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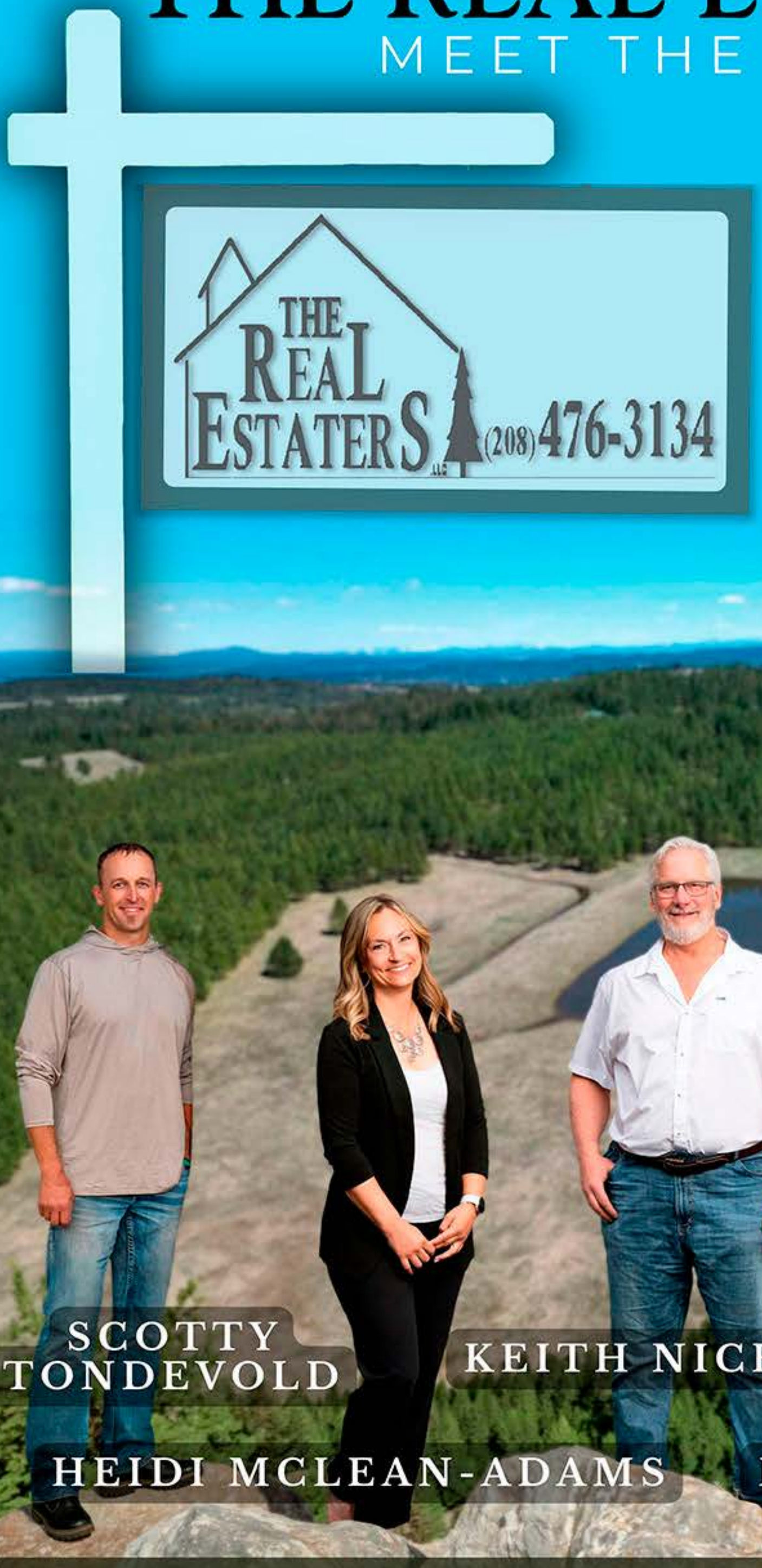

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A LITTLE PIECE OF LONESOME DOVE

Some outbuildings are built for storage. Others become workshops, barns or garages. Every once in a while, though, an outbuilding becomes something more — **a place with a story.**



That’s what visitors will find tucked away just outside Grangeville at Jim Moody’s Lonesome Dove Western Cabin, a one-of-a-kind getaway that combines family history, Old West craftsmanship and the kind of rural Idaho setting that feels straight out of a western movie.

The cabin sits just minutes from town off Long Haul Road (a few hundred yards up on the ridge above), but the experience feels much farther removed from everyday life. Quail, doves

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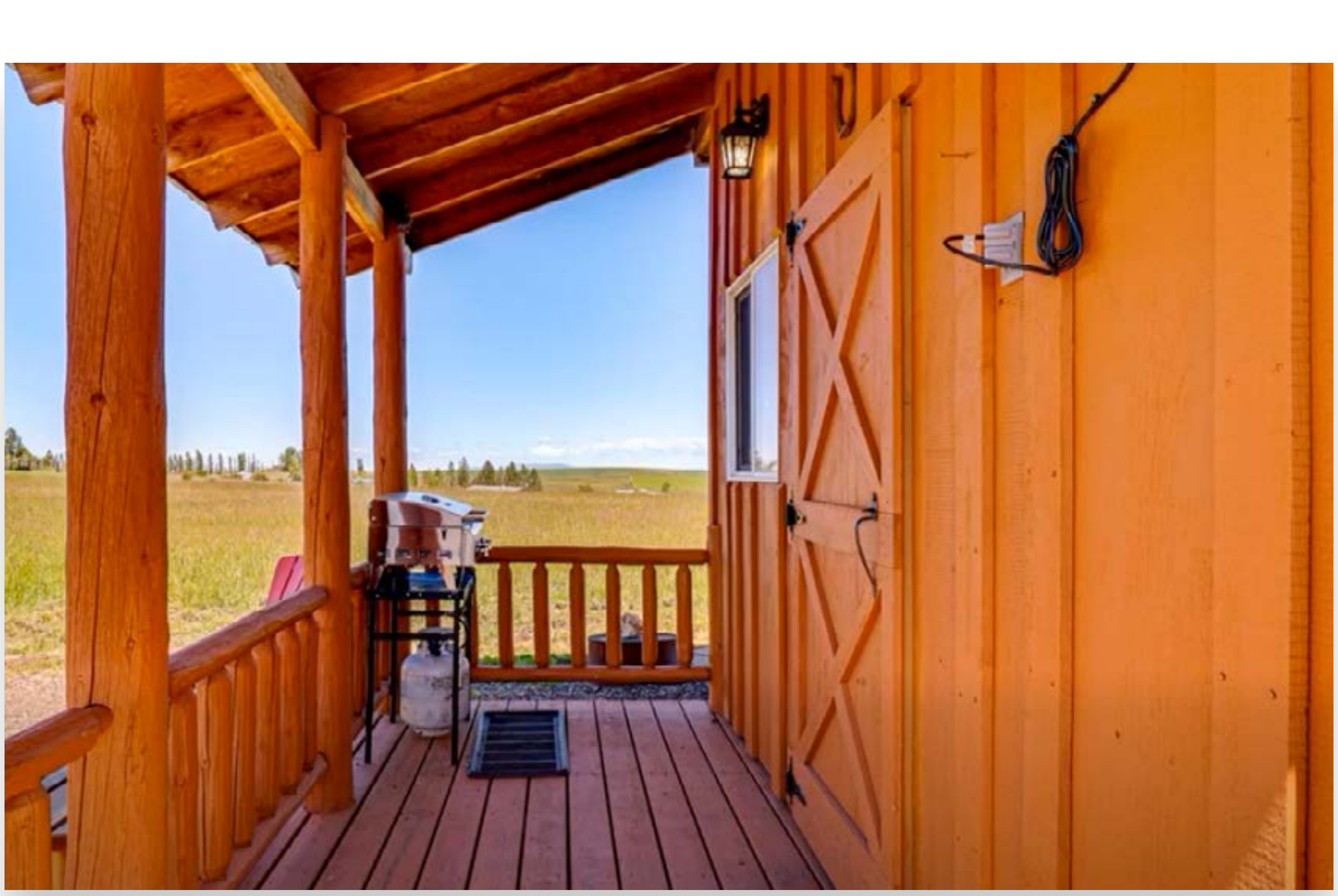
and seasonal Canada geese frequent the property. A large fish pond stocked with bass, bluegill, catfish and grass carp sits below the cabin. From the ridge, visitors can take in sweeping views of Grangeville, the Camas Prairie and the distant Bitterroot Mountains.



The inspiration for the cabin's name comes from the classic western miniseries Lonesome Dove, starring Robert Duvall and Tommy Lee Jones. Moody, a longtime western fan, said

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the name seemed fitting not only because of the show's popularity but because doves are a constant presence around the property.

What makes the structure especially interesting, however, isn't just its western décor. It's the building itself.

Long before it became an Airbnb, the cabin began life as a simple shed built in 1961 or 1962 by his dad, Frank Moody, a well-known local carpenter.



In later years, Frank became known as an antique dealer. When Jim Moody sold his parents' property more than 20 years ago, he took the shed as part of his commission and moved it to his own land. The building's next chapter came when he transformed it into a potting shed for his wife, Susan.

To match the western character of the larger shop nearby, Moody added a false-front façade reminiscent of an Old



West storefront. Susan, who loved gardening, flowers and planting projects, used the shed for years. But life had other plans.

For the past 14 years, Susan has helped raise a grandchild in the Boise area, requiring her to split her time between Boise and Grangeville. As family responsibilities increased, the little potting shed gradually became more storage space than workspace.

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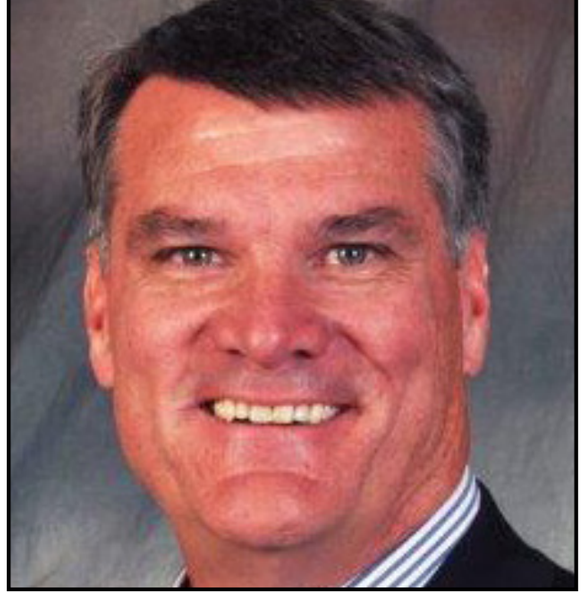

Don Solberg, broker
208-983-7382

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“I decided it was pretty expensive storage,” Moody said. Rather than let the building sit unused, he decided to give it a new purpose. He poured a foundation beneath the original structure, expanded the interior, created a usable loft and transformed the shed his father built into a western-themed retreat.

The result is anything but a cookie-cutter cabin. A false-front façade gives the structure the appearance of an Old West mercantile. Inside, nearly every detail contributes



to the theme. An antique wood cook stove bearing the Idaho nameplate dates to around 1915. A buffalo skull hangs above a sitting area. Elk antlers, cast-iron pieces, longhorn accents and other western artifacts fill the space.

Some of the most memorable features are hidden in the details.

The bathroom includes a corner toilet and a toilet paper holder

fashioned from a horse-riding bit. A pocket door dates back to around 1900 and still carries hardware with a patent date of 1871. Corrugated metal lines portions of the lower walls, while an antique-style refrigerator adds another touch of nostalgia.

Even the route to the sleeping loft reflects the western theme. Guests climb using sturdy elk antlers mounted securely to the wall as handholds — a feature that's both decorative and functional.

For Moody, the project was never just about creating another rental. It was about preserving something built by his father, adapting it to fit changing family needs and finding a way to make an old outbuilding useful once again.



The finished cabin measures only 336 square feet, but it tells a much bigger story. Part family heirloom, part western hideaway and part entrepreneurial project, the Lonesome Dove Cabin stands as proof that sometimes the most memorable buildings on a property aren’t the biggest ones—they’re the ones with the best stories behind them.



WHAT $1 MILLION REALLY BUYS IN IDAHO COUNTY

A million dollars doesn't stretch very far in many parts of the country.

But in Idaho County, a million dollars can purchase something altogether different.

It can buy a business. It can buy investment income. It can buy a ranch, a recreational retreat or a property designed for multiple generations of a family to live, work and play together.

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According to Tara Connolley, owner and broker of Highland Realty LLC in Grangeville, the question isn't what a million dollars can buy here — it's which version of the Idaho County lifestyle someone wants.

"There are three ways to go," Connolley said. "You can buy a million-dollar house. You can buy mailbox money — buy income producing properties

that are managed — or you can buy a lifestyle business.”
That variety is what continues to surprise people moving into the region.

While Idaho County was once considered a hidden gem, Connolley said the secret is out.

Buyers who discovered rural



Idaho during the pandemic helped reshape the local market and demonstrated that people are willing to pay for space, privacy and quality of life.
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those qualities is the White Bird Summit Lodge, a unique mountain retreat that serves as a showcase of what rural luxury can look like.

Rather than focusing on square footage or amenities, Connolley points to the property's flexibility.

The lodge can function as a private residence, a short-term rental destination, a wedding venue, a reunion site or even a multi-generational family compound. As housing trends shift nationwide, more families are looking for places where

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grandparents, parents and younger generations can stay connected while maintaining independence.

“There’s so much space and so many options,” Connolley said. The property’s appeal begins before stepping inside.

Perched near White Bird Summit and connected to both White Bird and Grangeville communities, the lodge offers a level of privacy that has become increasingly difficult to find. Morning sunlight spills across the landscape, while nearby state land invites horseback rides and outdoor recreation that includes access

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It’s the patio.

“I don’t think I’d ever leave this patio,” she said. “It was actually the first thing I loved about it.”

The lodge sits on acreage that provides room for horses, livestock, gardens and outdoor gatherings. There are no subdivision covenants.

The freedom, is another amenity she promotes for this property.

In Idaho County, luxury often means something else entirely. It means space to breathe.



Source: Intermountain Multiple Listing Service • Single-family residential sales

THE MARKET IS SHIFTING

Idaho County's residential real estate market remained relatively stable through the second quarter of 2026, with home sales keeping pace with last year even as prices retreated from the record levels seen in 2025.

According to second-quarter statistics released by Intermountain Multiple Listing Service (www.intermountainmls.com), 53 single-family homes sold during

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the April-through-June period, down slightly from 56 sales during the same quarter a year earlier, a decrease of 5.4%. Year-to-date sales, however, climbed to 81 homes, compared with 76 during the first half of 2025, a 6.6% increase.

The median sales price for the quarter fell to $389,000, down from $435,000 a year earlier, a decline of 10.6%. The average sales price also declined, dropping 8.8% to $436,823.

Despite the lower prices, the market continues to reflect significantly higher values than

EXISTING HOMES DOMINATED



VS.



51

EXISTING HOMES SOLD

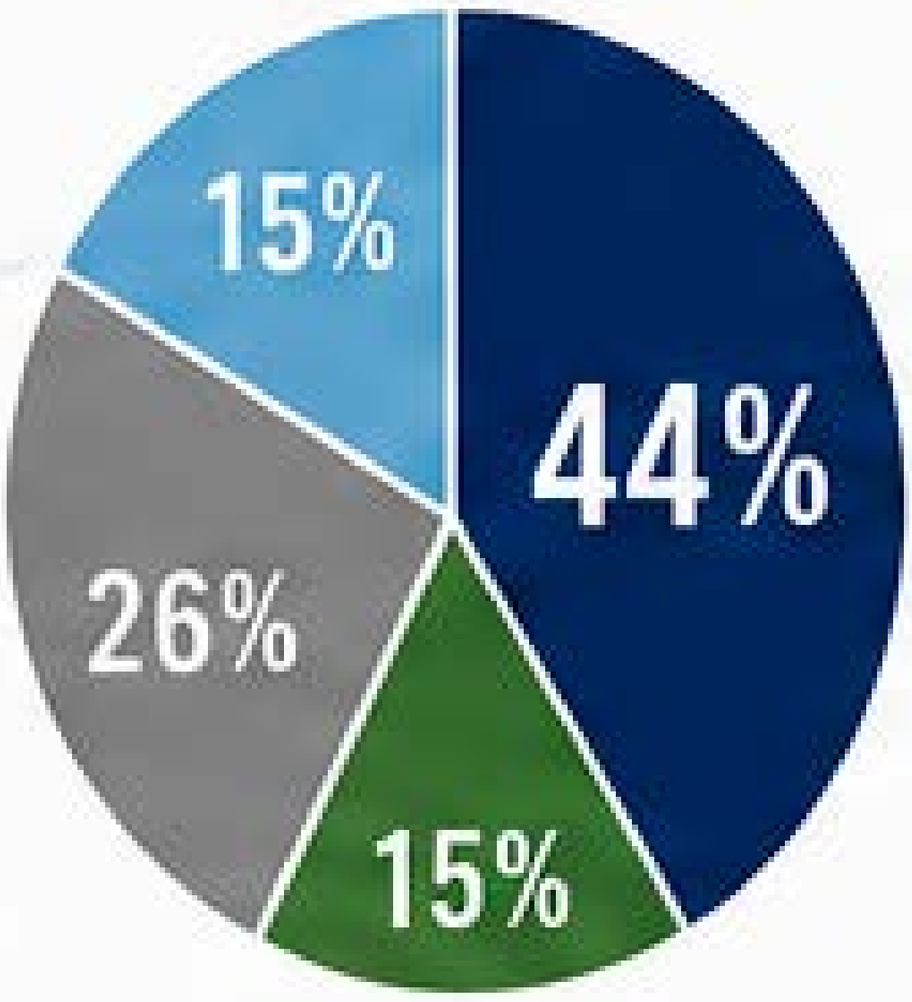
2

NEW CONSTRUCTION HOMES SOLD

were common just a few years ago. The report shows the previous 12-month median sales price at $367,500, illustrating that home values remain elevated even after this year's moderation.

Homes also sold somewhat faster than they have historically. Properties spent a median of 71 days on the market during the second quarter, compared with 77 days during the same period in 2025 and 98 days over the previous 12 months.

MOST POPULAR PRICE RANGE



44%

OF HOMES SOLD
$300,000–$499,999

15%

SOLD BETWEEN
$200,000–$299,999

LUXURY MARKET

0

HOMES SOLD
OVER $1 MILLION

The total dollar volume of residential sales reached $23.2 million during the quarter, down 13.7% from the $26.8 million recorded one year earlier. Year-to-date dollar volume remained nearly unchanged at $34.4 million, down less than 1% from the first half of 2025.

Existing homes continued to dominate the local market, accounting for 51 of the county's 53 residential sales during the quarter. Existing-

home sales posted a median price of $389,000 and an average price of $434,255.

New home construction remained limited. Only two newly constructed homes sold during the second quarter, with a median and average sales price of $502,300. Four newly constructed homes had sold through the first six months of 2026.

The greatest concentration of sales occurred in the middle price ranges. Nearly 44% of existing homes sold during the second quarter were priced between $300,000 and $499,999, while another 15% sold between $200,000 and $299,999. Just one home sold for less than $70,000, and no homes changed hands for $1 million or more during the



365 ACRES OF POSSIBILITY

For many people, the dream of owning acreage isn’t just about land. It’s about possibility.

That dream comes into focus on a 365-acre property perched high above the Clearwater River drainage. The expansive parcel, located off Tram Road in Idaho County, combines pasture ground, farm ground and income-producing opportunities with something increasingly difficult to find: privacy.



Some envision hobby farms. Others talk about raising livestock or planting orchards. One prospective buyer discussed creating a family gathering place where generations could come together. Another imagined building a private shooting range. Yet another talked about creating a motorcycle track. The common thread is freedom. Because of the property's size and isolation, buyers often see

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opportunities that simply aren’t possible within city limits or on smaller rural parcels.

“You can do anything you want out here,” Solberg said, recalling conversations with prospective buyers. “They say, ‘I can do this, I can do that.’ And I’m like, ‘Yeah, you can do it all.’”

The property’s most striking feature may be its setting. Situated on a broad ridge with steep canyons dropping away on multiple sides, the land

offers sweeping 360-degree views of the surrounding countryside.

From various points on the property, visitors can look down toward the communities of Kamiah and Kooskia while taking in mountain vistas and the expansive Clearwater drainage.

“It’s like you’re out on an island,” Solberg said.

Unlike many scenic properties where neighboring homes eventually interrupt the landscape, this parcel offers a rare sense of ownership over the entire view. Most neighboring properties sit far below in the canyons, leaving the ridgeline largely uninterrupted.

That level of privacy is

increasingly attracting buyers, according to Solberg.
He recently spoke with a prospective purchaser from outside the area who described the property's seclusion as "unmatched." With virtually no traffic and few nearby neighbors, the buyer noted that landowners would have

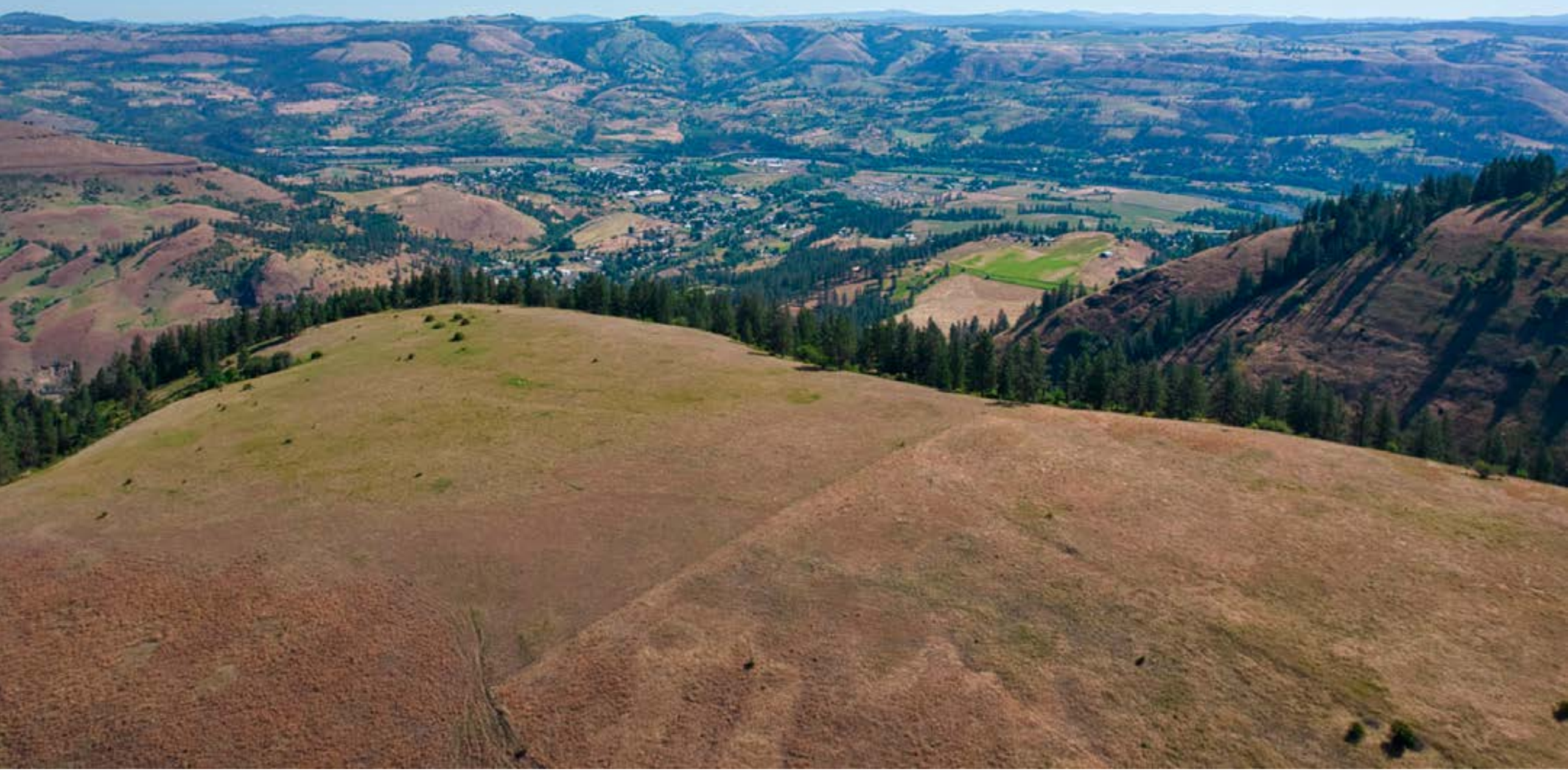




considerable freedom in how they choose to develop and enjoy the property.
For people relocating from more populated areas, that freedom can be eye-opening.

“They just see all the possibilities,” Solberg said.

The property is remote enough to feel worlds away, yet still has access to electricity and internet service. Reaching it requires several miles of gravel



road, but Solberg says that journey is part of the appeal. The land sits near the historic Fort Misery area, a location known for its isolation and natural defenses. In many ways, the property shares those characteristics today.

“It’s a little oasis out there,” Solberg said.

Large-acreage properties like this have become increasingly desirable in recent years. Buyers seeking self-sufficiency, recreation opportunities and



What do people see when they first visit the property?

“They see basically a blank canvas,” said Don Solberg, the listing agent, with Solberg Agency of Grangeville. “It’s so many things that it’s a little overwhelming.”
Currently, the property generates income through farm and pasture leases, as well as a cell tower lease. But Solberg said prospective buyers see much more than its current uses.

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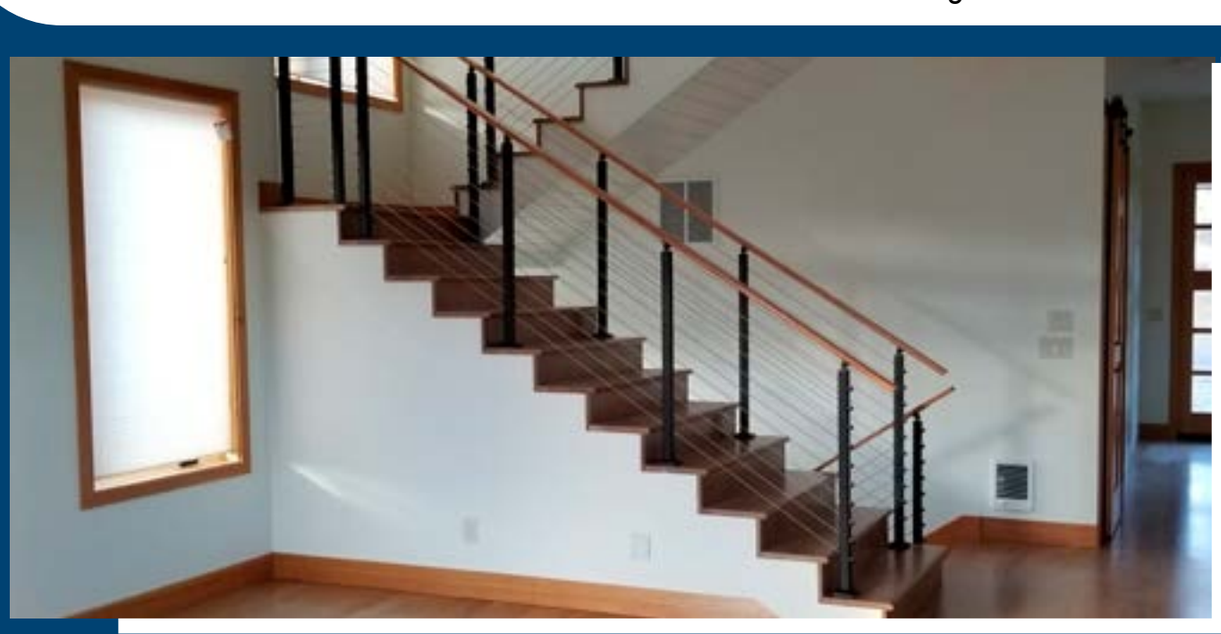

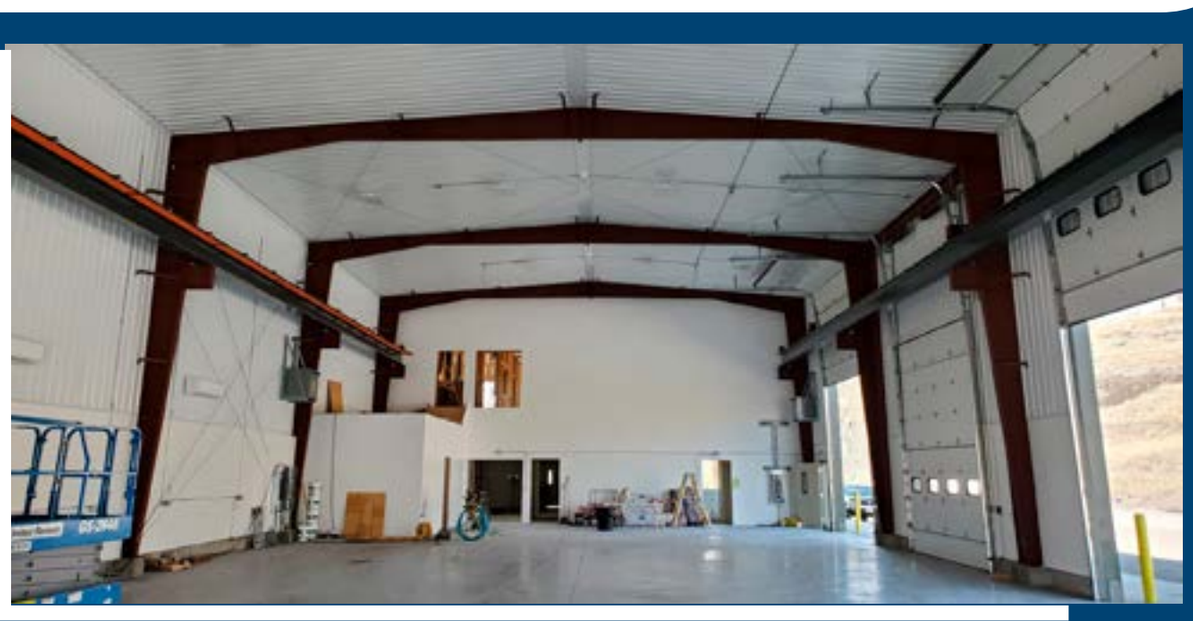

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personal space are driving demand for land that offers room to breathe.

Five years from now, the property could look very different depending on who owns it. It might support livestock. It might host orchards and greenhouses. It could become a family retreat, a hunting base camp or a working agricultural operation.

Or it could simply remain what it is today — a quiet piece of Idaho where the horizon stretches in every direction and the possibilities seem as wide as the landscape itself.

For those chasing acreage dreams, that's often exactly the point.