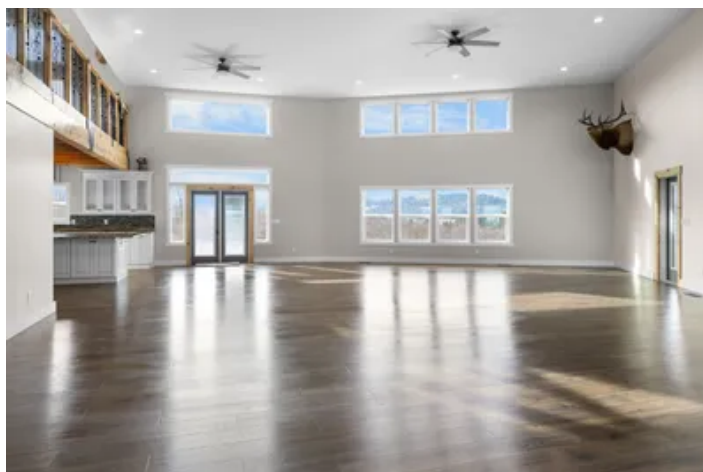


188 Golden Acres  
188 Golden Acres Drive  
Grangeville, ID 83530

**\$1,175,000**  
5± Acres  
Idaho County



**188 Golden Acres**  
**Grangeville, ID / Idaho County**

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**SUMMARY**

**Address**

188 Golden Acres Drive

**City, State Zip**

Grangeville, ID 83530

**County**

Idaho County

**Type**

Residential Property

**Latitude / Longitude**

45.979683 / -116.013053

**Taxes (Annually)**

2087

**Dwelling Square Feet**

5840

**Bedrooms / Bathrooms**

4 / 4

**Acreage**

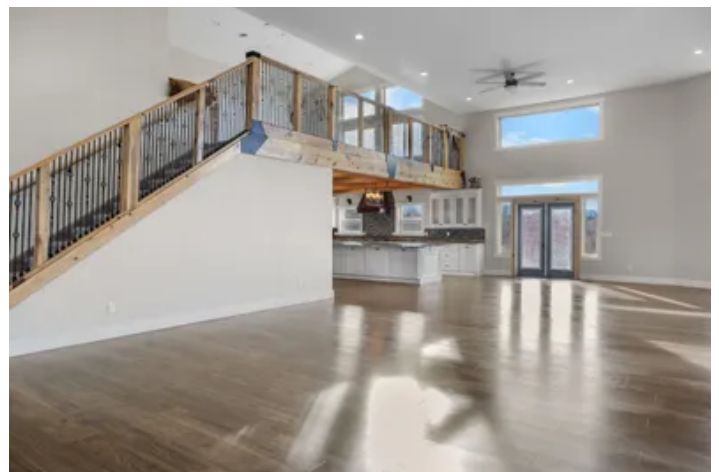
5

**Price**

\$1,175,000

**Property Website**

<https://ranchwestproperties.com/property/188-golden-acres-idaho-idaho/97954/>



## **PROPERTY DESCRIPTION**

### **PROPERTY:**

Experience rural mountain luxury living in this extraordinary, recently finished custom 4-bedroom, 4 full bathrooms, two story estate on 5 maintainable, fully fenced acres. This gorgeous property is 10 minutes from town, yet close to some of the best big game hunting in the state of Idaho and is within an hour of 3 major rivers that offer incredible fishing. Spacious barn covered RV parking, 2 car garage, and the massive double bay shop with an office above and an additional attached storage room that can easily be a 5th bedroom. The expansive 5840 ft floor plan seamlessly connects the living spaces, creating an ideal environment for both entertaining & comfort. The second, full butlers' kitchen, with stainless appliances and inlaid copper sink is what most homes boast as the only kitchen. Every detail has been meticulously crafted from the massive gourmet kitchen w/custom granite island, custom cabinets and all new stainless appliances. Come see this home in person and you will never want to leave!

### **LAND FEATURES:**

- Fully Fenced Property
- Large Shop With Additional Storage/Office Space
- Covered RV Parking
- Private Road Access
- Shared Well
- Expansive Mountain & Valley Views
- Peaceful Rural Setting

### **RECREATION:**

Grangeville, Idaho, is surrounded by exceptional recreational opportunities, making it a gateway to some of north-central Idaho's most scenic outdoor areas. The community sits within easy reach of multiple rivers, including the Salmon River, South Fork of the Clearwater River, and Main Clearwater River, all well known for fishing, rafting, boating, and wildlife viewing. Vast expanses of publicly owned land lie just outside of town, including the Nez Perce-Clearwater National Forests and extensive Bureau of Land Management holdings, offering year-round access to hiking, camping, hunting, horseback riding, and off-road recreation. With mountains, river canyons, and open forests nearby, Grangeville provides residents and visitors alike with abundant outdoor recreation in a largely undeveloped and accessible natural setting.

### **REGION & CLIMATE:**

Grangeville is a city located in north-central Idaho, in the United States. It serves as the county seat of Idaho County. The city is situated within the Camas Prairie, a vast, rolling prairie region surrounded by mountains. Grangeville is nestled in the Nez Perce National Forest, contributing to its scenic surroundings.

Geographically, Grangeville is positioned at an elevation of approximately 3,500 feet above sea level. The nearby Salmon River, one of the major rivers in the region, adds to the picturesque landscape. The city is surrounded by hills and mountains, providing residents and visitors with outdoor recreational opportunities such as hiking, camping, and fishing.

Grangeville is accessible by road, and U.S. Route 95 passes through the city, connecting it to other towns and cities in the region. The region's natural beauty and proximity to outdoor activities make Grangeville a popular destination for those seeking a rural and scenic environment in Idaho.

Grangeville experiences a continental climate with distinct seasons. Winters are typically cold, with temperatures often dropping below freezing. Snowfall is common during the winter months, contributing to winter sports opportunities in the nearby mountains.

Summers in Grangeville are warm and dry. Daytime temperatures can rise into the 80s and 90s Fahrenheit. The area benefits from relatively low humidity during the summer, making it more comfortable despite the warm temperatures.

## **HISTORY:**

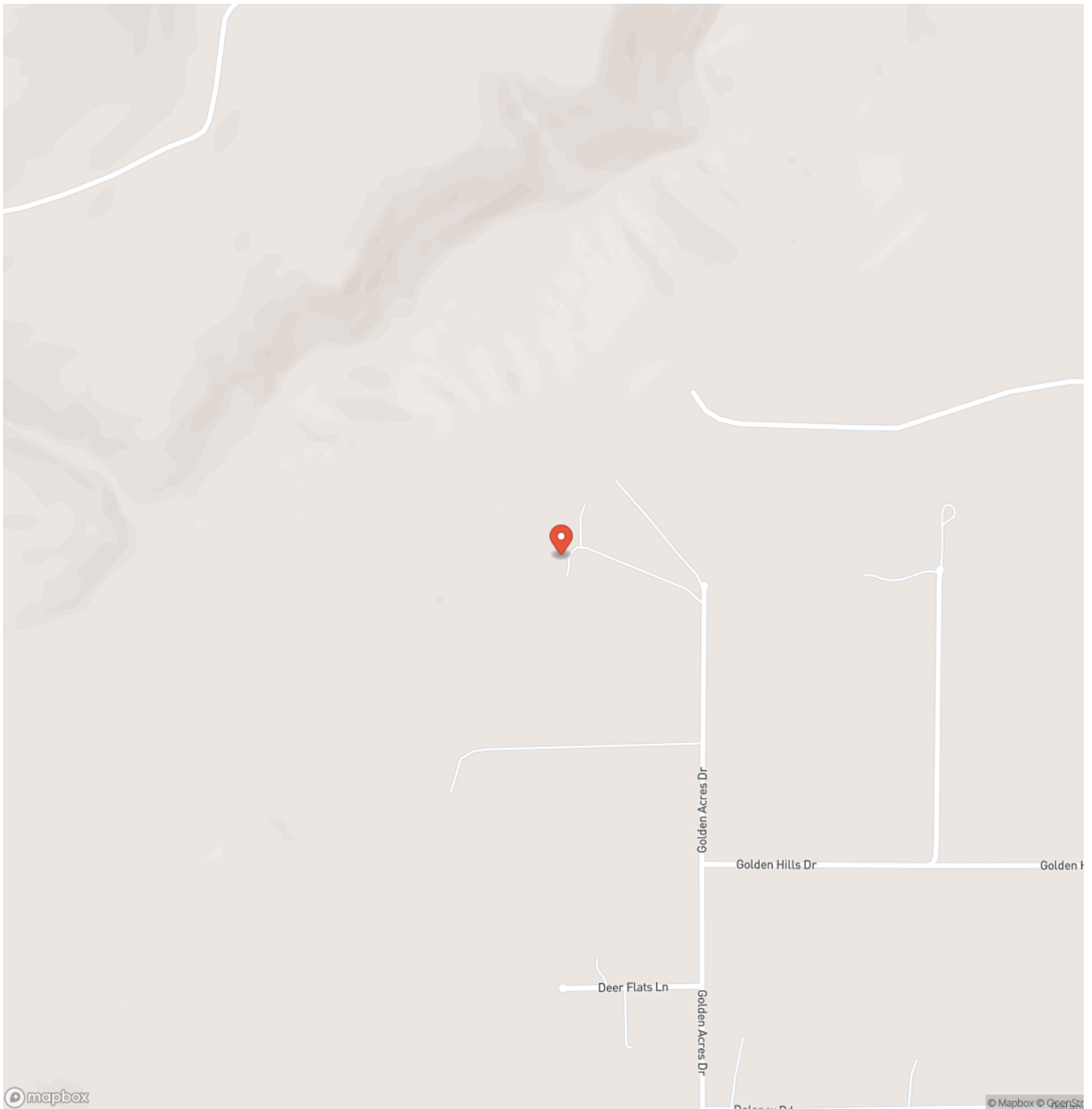
Grangeville was officially established in 1875. The town was named after the Grange, a farmers' organization that played a significant role in the development of agricultural communities across the United States. The Grange movement sought to improve the economic and social well-being of farmers. Like many towns in Idaho, Grangeville experienced growth due to mining activities. The discovery of gold and other minerals in the surrounding mountains brought prospectors and settlers to the area. Additionally, the timber industry played a crucial role in the local economy, with the surrounding forests providing valuable resources for logging. Agriculture became a key economic activity for the region, with the Camas Prairie providing fertile soil for farming. The Nez Perce Indians were known for cultivating camas roots, a staple food source. Over time, agriculture diversified to include crops like wheat, barley, and peas. Today, Grangeville retains its small-town charm and serves as a gateway to outdoor recreation in the surrounding natural landscapes. The town's history is evident in its architecture, community events, and the resilience of its residents.



**188 Golden Acres  
Grangeville, ID / Idaho County**

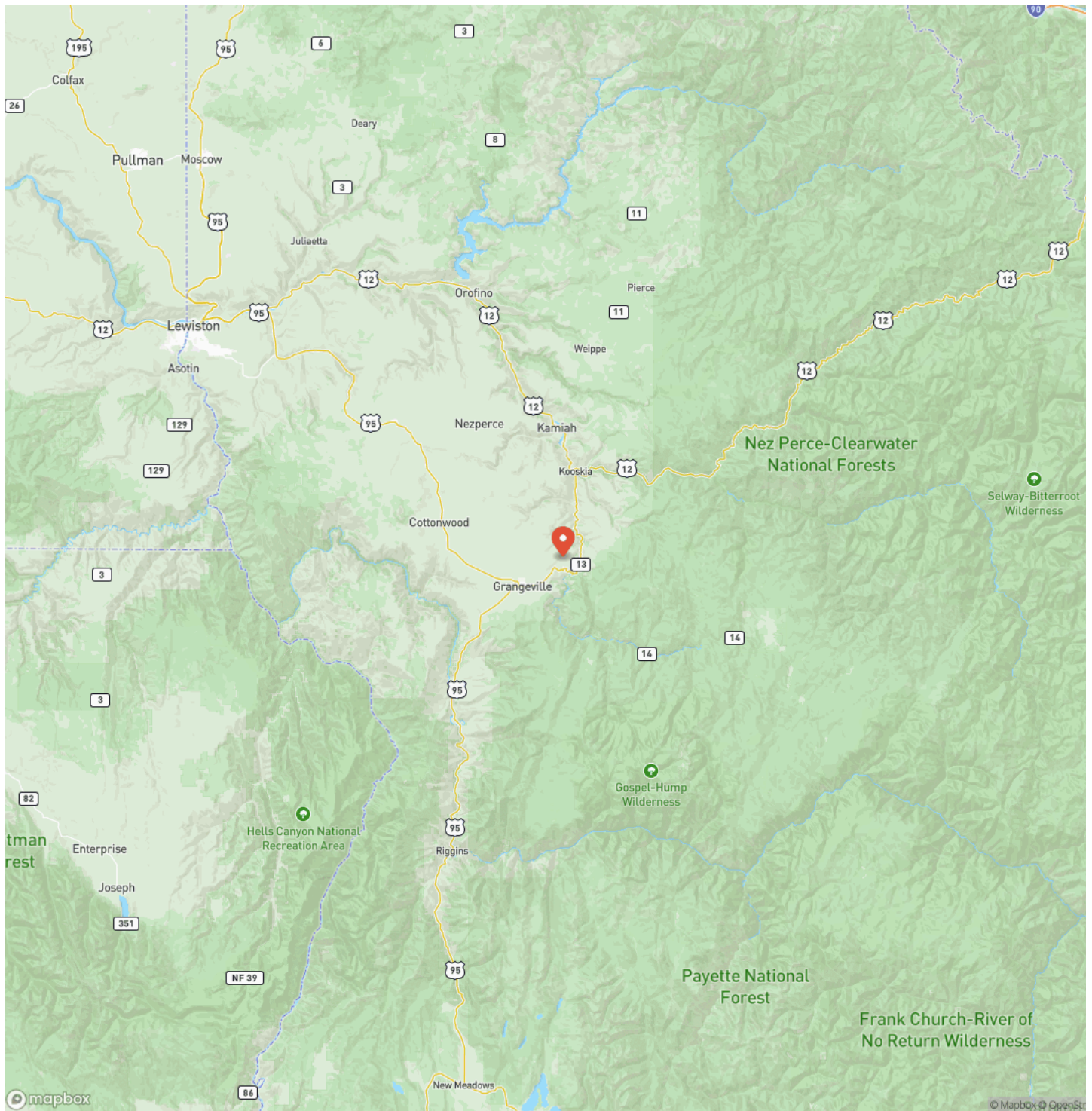


## Locator Map





## Locator Map





## Satellite Map





**188 Golden Acres**  
**Grangeville, ID / Idaho County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tanner Ross

## Mobile

(208) 507-0517

## Office

(208) 507-0517

## Email

tanner@ranchwestproperties.com

**Address**

413 Main ST

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

NOTES



## **DISCLAIMERS**

Information provided herein is deemed reliable but is not guaranteed. Buyer and Buyer's Agent are advised to independently verify all information.

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**Ranch West Properties**  
413 Main ST  
Cottonwood, ID 83522  
(208) 507-0517  
<https://ranchwestproperties.com/>

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