

809 Trestle Drive  
809 Trestle Drive  
Cottonwood, ID 83522

**\$60,000**  
0.2± Acres  
Idaho County



**809 Trestle Drive**  
**Cottonwood, ID / Idaho County**

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**SUMMARY**

**Address**

809 Trestle Drive

**City, State Zip**

Cottonwood, ID 83522

**County**

Idaho County

**Type**

Lot

**Latitude / Longitude**

46.050468 / -116.356525

**Taxes (Annually)**

\$43

**Acreage**

0.2

**Price**

\$60,000

**Property Website**

<https://ranchwestproperties.com/property/809-trestle-drive/idaho/idaho/96609/>



## **PROPERTY DESCRIPTION**

### **PROPERTY:**

Discover the potential of this 0.20-acre parcel at 809 Trestle Drive, perfectly suited for a custom home in a quiet small-town setting. The lot offers level terrain, city water and sewer access, and underground power, making it ready for residential development. Nestled in a peaceful neighborhood, it provides the ideal combination of rural views and convenient access to Cottonwood's amenities

### **LAND FEATURES:**

- Building Lot
- City Water & Sewer Available
- Residential Neighborhood Setting
- Underground Electrical Service
- Gravel Road Access

### **RECREATION:**

Cottonwood, Idaho is surrounded by some of North Central Idaho's most diverse outdoor recreation, making it an ideal location for those who enjoy an active lifestyle and small-town living. Set on the scenic Camas Prairie, the area offers wide-open spaces, fresh air, and easy access to year-round outdoor activities. Residents enjoy hunting and fishing opportunities throughout Idaho County, with nearby rivers, creeks, and public lands providing excellent access for anglers and sportsmen. The region is well known for elk, deer, and upland bird hunting, along with abundant fishing in the Clearwater River system. Outdoor enthusiasts will appreciate the close proximity to public lands and forest access, ideal for hiking, ATV riding, horseback riding, and wildlife viewing. In the winter months, the area transforms into a hub for snowmobiling, cross-country skiing, and winter recreation.

### **REGION & CLIMATE:**

Cottonwood is located in north-central Idaho within Idaho County, set on the scenic Camas Prairie. The area is characterized by gently rolling farmland, open prairie views, and distant mountain backdrops, offering a peaceful rural setting while remaining connected to nearby communities such as Grangeville and the Clearwater River corridor. The region is known for its agricultural roots, wide-open spaces, and access to extensive public lands and outdoor recreation.

The area experiences a four-season climate typical of inland Pacific Northwest and mountain prairie regions. Summers are warm and dry, with comfortable daytime temperatures and cooler evenings. Fall brings crisp air and colorful landscapes, while winters are cold with snowfall, making the area well-suited for winter recreation and those who enjoy seasonal change. Spring is mild and refreshing, with green fields and gradual warming temperatures.

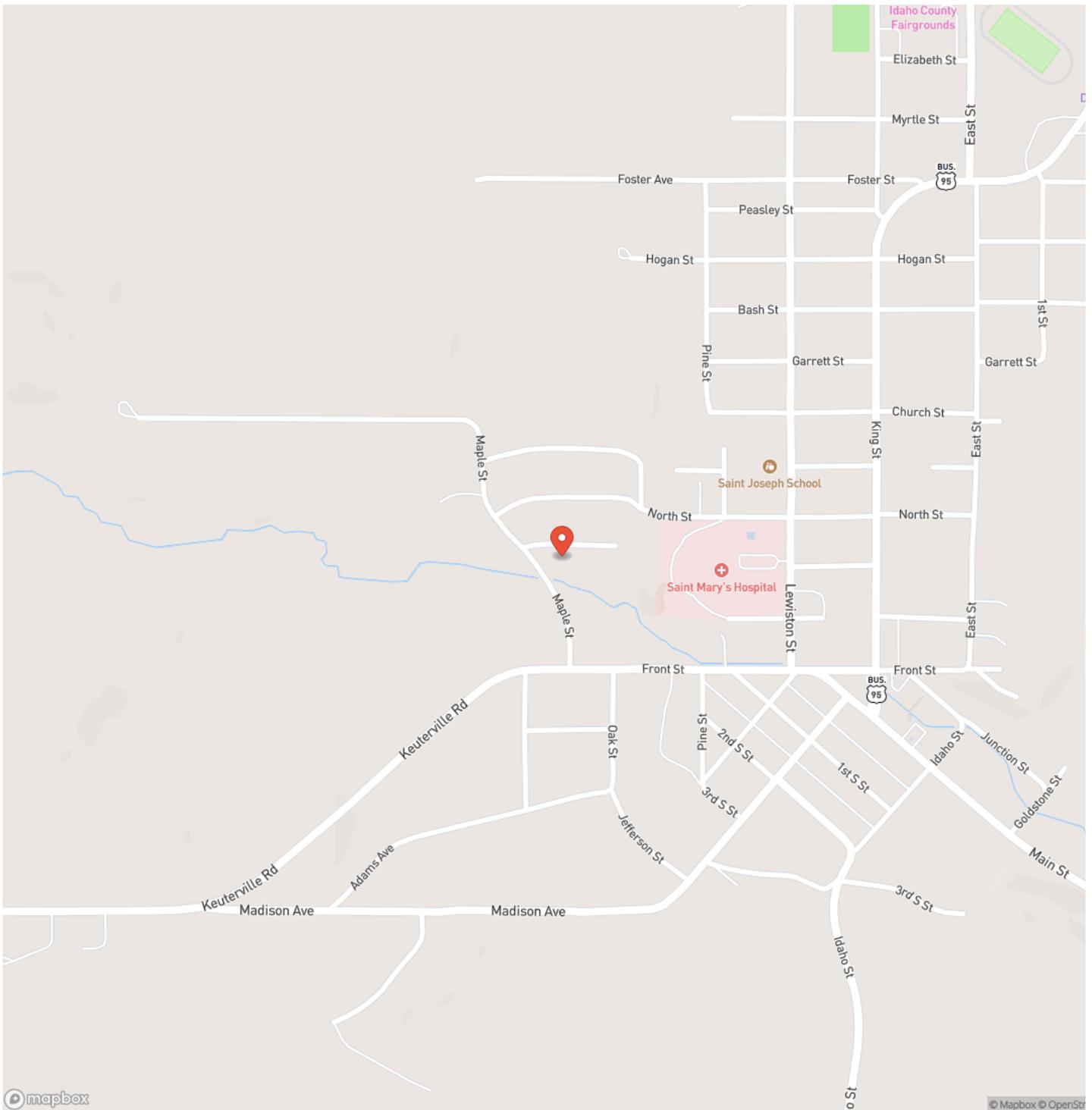
### **HISTORY:**

Cottonwood, Idaho has a rich history rooted in agriculture, railroads, and early settlement on the Camas Prairie. The town was established in the late 1800s as settlers moved into north-central Idaho drawn by fertile farmland and opportunity. Cottonwood quickly became a service and supply center for surrounding homesteads and ranches. The arrival of the railroad in the early 20th century played a significant role in the town's growth, allowing agricultural products, especially grain and livestock to be transported efficiently. Cottonwood developed a strong reputation as a farming and ranching community, a legacy that remains evident today in its surrounding fields and rural character.

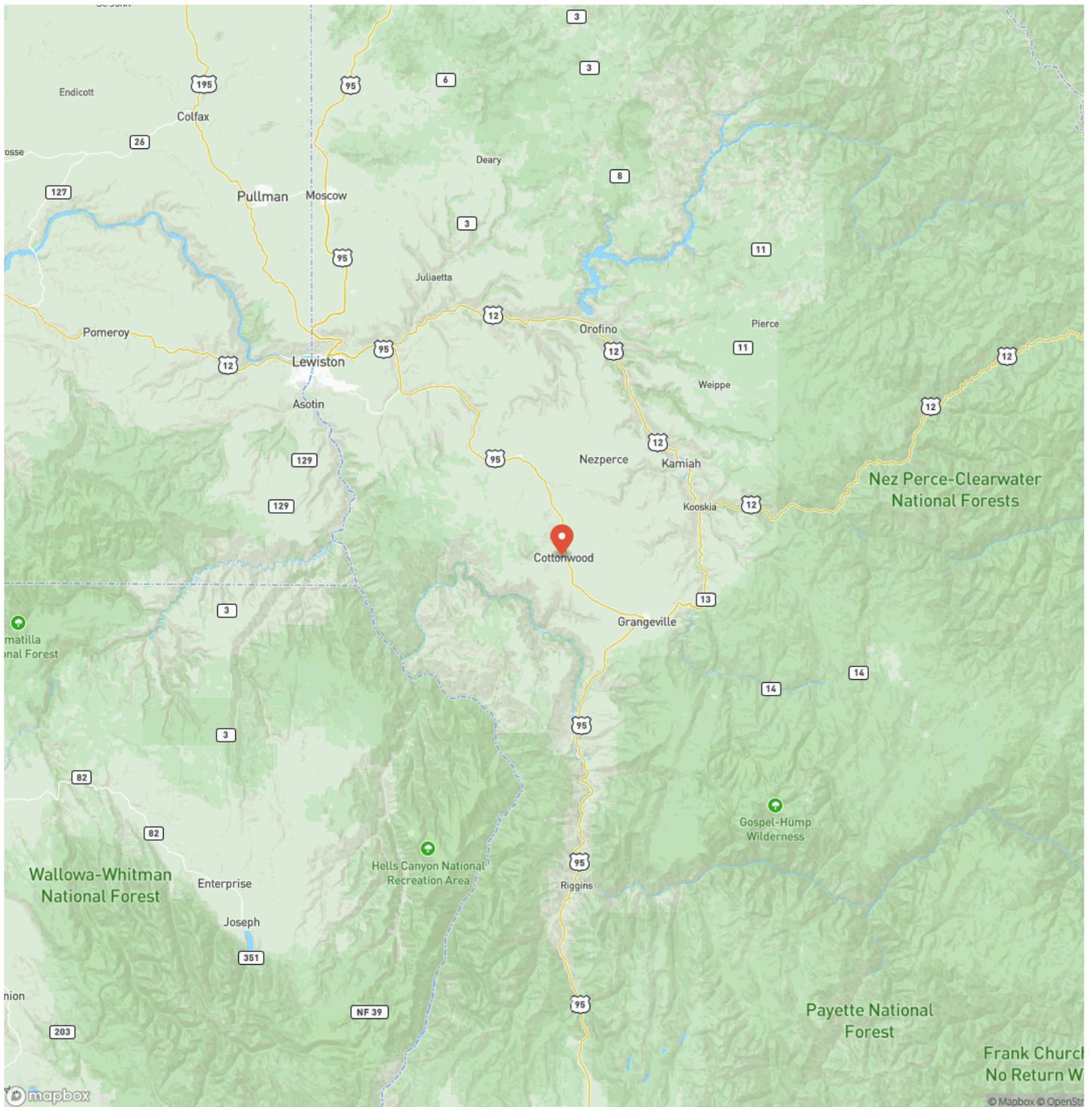
809 Trestle Drive  
Cottonwood, ID / Idaho County



## Locator Map



# Locator Map



## Satellite Map







**DISCLAIMERS**

All information provided is deemed reliable but not guaranteed. Buyers and their agents to 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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