



SALMON RIVER, HAT CREEK RANCH

Salmon, Idaho

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SALMON RIVER, HAT CREEK RANCH

3.5 miles of the world famous “River of No Return”, Salmon River creates the eastern boundary of this unbelievable “diamond in the rough”. Set within the Salmon River Mountain Range, the Ranch has nearly five (5) miles of common boundary with Bureau of Land Management (BLM) Public Lands, which allows the Ranch exclusive control of typical access to the many thousands of acres of adjoining BLM.

Both the private deeded and BLM are home to tremendous populations of elk and deer plus antelope, upland birds, mountain sheep, black bear and an occasional mountain lion.

BROKER’S NOTE:

This is truly an end of the road Ranch as current access is afforded by approximately four (4) miles of the “Old Stage Road”, suitable for four wheel drives or OHVs. Although property does lend itself to construction of a private airstrip, which could be as long as 3,400 feet.

Also, potential bridge sites exist which would provide immediate access to the Ranch from Highway 93, the “Salmon River Scenic Byway” just across the River. Previous owners have also used a cable car to access Highway 93.

Bottom line, the privacy, seclusion, richness of wildlife and an unheard of amount of river frontage afforded in this offering, far overshadows its current limited access.

Come spend a day with us, I guarantee you will be impressed!

Mark Norem

DESCRIPTION:

Total Acreage: +/- 1,063.79 Deeded Acres

Includes: +/- 77.2 acres irrigated
+/- 60 acres of Hat Creek Meadow
+/- 936 acres of Upland Pasture
618 AUM BLM Permit

Precipitation Estimate:

Rainfall: 10" to 12" annual precipitation

Climate:

Suitable for year-round living. Typical summer temperatures mid 80's, winter temperatures 20-30 degrees.

Elevation:

4,500' to 5,000'

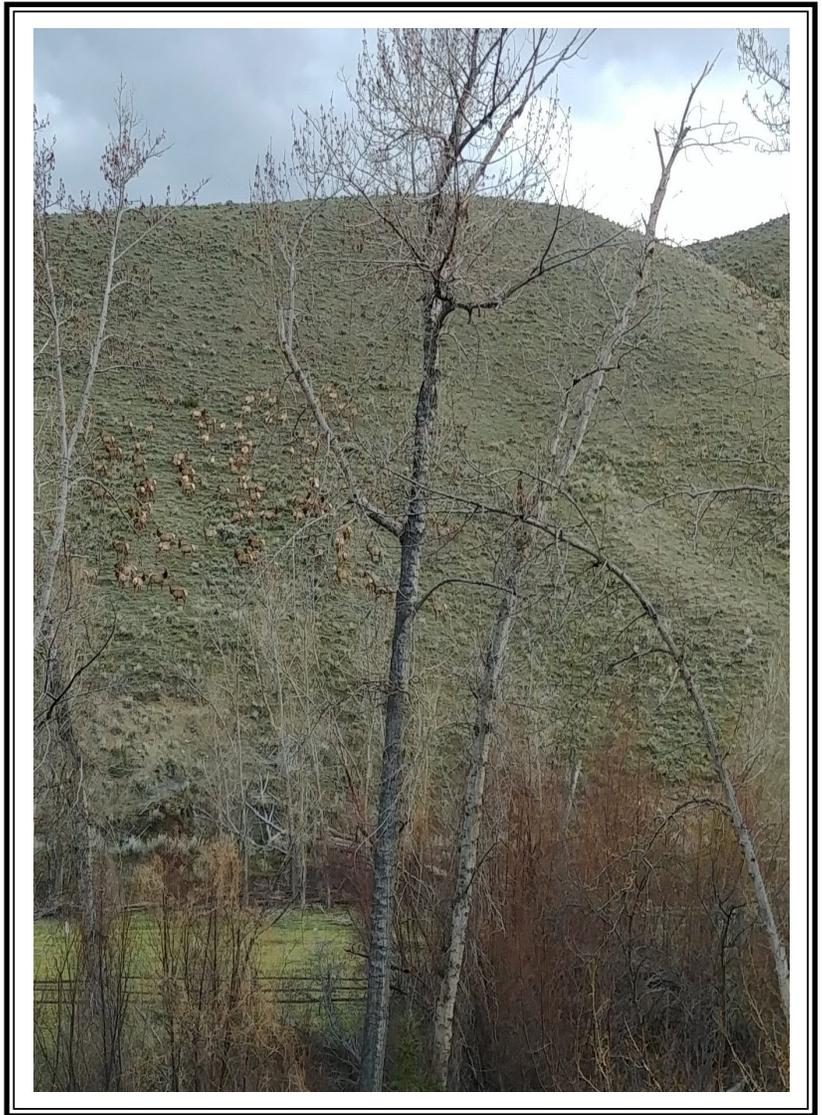
Real Estate Tax Estimate: Lemhi County \$740

Water Rights:

While the Ranch historically had and used more water than its current water right #75-4026, which amounts to 2.11 CFS sourced from Hat Creek to irrigate 77.2 acres with a 1932 Priority date. Idaho Department of Water Resources (IDWR) has indicated a possibility that additional water could be obtained, from either the river or Hat Creek, if one wanted to expand the irrigation potential to some of the areas previously irrigated; noting that irrigated acres are "magnets" for all species of wildlife!

Mineral Rights:

Any and all underlying minerals, which Sellers may own, will convey to Buyer at Closing, although Sellers have never completed a mineral search. Buyer will be responsible for searching, or verifying mineral ownership





LOCATION AND ACCESS:

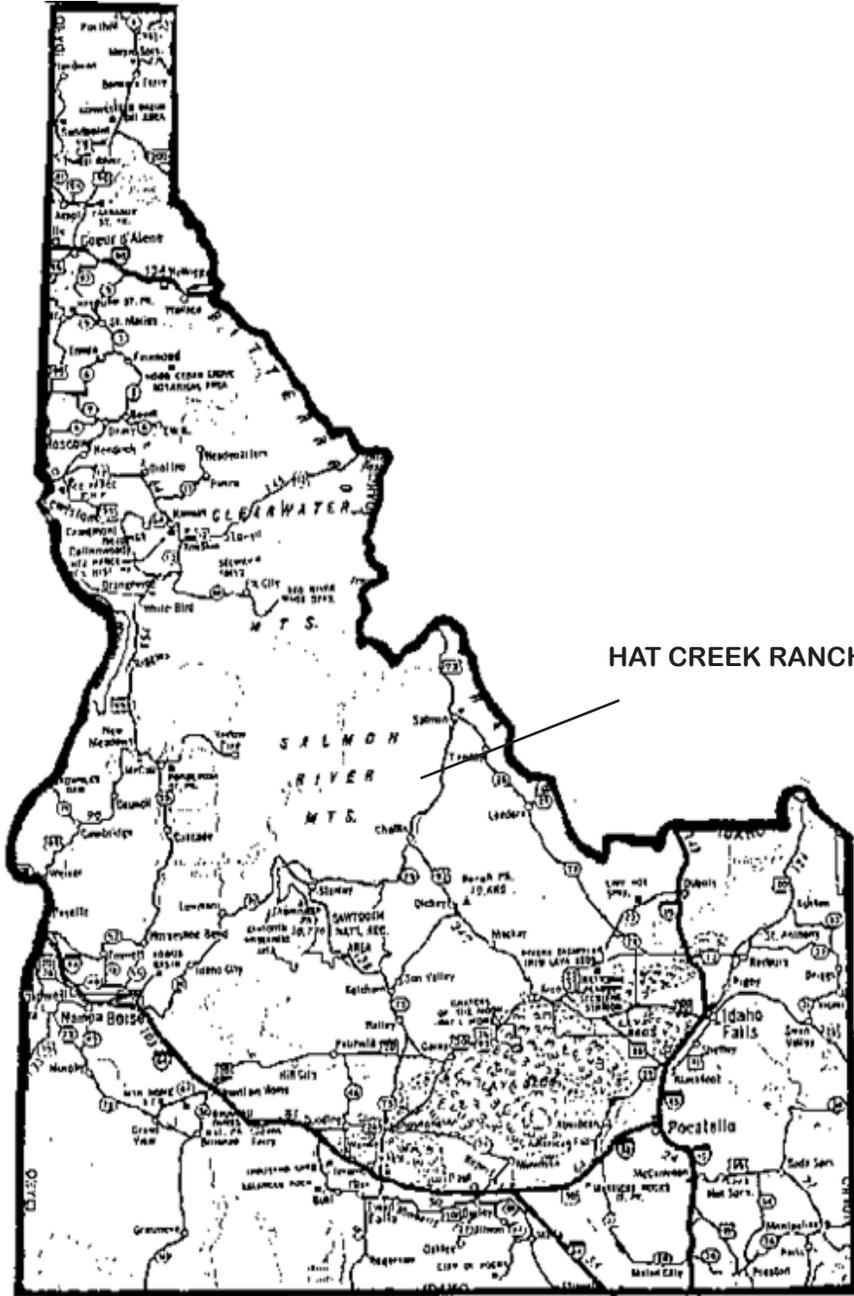
The “**Salmon River, Hat Creek Ranch**” is located in Lemhi County, Idaho, approx. 25 miles South, “up river” of Salmon by way of US Highway 93, also known as the “Salmon River Scenic Byway”, to the Iron Creek Bridge and then using the “Old Stage Road”, which begins as a maintained County Road and then converts to an unmaintained, historic road which “dead ends” at the property. The early portion of the “Old Stage Road” is used by a couple of distant neighbors, with the majority of the road only used by the Hat Creek Ranch owners, or the one rancher / BLM permittee whose cattle run on the small neighboring permit.

LEMHI, SALMON & PAHSIMEROI VALLEYS: Long known for their large sprawling cattle ranches, this is truly pristine high mountain country, with both high mountain desert and alpine settings offering clean crisp mountain air, vast uncluttered vistas of majestic mountain ranges, crystal clear fishing waters, diverse scenery, an abundance of wildlife and access to thousands upon thousands of acres of Public Land, where Old West Traditions, Conservative Values and Small Town Hospitality are still the norm.

SALMON, IDAHO: The Lemhi County Seat is at the confluence of the Lemhi and Salmon Rivers. This high quality, small western town with a population of approx. 3,027, serves the area’s Cattle Ranching Industry, is the Gateway to the Frank Church “River of No Return” Wilderness, while also known as the “Whitewater Capital of the World”! Salmon provides a base for recreationalists in pursuit of endless and unequaled opportunities. This is a self-contained community with shopping, from department stores to sporting goods, to boutiques, saddle shops, hat shops and jewelry stores. Hardware stores, lumber yards, car dealerships, drug stores, banks and a host of others are also available. Dining ranges from drive-in burgers, to pizza and down-home cooking, to a micro-brewery, bistro and classic steakhouses. The community has 14 churches, several preschools and charter schools, plus K-12 public schools with a beautiful high school featuring the new \$5 ml Lynch Center Gym. Full time, recently expanded (\$11.5M) medical facilities are prominent, as are a well-trained EMT ambulance staff, a Search & Rescue Unit, a Volunteer Fire Department and 24-hour life flight. Excellent accommodations are provided by 5 motels. Entertainment includes a theater, bowling alley, parks, nine-hole golf course, softball-baseball fields, public swimming pool, natural hot springs, plus the many outdoor mountain experiences in the vast Public Lands surrounding the area. Lemhi County Airport features a 5,150’ airstrip capable of handling most private jet aircraft, with night lighting and two (2) full-time fixed base operations. Daily commercial / commuter flights are available to Boise with rental cars and local taxi also available.

CHALLIS, IDAHO: Is approximately 30 miles South of the Hat Creek Ranch on Hwy 93, and is the largest city in Custer County with a population of 902.

IDAHO-State Motto: Esto Perpetua (Let It Be Perpetual)



LEMHI COUNTY

Lemhi County is surrounded on three sides by the Bitterroot, Beaverhead and Salmon River Mountains. This is an untouched Idaho treasure, a gem rich in the history of the West and the birthplace of Sacajawea. With first non-Indian visits dating from Lewis and Clark's travels, it's a gateway to the 2.4 million acre River of No Return Wilderness and a year-round recreation mecca.

"This is a land of rugged mountain peaks, dense forests of Aspen, Fir and Pines, lush river valleys and sheer rock gorges with raging rapids. Its unique elevation and climatic conditions lend to a very moderate mountain living environment, and a near perfect home to some of the West's finest cattle and horse ranches."

AREA DESTINATIONS:

Newly expanded Lost Trail Ski Area is North of Salmon on Hwy 93; Dillon, Montana, with its famed Beaverhead and Big Hole Rivers, is to the Northeast, and is one of Montana's popular cowtowns: Butte, Montana, is also to the Northeast. World renowned Ski and Summer Resort, Sun Valley is only 3 hours South, with the rafting mecca, Stanley, Idaho on your way: Missoula, Montana, to the North is Western Montana's trade center, as well as home to the University of Montana; Idaho Falls, Idaho, to the Southeast, serves as Eastern Idaho's Regional Trade Center.

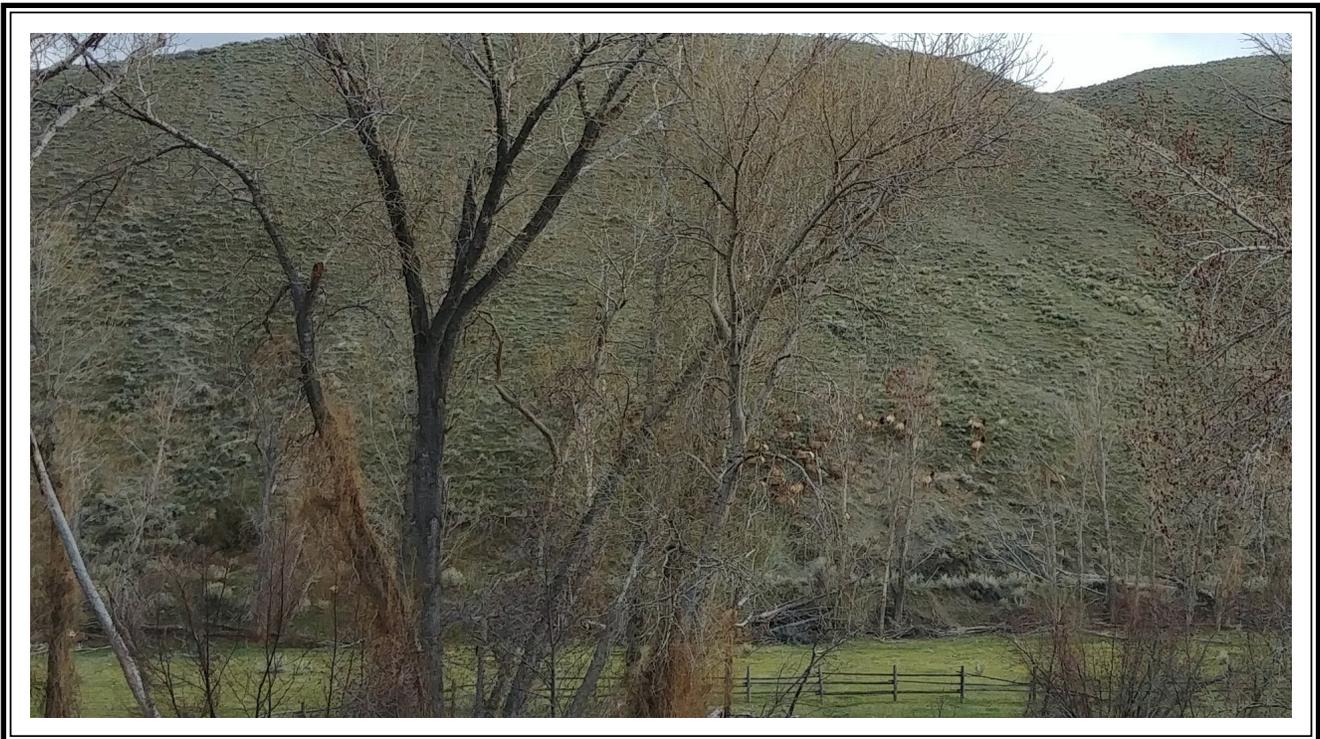


CABIN CREEK, BLM PERMIT: For those wishing to graze livestock on the Hat Creek Ranch, the Ranch's private BLM Cabin Creek Allotment #ID14407, which adjoins the Ranch is estimated at +/- 10,000 acres, and allows for 618 AUM's of grazing each year from May 15th through September 15th.





WILDLIFE: While Hat Creek Ranch has a reputation for holding large numbers of Elk throughout the year (see photo below), one also needs to remember that Mule Deer, Whitetails, Antelope and Mountain Sheep all make their home on the Ranch and adjacent BLM lands. These species, together with Chukars, Quail and an occasional Black Bear and Mountain Lion, all use the Ranch, as the irrigated meadows and creek bottom riparian areas make a perfect complement to the vast undisturbed foothill mountains which are virtually inaccessible to typical members of the general public.





ACCESS: As discussed in our earlier introduction, this property is a “Diamond in the Rough” as current access is afforded by the little maintained, but historic “Old Stage Road”. For those looking for extreme privacy that’s close to the best small town in the West, this is a great fit, as you have the ability to control what goes on around you or “your backside”, and this Ranch provides an opportunity to let your imagination and pocket book develop the Ranch’s resources.

Want better access? There’s room for 3,400 feet of runway. For others, there’s potential for a bridge from the Ranch to Hwy 93 on the River’s East side, or one could simply put in a cable car, like a previous owner.





HAT CREEK: The Hat Creek drainage is reported as the largest creek drainage on the Salmon River from Challis to Salmon, which is a huge statement. Capturing water from the high mountains to the West for well over twenty miles, the Hat Creek drainage creates the strongest and most perpetual year-round flow of creek water in the above mentioned stretch of River. The privacy and unbeatable views afforded by the Ranch's Hat Creek meadows is like no other, with Idaho Power just a few hundred yards below.





As spectacular of views as one can find in the Salmon River drainage, with privacy afforded by the Ranch's over one mile of Hat Creek deeded meadows. All is a perfect complement to the Ranch's approximate 3.5 miles of Salmon River frontage, where you, family and friends can be rafting, kayacking, jet boating or fishing for Steelhead or Trout from your own river bank and beaches.





SUMMARY & CONCLUSION:

True end of the road privacy adjoining thousands of acres of never to be developed public lands. Noting, 93% of Lemhi County is Public Lands. Over 3.5 miles of deeded river frontage. A feature unheard of, or unmatched by any other private property on the Salmon River.

Perfect fly-in Ranch with several options to improve accessibility.

But take a close look at the maps provided, as Hat Creek Ranch was subdivided in 1976 into +/- 942 County approved, individual lots. Clearly making it an outstanding candidate for a Conservation Easement with, what should be a significant charitable contribution. Truly a “Diamond in the Rough”, priced at an unbelievable value for all it affords.

PRICE: \$2,650,000

TERMS: CASH

WATER & MINERALS: All minerals owned by Sellers, which are appurtenant to the Subject Property will transfer to Buyers without any reservations. All Water Rights and ditch rights owned by Sellers and appurtenant to the Subject Property will also convey, subject to the ongoing Snake River adjudication process.

***Notice:** The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by Broker. Prospective purchasers are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.*