

# SOLDIER MNT DEVELOPMENT LAND

FOR SALE | TBD SOLDIER CREEK RD, FAIRFIELD



## TYLER MARTIN

208.579.2329

tyler@tokcommercial.com

## LENNY NELSON

208.947.0806

lenny@tokcommercial.com

Zoned Rural Residential with an exceptionally rare 2.5-acre minimum, perfect for a high-demand cabin subdivision.

Situated just minutes from the ski resort, offering premier year-round recreation and winter sports access.

Just 6 minutes to Soldier Mountain Resort and 11 minutes to downtown Fairfield.

Panoramic, highly marketable views of Soldier Peak as a scenic backdrop for future homesites.

Blends secluded mountain living with easy connectivity, located right on Soldier Creek Road just minutes from Fairfield.

LAND	PRICE/ACRES	SALE PRICE
42.7 Acres	\$11,125 Per Acre	\$475,000

**PROPERTY TYPE:** Development Land

**ACRES:** 42.7 Acres

**UTILITIES:** Proposed well & septic

**ZONING:** R-2

CONTACT



HIGHLIGHTS



DETAILS



UPDATED: 6.17.2026

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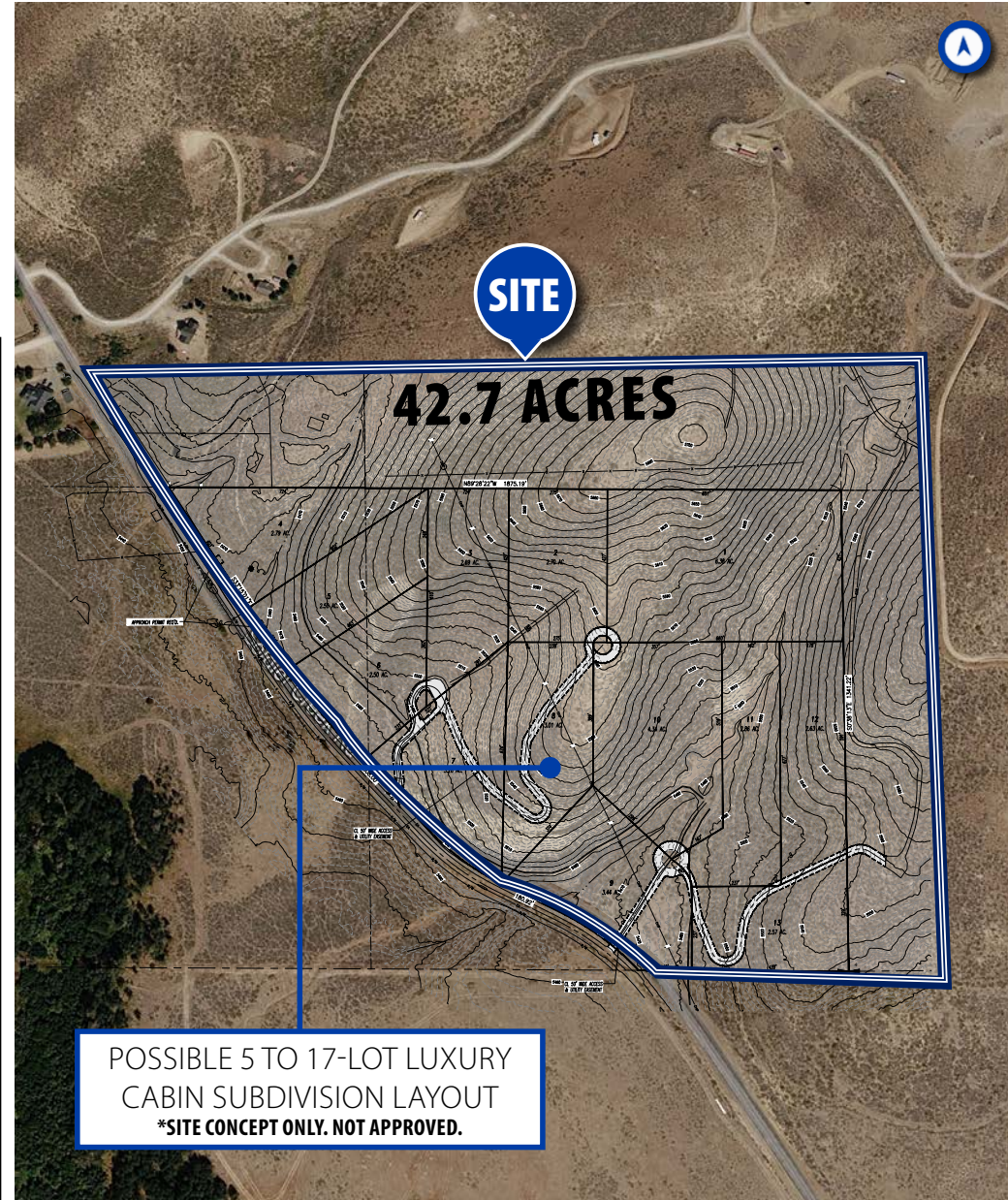
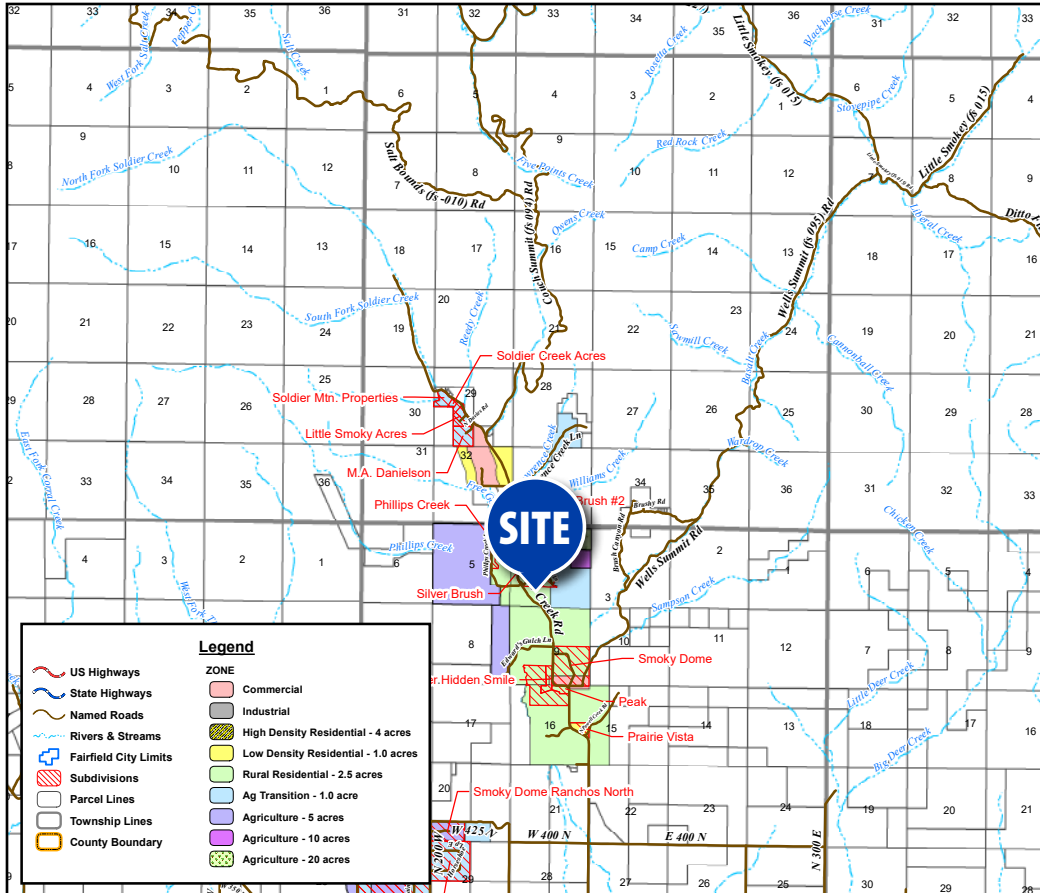
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# ZONING & DEVELOPMENT POTENTIAL

## PRIMARY PERMITTED USES R-2 ZONING:

The property's R-2 / A-2.5 Rural Residential designation is a premier growth corridor zone specifically structured for custom single-family custom dwellings, mountain cabins, and supporting agricultural uses. It features an exceptionally rare 2.5-acre minimum lot size requirement, striking the perfect balance between high-yield lot density and spacious mountain privacy. This flexible zoning makes the acreage highly ideal for a high-demand cabin subdivision, private mountain estates, or a premium multi-season short-term rental development.



POSSIBLE 5 TO 17-LOT LUXURY CABIN SUBDIVISION LAYOUT  
\*SITE CONCEPT ONLY. NOT APPROVED.

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# LESS THAN 5 MILES AWAY FROM SITE!

Established in 1947 in the Sawtooth National Forest near Fairfield, Idaho, Soldier Mountain is a classic, family-friendly ski area renowned for its approachable charm and expansive terrain.

## SOLDIER MOUNTAIN

Located roughly two hours from Boise, the resort features **1,150 lift-served, skiable acres on the frontside with 35 named trails, a terrain park, a tubing hill, and two chairlifts that reach an altitude of 7,177 feet.** Recent major upgrades have fully restored its historic snowmaking system from the base to the top of Chair 1 and expanded brush cutting, ensuring a more reliable, longer winter season for skiers and snowboarders of all skill levels.

**SOLDIER MOUNTAIN SKI AREA TRAIL MAP AND SKIER'S GUIDE**

1,147 Skiable Acres

**SKI PATROL**  
The top-notch, award-winning Soldier Mountain Ski Patrol is always ready to assist you. As part of the National Ski Patrol System (NSPS), paid and volunteer patrol work side-by-side to make the mountain a safe place to be.

**KNOW THE CODE**

- Always stay in control and be able to stop or avoid objects.
- People ahead of you have the right of way. It is your responsibility to avoid them.
- You must not stop where you can obstruct a trail or are not visible from above.
- Whenever starting downhill or merging into a trail, look uphill and yield to others.
- Always use devices to prevent runaway equipment.
- Observe all posted signs and warnings. Keep off closed trails and out of closed areas.
- Prior to using any lift, you must have the knowledge and ability to load, ride, and unload safely.

**KNOW THE CODE - IT'S YOUR RESPONSIBILITY!**  
This is a partial list. Be safety conscious. Officially endorsed by the National Ski Areas Association

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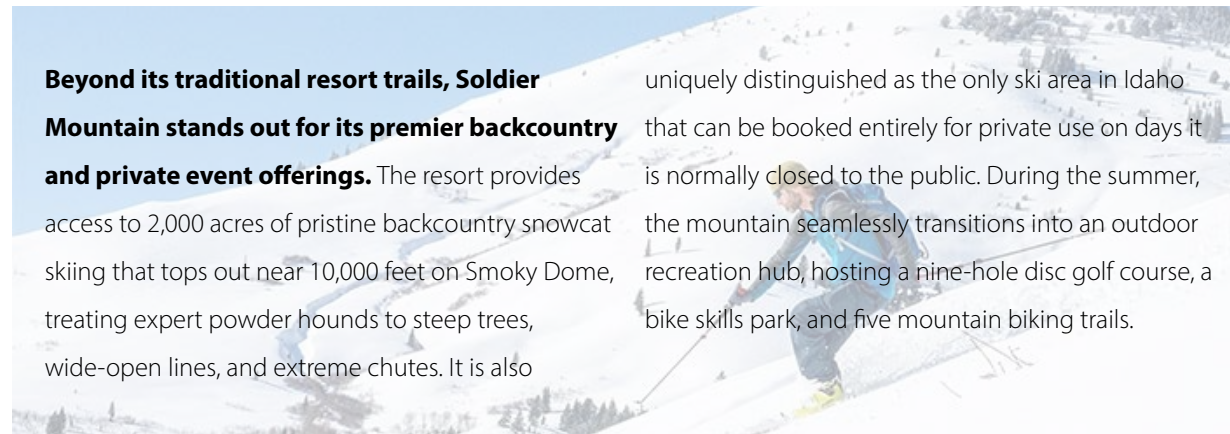
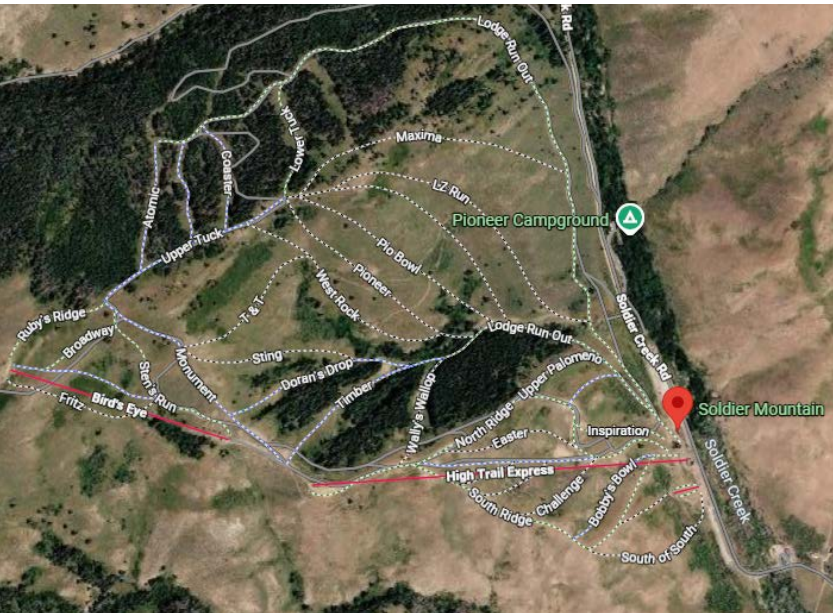
**CHAIRLIFTS**

<b>BIRD'S EYE</b> Double Chair Vertical: 199' Length: 3,265' Minutes: 4-5	<b>HIGH TRAIL EXPRESS</b> Double Chair Vertical: 876' Length: 3,740' Minutes: 7-5	<b>MISS BELLE</b> Beginner Surface Lift Conveyor Belt Length: 230' Minutes: 3-5
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**NAMES AND NUMBERS OF RUNS**

1 WILD 2 LEAP 3 SOUTH RIDGE 4 BOBBY'S BOWL 5 CHALLENGE 6 DAVE'S DREAM 7 CUNNINGHAM SLIDE 8 CANYON 9 EASTER	10 NORTH RIDGE 11 WALLY'S WALLOP 12 TIMBER 13 UPPER PALOMINO 14 LOWER PALOMINO 15 FRITZ 16 CLAUDE BUSTER 17 BROADWAY 18 RUBY'S RIDGE	19 STEN'S RUN 20 MONUMENT 21 DORN'S DROP 22 STING 23 T & T 24 UPPER TUCK 25 WEST ROCK 26 PIONEER 27 PRO BOWL	28 HILL RUN 29 LZ RUN 30 DORN'S DROP 31 MAXIMA 32 ATOMIC 33 BRUNO 34 COASTER 35 SINCLAIR 36 LOWER TUCK 37 LODGE RUN OUT
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**BRIDGE CREEK AREA**  
Scheduled Openings Only  
See Ski Patrol for Bridge Creek Map



**Beyond its traditional resort trails, Soldier Mountain stands out for its premier backcountry and private event offerings.** The resort provides access to 2,000 acres of pristine backcountry snowcat skiing that tops out near 10,000 feet on Smoky Dome, treating expert powder hounds to steep trees, wide-open lines, and extreme chutes. It is also

uniquely distinguished as the only ski area in Idaho that can be booked entirely for private use on days it is normally closed to the public. During the summer, the mountain seamlessly transitions into an outdoor recreation hub, hosting a nine-hole disc golf course, a bike skills park, and five mountain biking trails.

# SOLDIER MOUNTAIN REGIONAL ACCESS



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