

Riggin Road 30 Acres
TBD Riggin Road
Ferdinand, ID 83526

\$275,000
30± Acres
Idaho County



Riggin Road 30 Acres
Ferdinand, ID / Idaho County

SUMMARY

Address

TBD Riggin Road

City, State Zip

Ferdinand, ID 83526

County

Idaho County

Type

Recreational Land, Lot

Latitude / Longitude

46.11594 / -116.397095

Taxes (Annually)

\$647

Acreage

30

Price

\$275,000

Property Website

<https://ranchwestproperties.com/property/riggin-road-30-acres-idaho-idaho/102452/>



PROPERTY DESCRIPTION

PROPERTY:

Welcome to this exceptional 30-acre property, offering a unique opportunity to create your dream home or private retreat in a desirable rural setting. This expansive parcel captures the beauty of North Central Idaho, with sweeping panoramic views of the Camas Prairie and the surrounding rolling landscape. Enjoy the peace and privacy of this remarkable setting, featuring open ground, scattered trees, and abundant wildlife. Completed perc test and power on site, providing valuable groundwork for future development. Multiple potential building sites allow you the flexibility to design and position your home to take full advantage of the views and natural surroundings. Bring your vision to life and experience the quiet beauty and freedom this property has to offer.

LAND FEATURES:

- Approved Perc Test
- Power On Site
- Survey Completed
- Gently Rolling Landscape
- Abundant Wildlife
- Multiple Potential Building Sites
- Peaceful Surroundings

RECREATION:

Recreation on the Camas Prairie is defined by wide-open access to the landscape and a strong focus on outdoor, land-based activities. Seasonal hunting for deer, elk, and upland birds is common in the surrounding breaks and transition areas, while ATV riding and horseback riding take advantage of the long network of rural roads, farm tracks, and public routes that cross the plateau. Scenic driving is also a major pastime, with quiet roads offering uninterrupted views of rolling agricultural fields, open hills, and distant ridgelines that shift with the seasons from green spring growth to golden summer harvest and crisp fall tones.

REGION & CLIMATE:

The area is an agricultural plateau in north-central Idaho, defined by wide-open wheat and hay fields, gently rolling terrain, and long rural road corridors that link small farming communities. Sitting above the Snake River corridor, the landscape has a quiet, elevated character with broad views and very little commercial development. For everyday needs, Cottonwood, Idaho serves as the primary local hub, offering essential services including grocery stores, a K-12 school system, a post office, a local credit union, along with cafes, diners, and other small businesses that support daily life in the surrounding rural area. For more extensive shopping, healthcare, entertainment, and professional services, Lewiston, Idaho is located approximately 60 miles Northwest, the region's main urban center. Lewiston provides major retail and grocery options, a wide range of restaurants, hospitals and medical services, as well as additional entertainment and professional amenities.

The region has a dry continental climate shaped by its elevated plateau setting in north-central Idaho. Conditions are generally semi-arid, with low annual precipitation and most moisture arriving during late fall, winter, and early spring. Winters are cold and often snowy, with frequent frosts and periodic stretches of sub-freezing temperatures. Summers are warm to hot and very dry, with low humidity and abundant sunshine. Daytime highs commonly reach the 80s and occasionally the 90s degrees F, with cooler evenings. Spring and fall are brief transitional seasons that can change quickly, spring brings rapid green-up across the wheat and grass fields, while fall is marked by dry air, and crisp nights. Wind is a consistent presence across the open plateau, shaping both the climate and the region's wide-open character.

HISTORY:

The Camas Prairie in north-central Idaho has a history rooted in both Indigenous land use and later agricultural settlement. For thousands of years, the area was used by the Nez Perce Tribe, who harvested camas roots from the prairie's natural grasslands as an important traditional food source. In the mid-19th century, Euro-American settlers arrived following regional treaties and land openings, gradually

transforming the prairie into dryland farms. Fertile soils and open terrain made it well suited for wheat and hay production, and small agricultural communities such as Cottonwood, Idaho developed to support local farming. By the late 1800s and early 1900s, transportation links helped connect the region to larger markets, reinforcing its role as a farming landscape. Today, the Camas Prairie remains largely agricultural, with its history still reflected in its open fields, rural settlements, and place-based name.

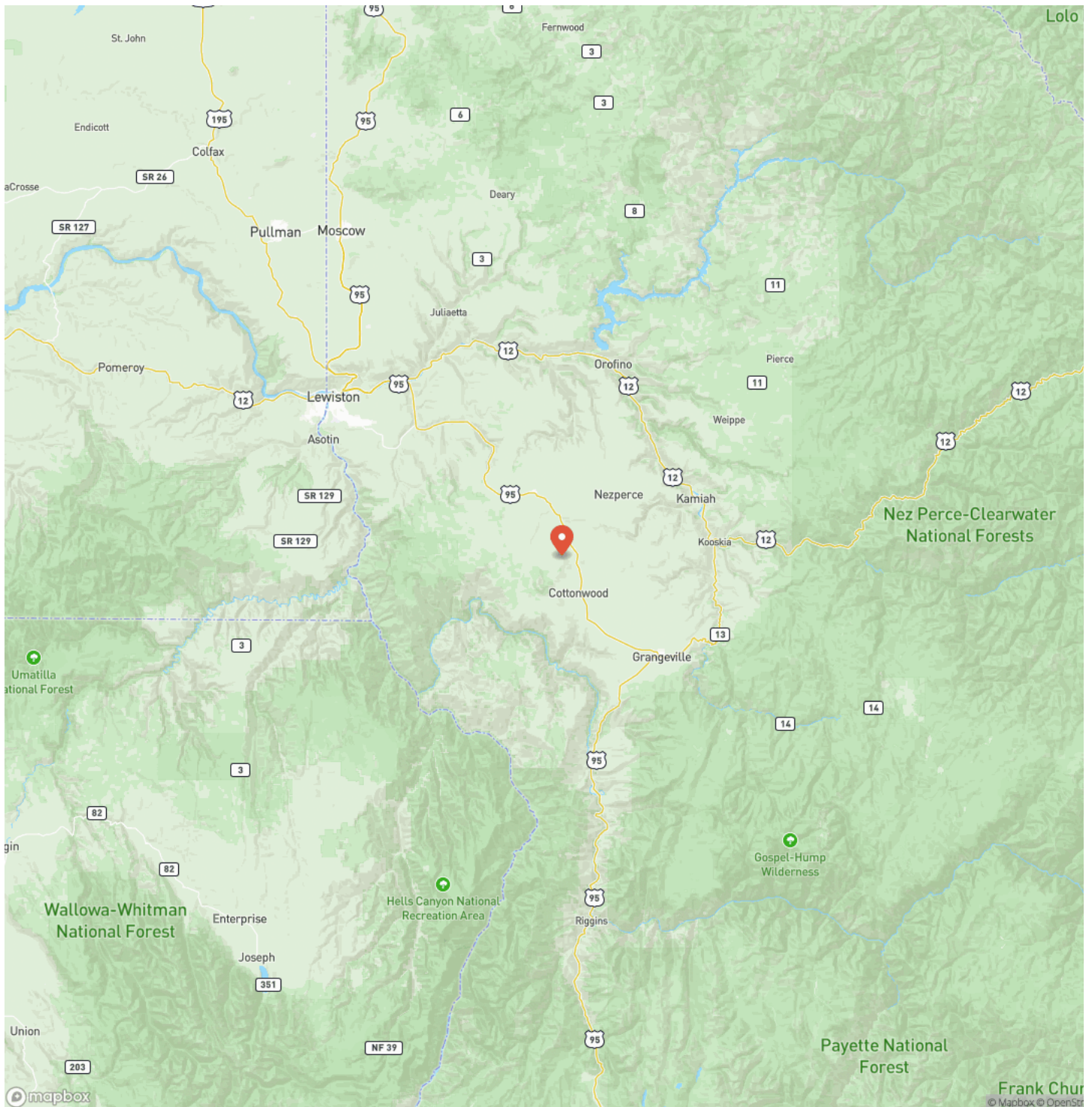
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Locator Map



Locator Map



Satellite Map



Riggin Road 30 Acres
Ferdinand, ID / Idaho County

LISTING REPRESENTATIVE

For more information contact:



Representative

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413 Main ST

City / State / Zip

Cottonwood, ID 83522

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.

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

DISCLAIMERS

All information herein is deemed reliable but not guaranteed, buyer's and their agents to verify all information. Property currently under contract Contingent Sale. 72 hour bump clause in place.

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