countertops, flooring and paint can be changed. Moving a house away from a busy highway is another matter.

### **Think beyond the next few years**

Another respondent offered a short but thought-provoking suggestion: Buy a home you wouldn’t mind living in forever if circumstances take an unexpected turn.

National housing trends reinforce that advice.

According to the National Association of Realtors’ 2025 Profile of Home Buyers and Sellers, the typical seller had owned their home for 11 years before selling, a

record high. Buyers expected to remain in their newly purchased homes for a median of 15 years, while 28% said they never intended to move again.

For buyers planning to stay many years, accessibility, maintenance requirements, available space and proximity to services may become as important as immediate needs.

### **Don't skip the homework**

A house can look wonderful during a showing. Discovering what's happening behind the walls, beneath the foundation or underground may require a closer look.

One respondent recommended finding a qualified home inspector independently rather than automatically using an inspector suggested by a real estate agent. The commenter also emphasized sewer inspections.

In rural North Central Idaho, due diligence may involve more than a conventional inspection.

Properties outside municipal service areas may rely on private wells and septic systems. The Environmental Protection Agency recommends regular septic inspections, generally every one to three years, while the Centers for Disease Control and Prevention recommends annual testing of private well water.

Buyers should also investigate year-round road access, easements, wildfire exposure and insurance availability.

### **Shop for the money, too**

One respondent offered several financial suggestions, including comparing financing options and knowing when to walk away.

The Consumer Financial Protection Bureau recommends comparing mortgage offers from at least three



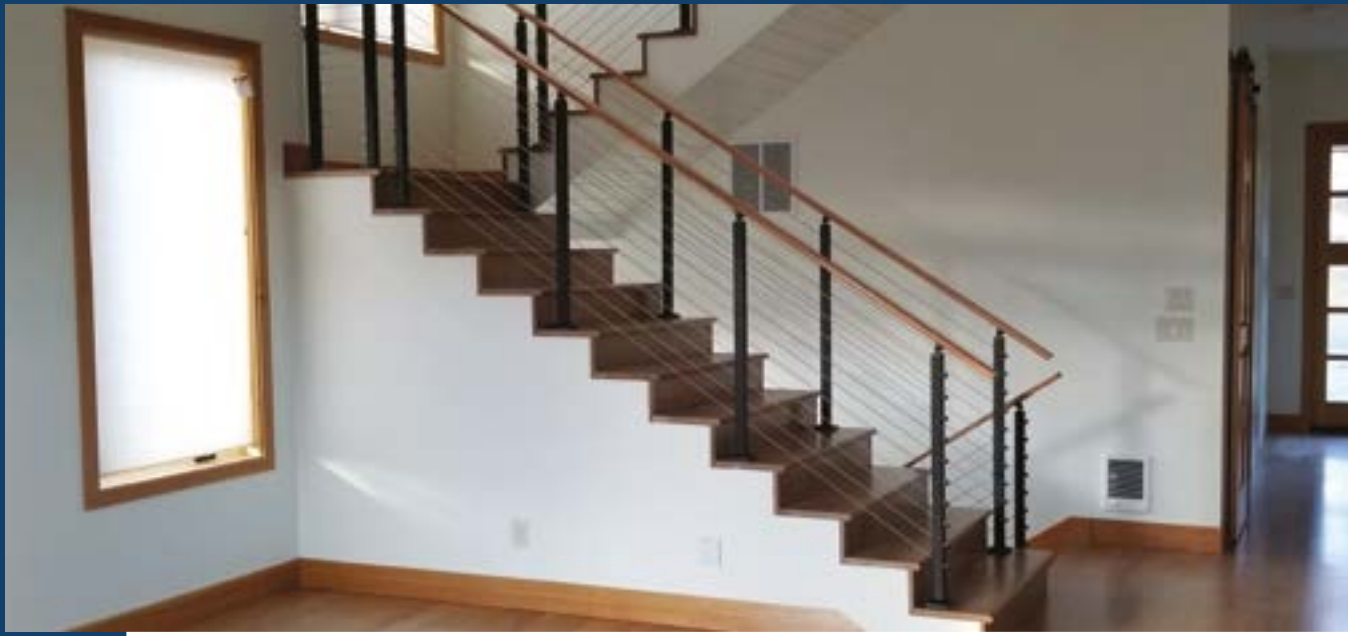
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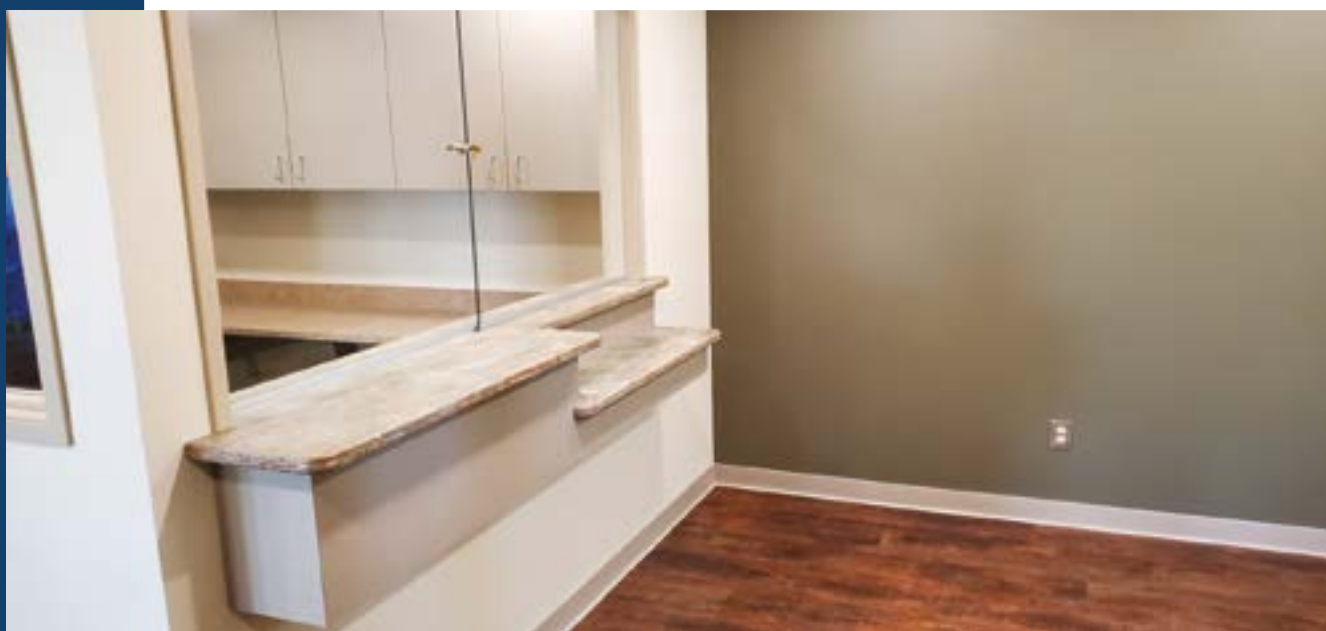
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For example, a \$350,000 mortgage over 30 years at a hypothetical 6.5% fixed interest rate carries a monthly principal and interest payment of approximately \$2,212. At 6%, that payment falls to about \$2,098.

That's a difference of approximately \$114 monthly, or more than \$41,000 over 30 years, excluding taxes, insurance and other expenses.

### **Don't fall in love with the wrong house**

Perhaps the most personal advice concerned the emotional side of homebuying.

One respondent cautioned against becoming too emotionally invested in a purchase, noting that no home is perfect.

Another offered an even simpler rule:

“If there's something that bothers you about it, don't buy it. The thing that bothers you will bother you forever.”

A dated bathroom or unusual paint color can be fixed. Road noise, an awkward layout or a difficult driveway can be harder to overcome.

The experiences shared by repeat buyers suggest the best home purchase isn't necessarily the biggest house, prettiest kitchen or lowest price.

It's the one that continues to make sense long after the excitement of getting the keys has worn off.