

Ulmer Ranch
216 Ulmer Road
Kooskia, ID 83539

\$2,500,000
580.990± Acres
Idaho County



Ulmer Ranch
Kooskia, ID / Idaho County

SUMMARY

Address

216 Ulmer Road

City, State Zip

Kooskia, ID 83539

County

Idaho County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

46.12425 / -115.884784

Taxes (Annually)

2635

Dwelling Square Feet

1955

Bedrooms / Bathrooms

3 / 1.5

Acreage

580.990

Price

\$2,500,000

Property Website

<https://ranchwestproperties.com/property/ulmer-ranch-idaho-idaho/98277/>



PROPERTY DESCRIPTION

PROPERTY:

Discover one of North Central Idaho's most remarkable ranch properties, a sprawling 580+ acre estate. Offered for the first time in decades, this extraordinary property blends agricultural and recreational potential. The land features expansive, usable acreage with diverse terrain, ideal for livestock, farming, hunting, or a private recreational retreat. Abundant wildlife, great views, at the end of the road. Improvements include a comfortable 3-bedroom, 1.5-bath residence, attached garage, multiple shops, large hay barn, additional barns, and additional outbuildings, providing ample space for equipment, storage, and ranch operations. A potential rock pit on site as well as private wells and a 10,000-gallon gravity feed cistern support the property, adding reliability and long-term value for both residential and agricultural use. This once operational family cattle ranch supported several head of cattle under the KU brand. This family legacy property has the ability to supplement another family legacy with agricultural operations or recreational activities.

LAND FEATURES:

- Operational Cattle Ranch
- Private Wells
- 10,000 Gal Gravity Feed Cistern
- End of the Road Property
- Tillable Acreage
- Ample Wildlife: Elk, Deer, Turkeys, Bear, Upland Game Birds
- Marketable Timber
- All Accessible Acreage

RECREATION:

Nestled in the scenic Clearwater River Valley, Kooskia is a small Idaho town that serves as a gateway to some of the state's most spectacular outdoor recreation. The area is surrounded by lush forests, rolling hills, and the winding Clearwater River. The Clearwater River provides excellent opportunities for fishing, kayaking, and floating. Nearby forests and state lands offer miles of hiking trails that showcase Idaho's rugged beauty. Hikers may encounter deer, elk, and a variety of bird species. Kooskia and the surrounding Clearwater National Forest have numerous campgrounds, both developed and primitive, ideal for family trips or solo adventures. Beyond outdoor recreation, Kooskia has a charming small-town vibe with historic sites and scenic drives along the river corridor. The town's location also makes it a convenient stop for exploring the Lewis and Clark Trail and nearby Nez Perce National Historical Park.

The Ulmer Ranch lies within Idaho Fish and Game Hunting Unit 16. This unit offers several over the counter big game hunting opportunities including: Elk, Whitetail Deer, Mule Deer, Turkeys, Mountain Lion, Wolf, and Bear.

REGION & CLIMATE:

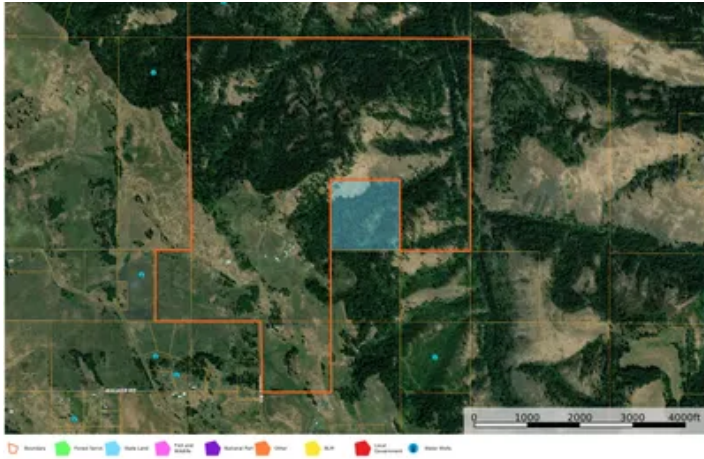
The town of Kooskia is modest but functional, with a few local businesses, a post office, a grocery store, local bank and small service shops. It has that small-town charm where independent businesses are central to daily life. Expanded shopping, healthcare and dining options-including Costco, Walmart, Home Depot and other major retailers are located in Lewiston, roughly 75 miles to the West. Air travel is served by the Lewiston-Nez Perce County Airport (LWS), offering daily commercial flights, with additional regional and international service available at Pullman-Moscow Regional Airport (PUW) and Spokane International Airport, both within a few hours drive.

The area experiences a comfortable four-season climate typical of north-central Idaho's river valleys. Summers are generally warm and dry, with plenty of sunshine and moderate temperatures. Spring and fall bring mild conditions and seasonal color, with cooler winters offering light snowfall in town and increased snow accumulation at higher elevations. Overall, the climate offers distinct seasons without extreme heat, contributing to the region's appeal for those who enjoy a balanced, outdoor-oriented lifestyle.

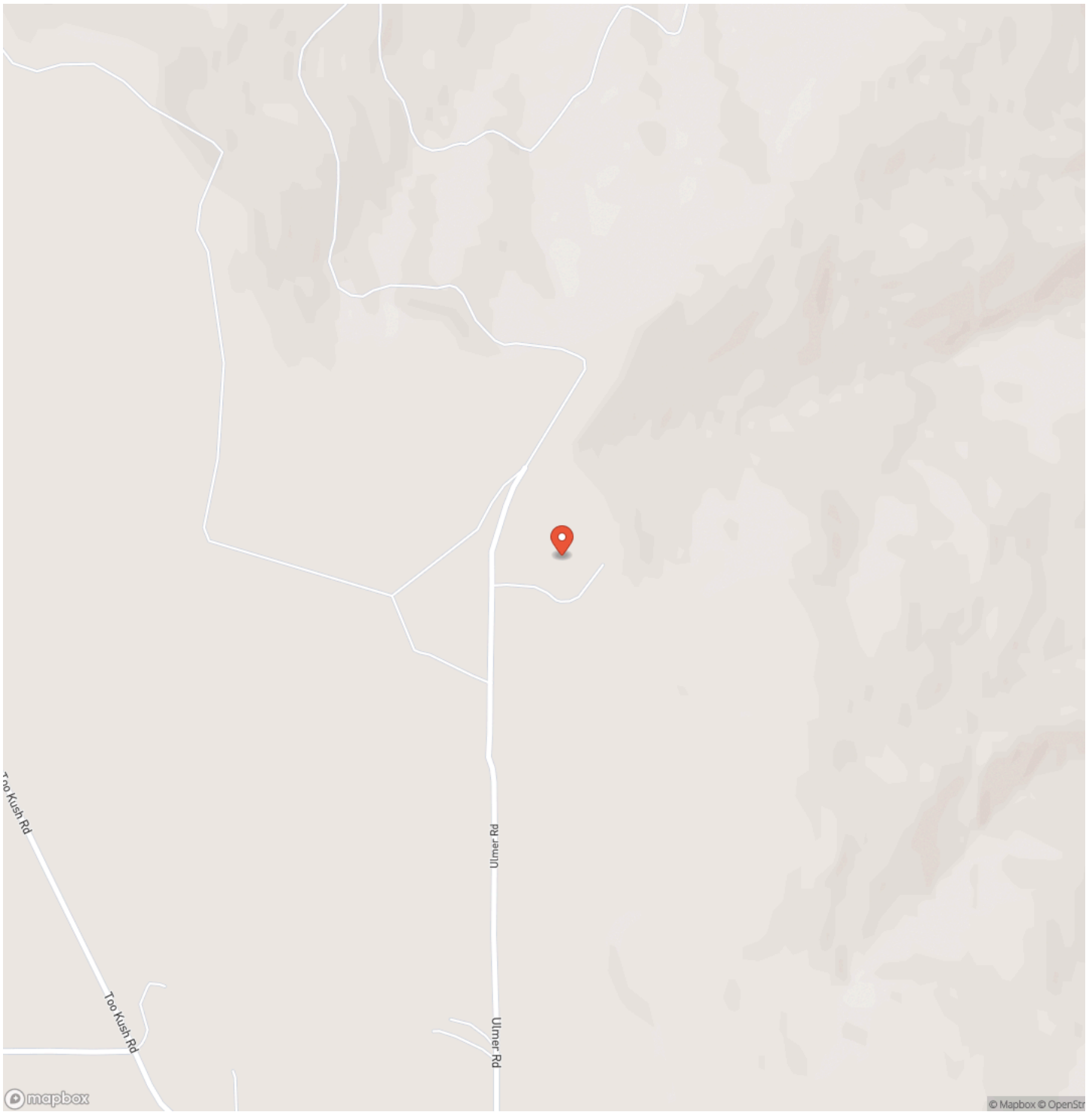
HISTORY:

Kooskia, Idaho (pronounced *Koos-kee*) is a small historic community in Idaho County located at the confluence of the Middle Fork and South Fork of the Clearwater River. Long before settlement, the area was home to the Nez Perce people, and the town's name comes from a Nez Perce word commonly interpreted as "where the waters meet." The town was originally called Stuart and was officially platted in 1895 after land from the Nez Perce Reservation was opened to homesteading. Kooskia began to grow with the arrival of the railroad in the late 1890s, which brought commerce and helped establish farming, ranching, logging, and timber as the backbone of the local economy.

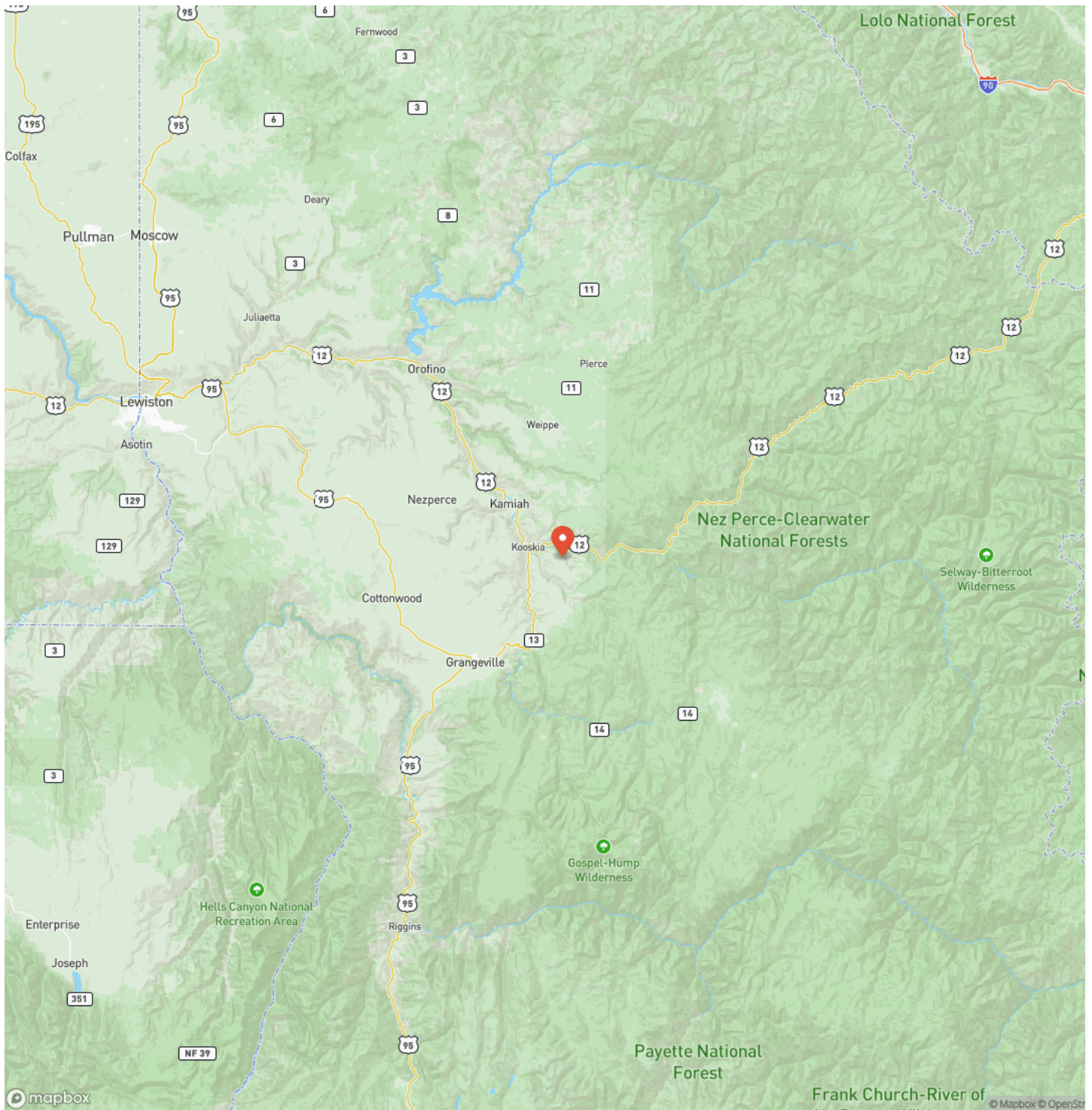
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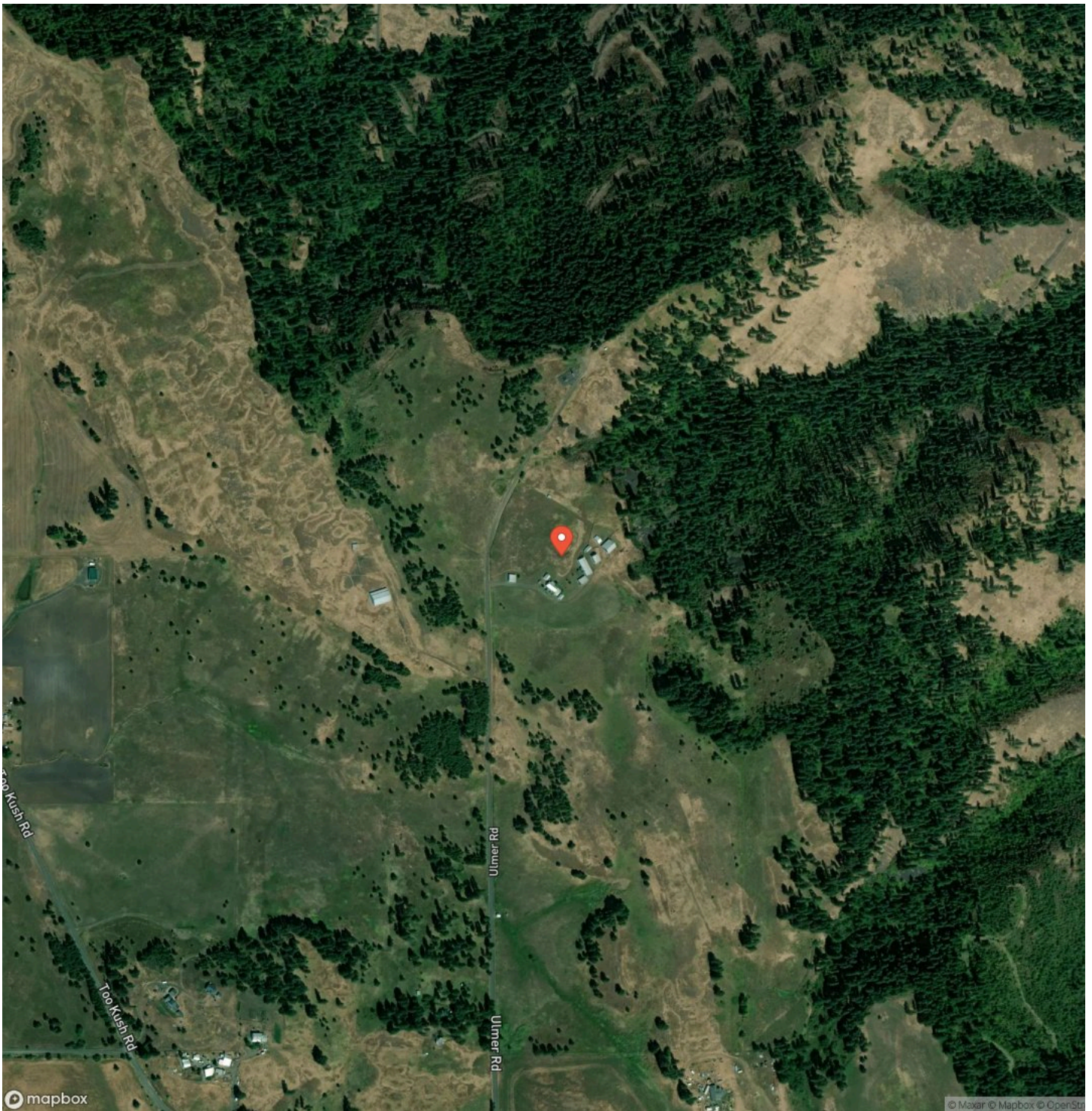
Locator Map



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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