

Seubert RV Park
110 Seubert Heights Drive
Cottonwood, ID 83522

\$549,000
10.04± Acres
Idaho County



Seubert RV Park
Cottonwood, ID / Idaho County

SUMMARY

Address

110 Seubert Heights Drive

City, State Zip

Cottonwood, ID 83522

County

Idaho County

Type

Single Family, Business Opportunity, Commercial, Residential
Property

Latitude / Longitude

46.064351 / -116.346935

Taxes (Annually)

\$1,090.52

Dwelling Square Feet

1,404

Bedrooms / Bathrooms

2 / 2

Acreage

10.04

Price

\$549,000

Property Website

<https://ranchwestproperties.com/property/seubert-rv-park-idaho-idaho/114417/>



PROPERTY DESCRIPTION

PROPERTY:

An incredible opportunity awaits just outside of town! Set on 10 acres, this beautifully maintained property features 9 spacious RV spaces, a 1,404 sq. ft. 2-bedroom, 2-bath manufactured home built in 2018, and a beautiful guest home complete with an office and its own separate shower building. A two-car garage provides plenty of additional storage and workspace. The entire property has been thoughtfully maintained, creating a peaceful and inviting setting for both residents and guests. Located right off the highway, it offers easy access while still feeling private, with beautiful views overlooking the rolling hills of the prairie. Whether you're looking for an income-producing investment, a place to live, or both, this unique property offers an incredible opportunity to enjoy the beauty of Idaho while creating multiple possibilities for income and use.

LAND FEATURES:

- 10-Acre Property
- Detached 2-Car Garage
- Guest House
- Separate Shower Building
- Established Rental Revenue
- Beautifully Maintained
- Stunning View of Prairie
- Convenient Location

RECREATION:

Recreation starts right in Cottonwood with a simple, community-centered feel. The local park serves as a gathering place for residents, with open green space, playground areas, and room for casual sports or town events. Life here is slow-paced and social- neighbors walk the streets, kids play outside, and community activities often revolve around shared spaces. Beyond town the land opens into the Camas Prairie and surrounding countryside. In winter, activity centers around Cottonwood Butte Ski Area, along with snowmobiling on nearby roads and open ground. When it warms up, people spend time fishing local rivers and streams, driving backroads, and getting out into the rolling hills for walks, rides, or just being outside. Recreation here is simple and close to home, more about easy access to open land and seasonal use than traveling far or relying on major recreation areas.

REGION & CLIMATE:

The region features broad, open farmland and gently rolling terrain. Its higher elevation allows for long, expansive views, with a patchwork of fields and pasture surrounding small, quiet communities linked by rural roads. The landscape gradually transitions toward river canyons in one direction and more forested, mountainous areas in the other, creating a mix of openness and subtle geographic variation. Within the town of Cottonwood, daily life is shaped by its small-town setting. Basic amenities are available locally, including a grocery store, restaurants, schools, and a local credit union. The town is compact and close-knit, with most everyday needs met in the community, while more extensive services can be found in nearby Grangeville, Idaho about 15 minutes to the south, and Lewiston, Idaho roughly an hour to the northwest.

The climate is characterized by four distinct seasons, influenced by its elevation. Summers are typically warm and dry, with daytime temperatures often reaching the 80s and low 90s. Evenings tend to cool off due to the elevation, making for more comfortable nights. Winters are cold, with temperatures frequently dropping below freezing and periodic snowfall throughout the season. Spring and fall are transitional, bringing milder temperatures and a mix of conditions. Spring can be variable, with rain and occasional late snow, while fall is often crisp and dry with clear skies.

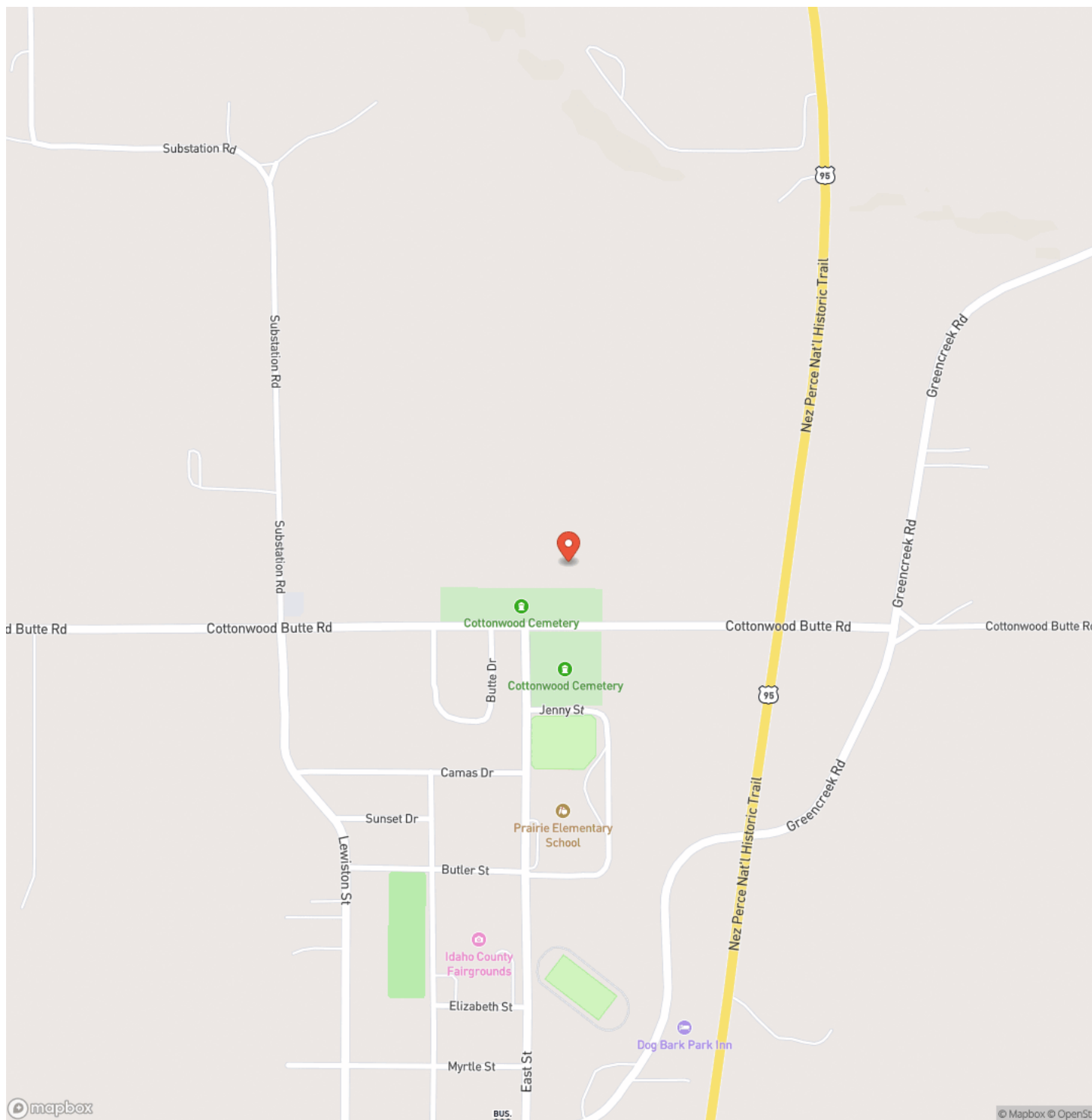
HISTORY:

The history of Cottonwood, Idaho is rooted in early settlement, agriculture, and strong community traditions. The area was originally inhabited by the Nez Perce people, who used the Camas Prairie for seasonal gathering, particularly harvesting camas bulbs, an important food source. Permanent settlement began in the late 1800s, when European immigrants-many of them of German Catholic heritage-were drawn to the region's fertile prairie soils. Farming quickly became the foundation of the local economy, with wheat and livestock production shaping both the landscape and daily life. The town developed as a small agricultural center, supporting nearby farms and ranches. Religion and education played a central role in the community's growth. Institutions like St. Gertrude's Monastery and Cottonwood Catholic Schools became important cultural and social anchors, reflecting the area's strong Catholic roots.

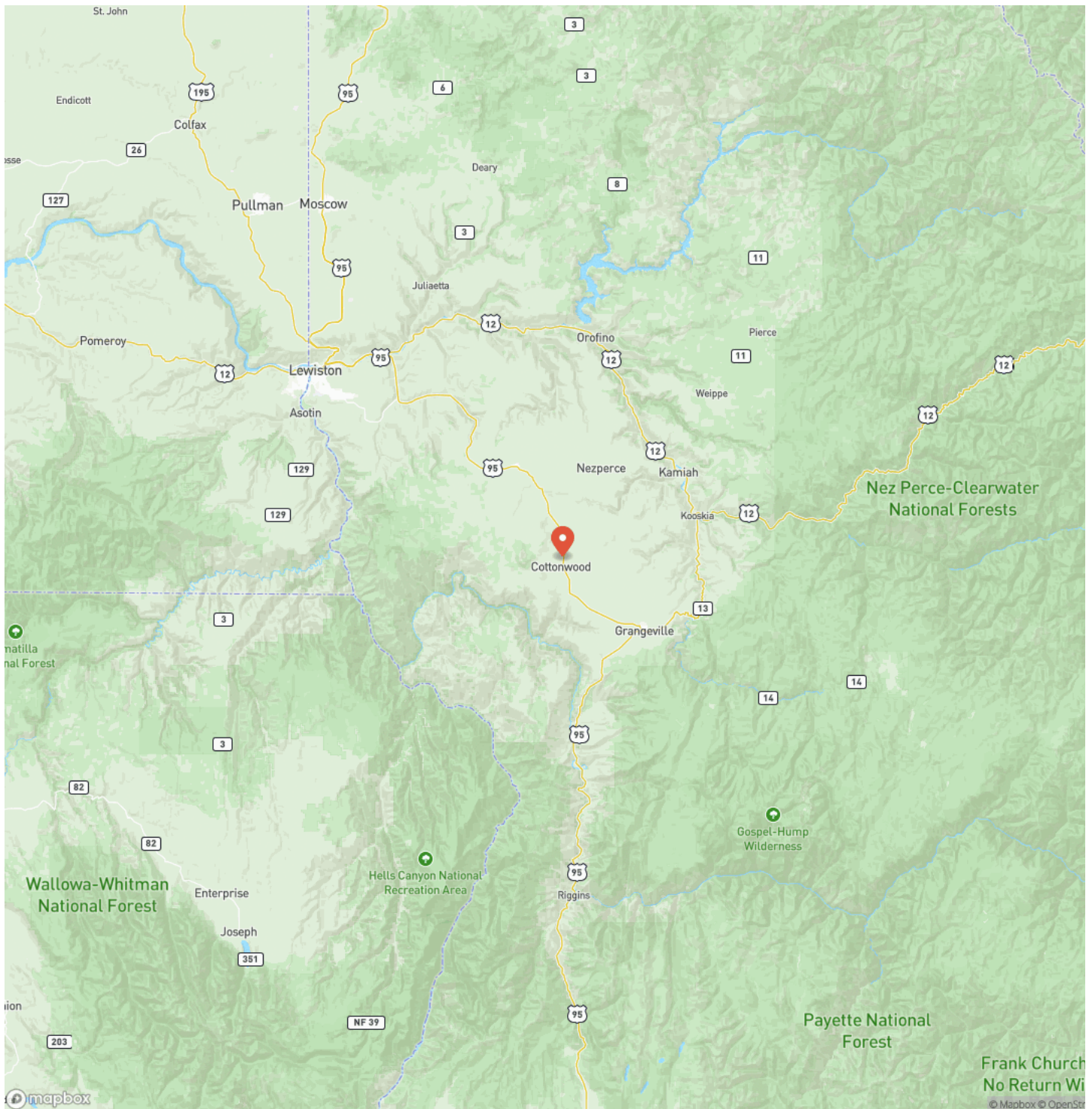
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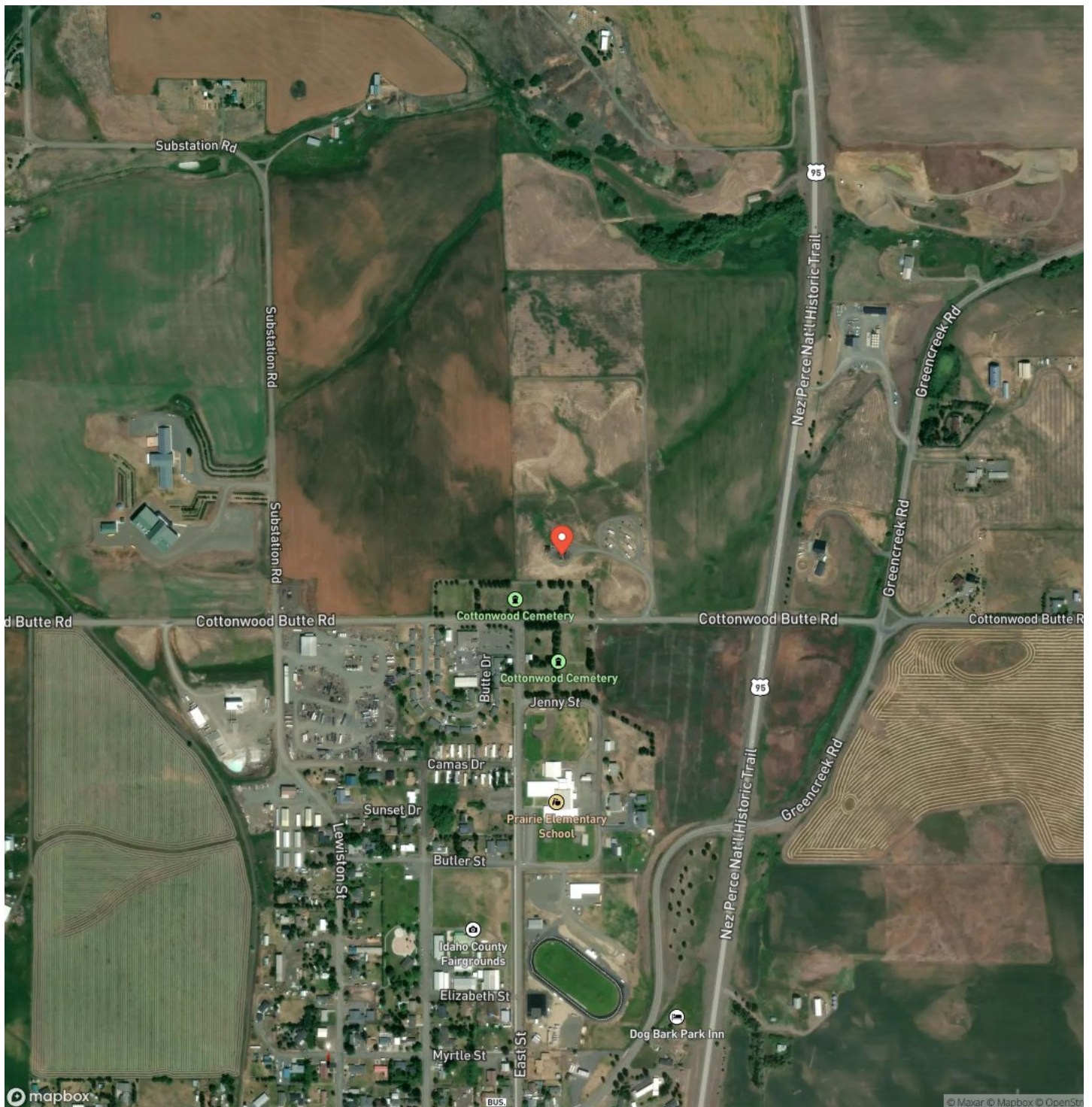
Locator Map



Locator Map



Satellite Map



Seubert RV Park
Cottonwood, ID / Idaho County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

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City / State / Zip

Cottonwood, ID 83522

NOTES

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DISCLAIMERS

All information herein is deemed reliable but not guaranteed, buyers and their agents to verify all information.

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