

807 & 809 Trestle Drive
807 & 809 Trestle Drive
Cottonwood, ID 83522

\$118,000
0.45± Acres
Idaho County



807 & 809 Trestle Drive
Cottonwood, ID / Idaho County

SUMMARY

Address

807 & 809 Trestle Drive

City, State Zip

Cottonwood, ID 83522

County

Idaho County

Type

Lot

Latitude / Longitude

46.050492 / -116.356224

Taxes (Annually)

\$99

Acreage

0.45

Price

\$118,000

Property Website

<https://ranchwestproperties.com/property/807-809-trestle-drive/idaho/idaho/96610/>



PROPERTY DESCRIPTION

PROPERTY:

An excellent opportunity to purchase two adjacent residential lots at 807 and 809 Trestle Drive in the heart of Cottonwood, Idaho. Both parcels are level, ready-to-build, and served by city water, sewer, and underground power, providing a smooth path for residential development. Situated in a quiet, friendly neighborhood, enjoy small-town setting while staying close to local amenities. Don't miss this chance to build your dream property in Cottonwood.

LAND FEATURES:

- Building Lots
- 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.

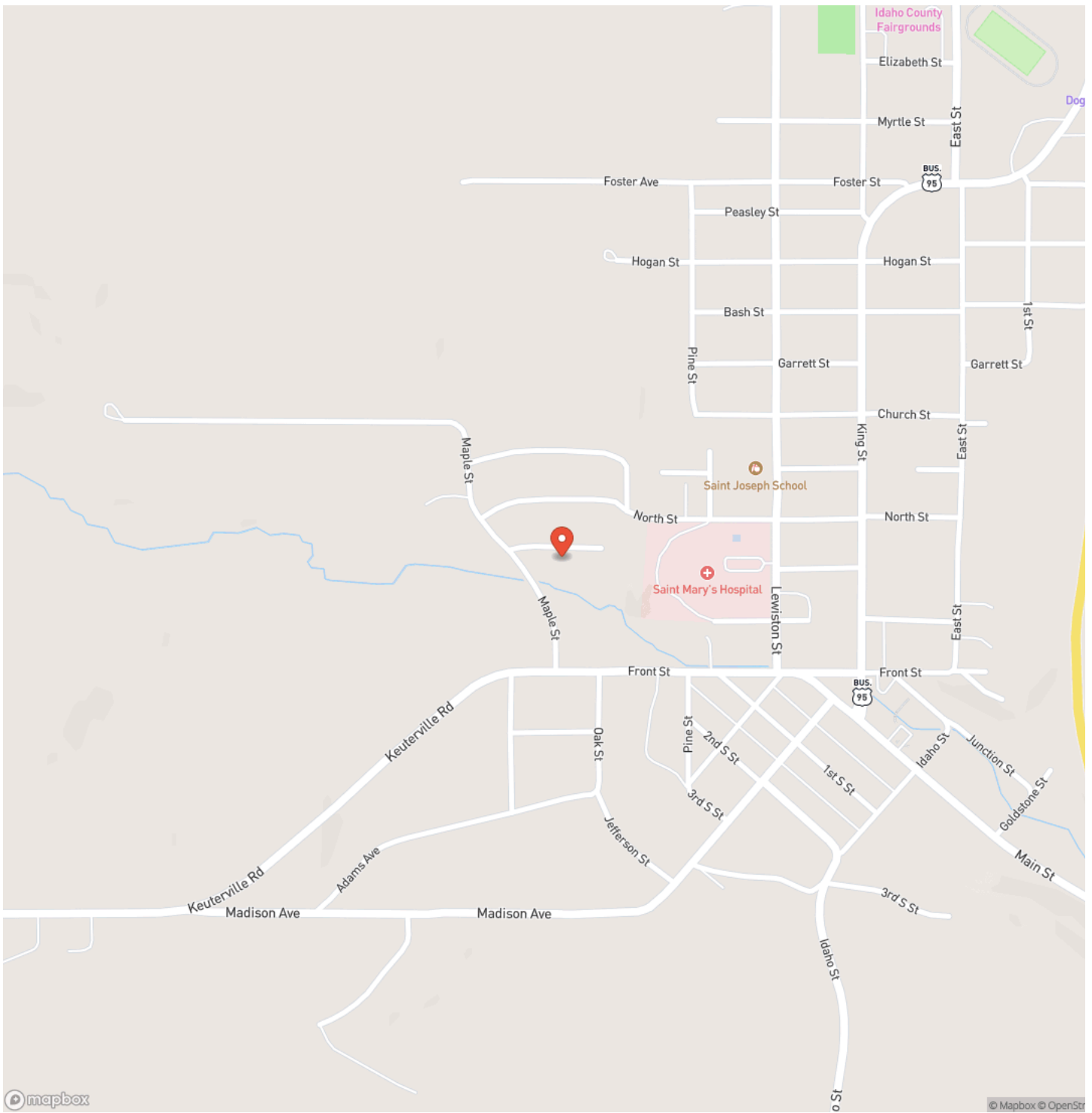
HISTORY:

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.

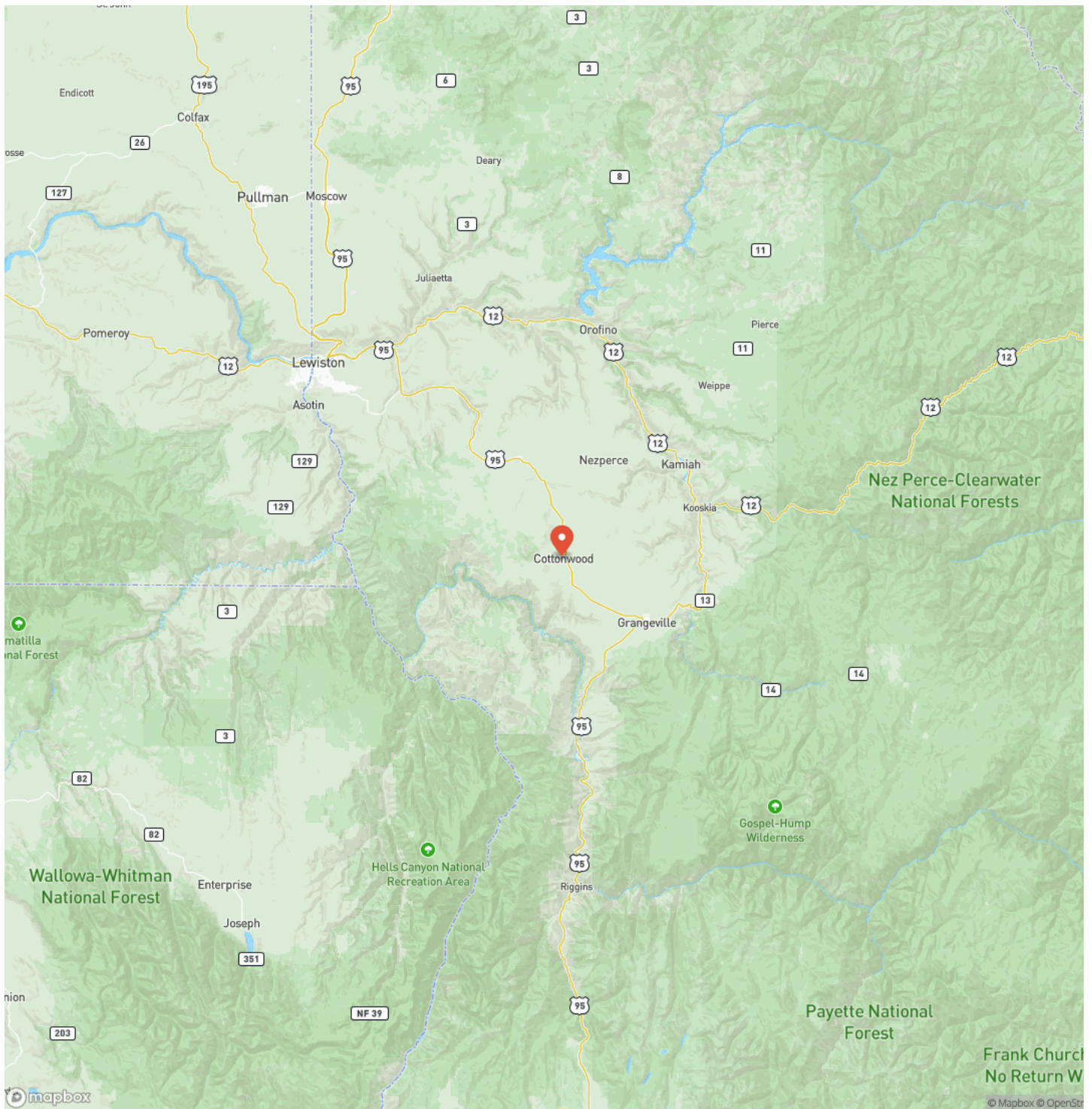
807 & 809 Trestle Drive
Cottonwood, ID / Idaho County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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

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(208) 507-0517
<https://ranchwestproperties.com/>
