

Johnson Ranch
TBD Boles Road
Cottonwood, ID 83522

\$1,500,000
920± Acres
Idaho County



Johnson Ranch
Cottonwood, ID / Idaho County

SUMMARY

Address

TBD Boles Road

City, State Zip

Cottonwood, ID 83522

County

Idaho County

Type

Recreational Land, Ranches, Hunting Land

Latitude / Longitude

45.888389 / -116.468334

Taxes (Annually)

\$816

Acreage

920

Price

\$1,500,000

Property Website

<https://ranchwestproperties.com/property/johnson-ranch/idaho/idaho/96399/>



PROPERTY DESCRIPTION

PROPERTY:

Wonderful 920 acre Mountain Ranch on Joesph Plains in Rural Idaho. This property offers a diverse landscape and countless opportunities for enjoyment. The ranch has flat timbered ridges with creeks and ponds throughout, leading to steeper canyon draws that hold Elk, Deer, Bear and several other game species. The property lays in Unit 13 a draw unit for Elk and Mule Deer, but over the counter tags for Whitetail Deer. The property has several roads throughout for adequate access. The property would be great for pasture, hunting property or a wonderful spot for a family cabin. In addition to the 920 deeded acres the ranch also borders an additional nearly 1000 acres of BLM ground that has limited access other than from this ranch.

LAND FEATURES:

- Borders Public Land
- Excellent Hunting Opportunities (Unit 13)
- Pasture Land
- Marketable Timber
- Canyon Rim
- Exceptional Views

RECREATION:

Joseph Plains is characterized by timbered ridges, grassy high meadows, steep canyon draws, creeks, and pond features. Joseph Plains and the surrounding public lands provide habitat for elk, mule deer, whitetail deer, black bear, turkey, grouse, and other species. It's considered a high-value area for big game hunting during open seasons. The area lies within Idaho Fish and Game Hunt Unit 13. Land Owner Permits maybe available per acreage requirements.

REGION & CLIMATE:

The area sits on the Western edge of the Camas Prairie and transitions into the rugged uplands and canyon country of the Salmon River region. Characterized by wide open spaces, low population density, and a strong agricultural and ranching heritage. Public lands, private ranchlands, and wildlife habitat are interwoven throughout the area, contributing to its remote and undeveloped character. Joseph Plains offers expansive views toward the Salmon River breaks, Snake River Breaks, the Camas Prairie, and surrounding mountain foothills.

The climate of the Joseph Plains area is best described as continental and semi-arid, with four distinct seasons and notable elevation-driven weather patterns. Summers are typically warm to hot and dry, Low humidity and cool evening temperatures make summer comfortable for outdoor recreation. Autumn brings cooler temperatures, crisp air, and vibrant seasonal color across grasslands and timber. This is a prime time for recreation and hunting, with generally stable weather and decreasing precipitation. Winters are cold and snowy, especially at higher elevations. Snowfall can limit access on unimproved roads, including Boles Road, from late fall through early spring. Spring is marked by snowmelt, greener landscapes, and variable conditions.

HISTORY:

The Joseph Plains area, located south of Cottonwood, Idaho, lies within a region with a long human history shaped by Indigenous presence, early exploration, agriculture, and ranching. Long before Euro-American settlement, this landscape was part of the traditional homeland and seasonal use areas of the Nez Perce (Nimiipuu) people. The plains, timbered ridges, and nearby river corridors provided important resources for hunting, root gathering, travel, and trade. The broader region remains culturally significant to the Nez Perce Tribe today. During the mid-1800s, increased Euro-American activity followed the opening of trails and wagon routes through north-central Idaho. The Camas Prairie, adjacent to Joseph Plains, became an important agricultural hub due to its fertile soils and favorable growing conditions. Settlement expanded as homesteaders established farms, grazing allotments, and ranches, shaping much of the open landscape seen today.

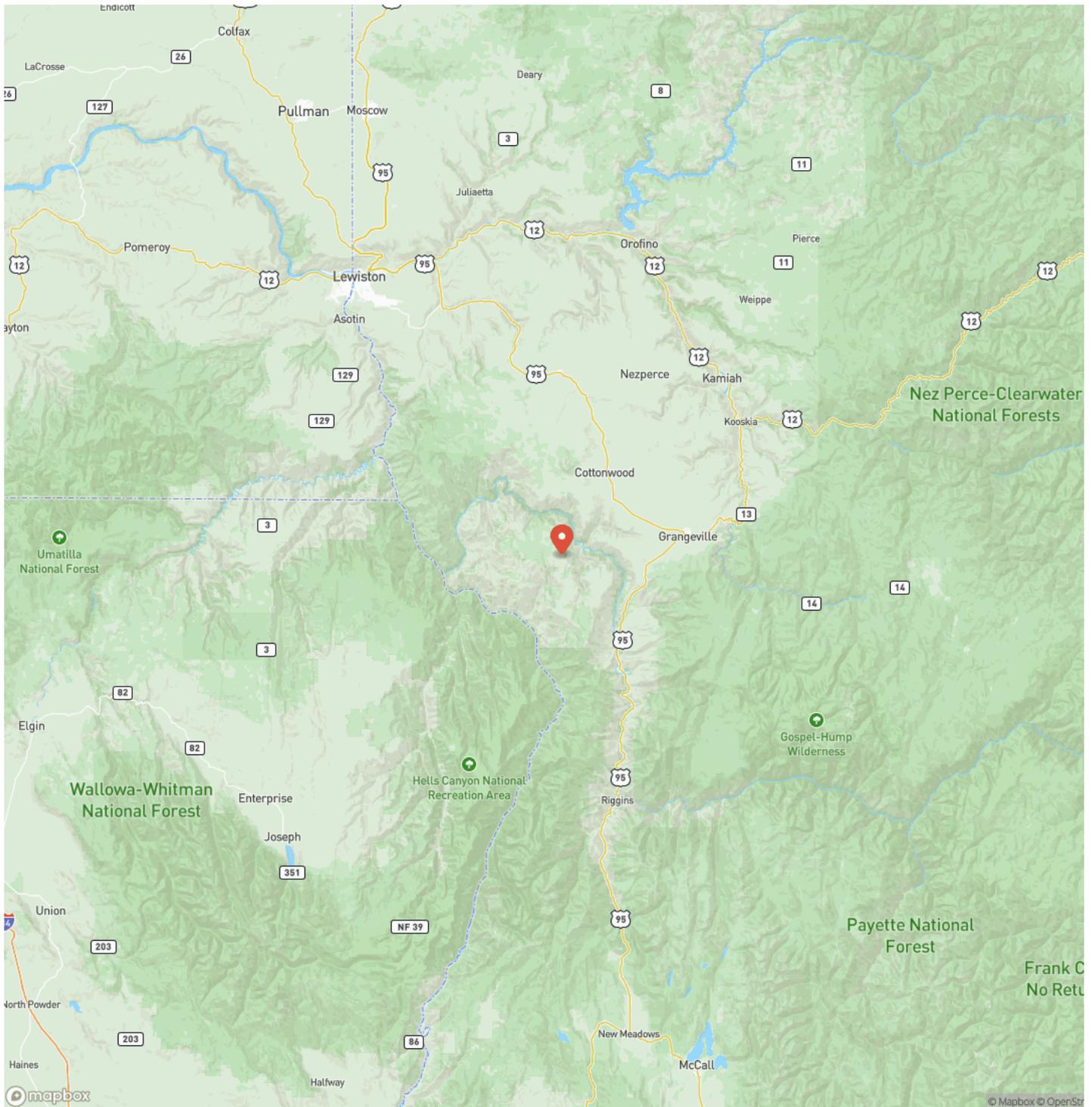
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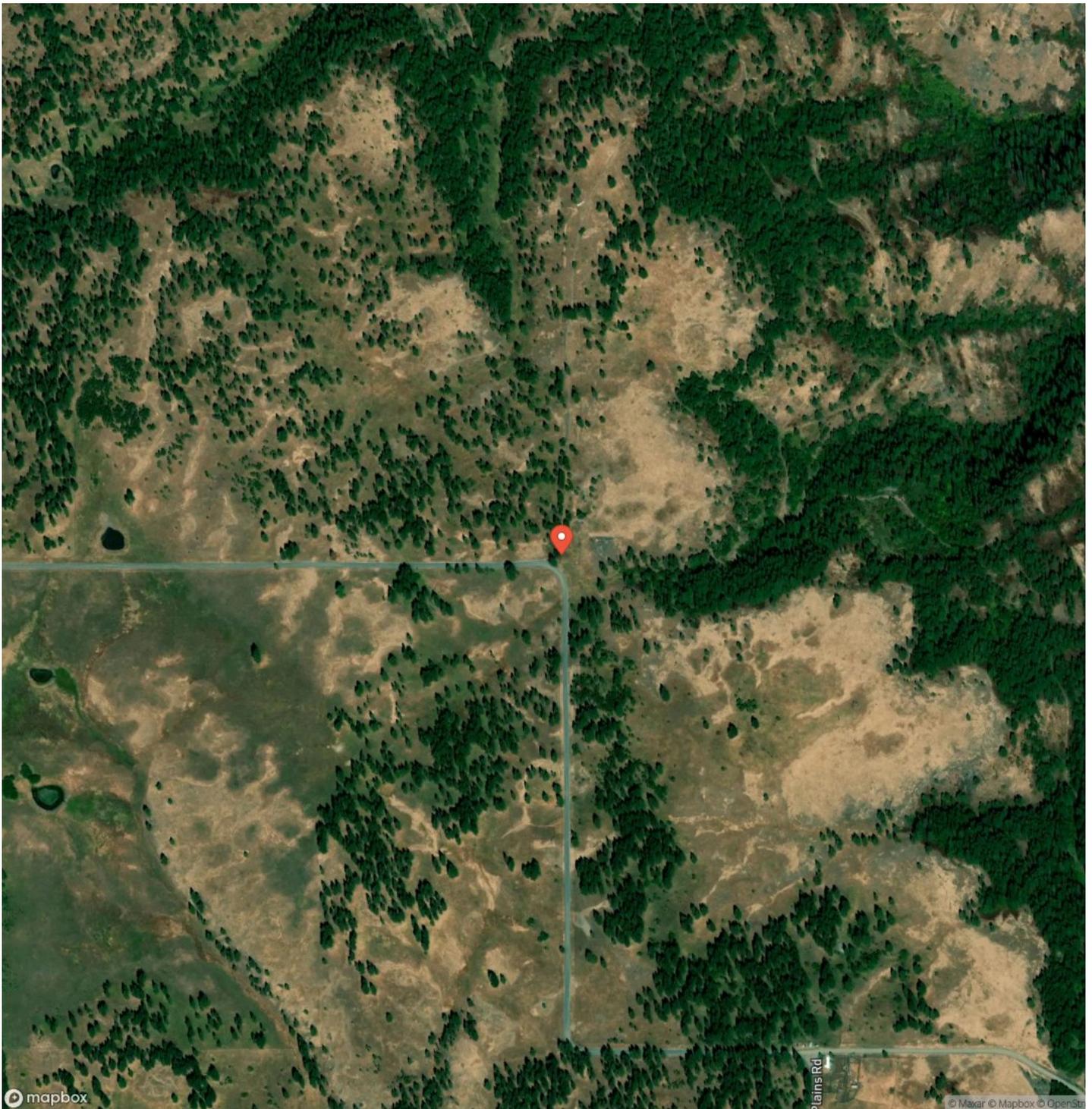
Locator Map



Locator Map



Satellite Map



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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