



FISH CREEK RANCH 20
CAREY, IDAHO





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\$3,200,000 | 1,080± ACRES



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Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Located 40 miles east of Sun Valley's airport, this scenic mountain ranch is easily accessible to the amenities of a premier resort community yet instills a sense of being a world away. Consisting of 1,080± deeded acres, the property lies in the Fish Creek Valley, surrounded by the peaks and foothills of the Pioneer Mountains. High-quality federal lands and large operating ranches border the property. Fish Creek and its primary tributary, East Fork Fish Creek, course their way through the ranch for over two miles and support a small stream trout fishery. The Fish Creek area is well-known for its abundant wildlife, including elk, mule deer, antelope, moose, and upland game birds. Given its size, the ranch qualifies for landowner appreciation tags for controlled hunts in coveted hunt unit 49. Ranch and residential improvements are older but functional and include a two-bedroom/two-bath farmhouse, a one-bedroom casita with a sleeping loft, a garage/workshop building, a barn with tack and storage rooms, corrals, and covered hay storage. Fish Creek Road, a maintained county road, provides easy, year-round access to the ranch from US Highway 20. Irrigated pastures with adjudicated water rights, along with an adjacent Bureau of Land Management (BLM) grazing permit, support a seasonal grazing program. For those wondering, the number "20" included in the name of the ranch is a reference to the owner's longstanding livestock brand.

LOCATION

Fish Creek Ranch 20 is located in the foothills of the Pioneer Mountains, 15 miles northeast of the farming and ranching community of Carey and 50 miles southeast of Ketchum and the Sun Valley Resort. The town of Hailey, the county seat for Blaine County and 12 miles south of Ketchum, is approximately 45 minutes west of the ranch and offers a full range of services and amenities. Commercial air service and a private fixed-based operation, Atlantic Aviation, are located at Hailey's Friedman Memorial Field. Delta, United, and Horizon Airlines service the airport and offer daily and seasonal flights to Salt Lake City, Seattle, San Francisco, Denver, Chicago, and Los Angeles. Atlantic Aviation offers a suite of personal aircraft services, and Friedman Field is capable of handling large private aircraft. The ranch is accessed year-round from Carey and US Highway 20 via Fish Creek Road, an all-season, unpaved county road. Estimated driving distances to the nearest urban centers are as follows: Boise, 160 miles to the west; Twin Falls, 80 miles to the south; Idaho Falls, 110 miles to the east; and Salt Lake City, 285 miles to the south.





LOCALE

Located on the southern edge of the vast central Idaho wilderness, Blaine County encompasses 2,655 square miles and supports a current population of approximately 25,000. Most of the county's residents live in the Big Wood River Valley communities of Hailey, Bellevue, Ketchum, and Sun Valley. The community of Carey, with a population of 600, is the agricultural base for eastern Blaine County and home to numerous multi-generational farms and ranches. Of the nearly 1.7 million acres that comprise the county, over 75 percent of the landmass is state or federally-owned, assuring ample open space and public lands recreation opportunities.

With Fish Creek Ranch 20, one can take advantage of the amenities and activities typically found in a first-rate resort community while also enjoying the low-key lifestyle afforded by a rural setting. As part of the larger Sun Valley community, an owner has access to one of the nation's most prestigious year-round resort areas. Top-rated golf courses and tennis facilities, fine dining and cultural opportunities, mountain biking and hiking trails, and world-class downhill and cross-country skiing are all available within an hour of the property.

Eastern Blaine County features a spectacular landscape that remains largely unspoiled. The 750,000-acre Craters of the Moon National Monument and Preserve lies a short distance southeast of the ranch and encompasses ancient lava flows and over 400 square miles of protected sagebrush steppe grasslands. This area is still home to large operating ranches and livestock companies, where sheep and cattle follow the seasons, grazing their way north from the Snake River Plain through the Great Rift in the spring to mountain grazing reserves in the summer and early fall. This is a diverse, unique ecosystem approximately 120 miles in length from north to south and ranging over 6,000 feet in elevation from the Snake River to the peaks of the Pioneer Mountains. Except for a few roads and ranch fences, the landscape looks much the same as it did a century ago.



GENERAL DESCRIPTION

Fish Creek Ranch 20 consists of a contiguous tract of deeded land bordered by other operating ranches and lands managed by the BLM and State of Idaho. Fish Creek Road crosses the eastern portion of the property for approximately a half-mile and provides year-round access from US Highway 20. Approximately 180 acres of deeded land and 155 acres of the ranch's BLM grazing allotment lie on the east side of Fish Creek Road, while the majority of the ranch, including all of the building improvements, an irrigation well, and the balance of the grazing allotment, is situated west of the road. Structures on the ranch include a ranch house, one-room guest cottage, separate garage/workshop, barn, corrals, and hay storage. Of the ranch's total

size, approximately 400 acres are located on the valley floor, with the remaining portions of the property extending into the adjoining foothills. Fish Creek courses south through the ranch for over a mile amidst stands of willows and groves of aspen and cottonwood trees. Fish Creek's primary tributary, East Fork Fish Creek, flows southwest through the ranch for over a mile before joining Fish Creek at the south end of the property. The ranch holds multiple surface irrigation rights from Fish Creek and East Fork Fish Creek and a single groundwater irrigation right to irrigate up to approximately 300 acres. Elevations range from approximately 5,400 feet at the ranch house to over 6,200 feet in the foothills at the northern end of the property.

ACREAGE

The deeded portion of the ranch consists of 1,080± contiguous acres. The ranch also encompasses 600± acres of adjacent federal land managed by the BLM for a combined total of 1,680± acres.



IMPROVEMENTS



Fish Creek Ranch 20 features an older but functional and practical set of building improvements. These include a 1,410± square-foot, two-bedroom/two-bath ranch house, a 252 square-foot, one-room casita with a sleeping loft, a 26' X 24' garage/workshop with double doors, a 30' X 36' barn with tack and storage rooms, corrals, and a 128' X 28' hay storage shed. The ranch house and casita are located in a private, treed setting on the west side of Fish Creek with wonderful views of the surrounding valley. The ranch has extensive interior fencing dividing the ranch into multiple pastures. Lost River Electric Co-Op, based in Mackay, Idaho, provides electricity to the ranch. The primary domestic water source is a developed spring located on the hillside adjacent to the ranch house. A well next to the barn serves as a secondary source for domestic water. The road to the ranch is maintained by Blaine County and plowed during winter months.

CLIMATE

The climate for the area is best described as semi-arid, with an average humidity of only 30 percent and annual precipitation of 14 inches per year. Summers are warm, with the temperatures occasionally reaching into the low 90s and cooling to the mid-40s at night. Winters are generally cold, with an average maximum temperature from November through February of 35 degrees and an average minimum temperature during the same period of 13 degrees.



GENERAL OPERATIONS

The current owners are retired from the cattle business and lease the ranch on an annual basis to a local livestock operator for cattle grazing. The typical stocking rate is approximately 70 pairs for the season. The ranch holds a small BLM grazing permit for the adjacent Balsamroot Allotment, which is managed in conjunction with the ranch's deeded lands. The permit allows for 45 head from June 1 until September and a total of 48 animal unit months.



RECREATION AND WILDLIFE RESOURCES

It is often said that the Sun Valley area offers Idaho's best combination of trout fishing, big game hunting, and wing shooting, and Fish Creek Ranch 20 lies in the heart of it all.

Fish Creek is a small, year-round freestone stream that supports a habitat for rainbow and brook trout. The creek flows into Fish Creek Reservoir, which lies just a mile south of the property and has traditionally offered excellent trout fishing. Within an easy drive of the ranch are several of Idaho's best-known fishing destinations, including Silver Creek, the Little Wood, and Big Wood Rivers, and the Big Lost River.

The area is rich with upland birds and waterfowl. Chukar partridge and forest grouse are plentiful on the hillsides, ridgelines, and rock outcroppings throughout the foothills and mountains around the ranch, while Hungarian partridge and sage grouse can be found in good numbers in adjacent sagebrush stands. Waterfowl hunters can find quality shooting at Carey Lake Wildlife Management Area and at Silver Creek Preserve. Doves are plentiful in the Carey area during the early fall until the first hard freezes occur.

The surrounding mountains, foothills, and high desert areas teem with elk, mule deer, and pronghorn. Moose are routinely found in the area as well. Because the property consists of at least 640 acres, the owner of Fish Creek Ranch 20 is eligible for a landowner preference tag from the Idaho Fish and Game Department for controlled big game hunts within hunt unit 49.

In addition to hunting and fishing, the Sun Valley area offers a variety of world-class, year-round outdoor recreational activities a short distance away from the ranch. Winter activities include downhill skiing on the famous Bald Mountain, and cross-country skiing, snowshoeing, and snowmobiling on the area's extensive winter trail network. During the summer and fall, the area's diverse topography offers unparalleled hiking, backpacking, and mountain bike riding. Blaine County is also blessed with tens of thousands of acres of BLM and national forest lands, which provide unlimited opportunities for one to experience the best of Idaho's backcountry.



WATER RIGHTS

There are five surface irrigation rights associated with Fish Creek and East Fork Fish Creek and one groundwater irrigation right to irrigate a combined total of 300± acres. The two earliest rights have priority dates of June 1, 1884. There are also 150 shares of irrigation water associated with Fish Creek Reservoir that can be used on the property. In addition, the ranch holds a domestic water right from a spring which is located adjacent to the residence and serves as the primary domestic water source. There is also a domestic well located next to the barn that serves as a secondary domestic water source. A more detailed list of water rights is available from Hall and Hall upon request.

Regarding the delivery of irrigation water, pastures are flood irrigated through a series of gravity-fed ditches. Although currently inactive, a sprinkler system is in place to irrigate approximately 100 acres using gravity-fed water from East Fork Fish Creek and pressurized water from the irrigation well. This system includes three center pivots (two on the west side of Fish Creek Road and the third on the east side), wheel lines, and hand lines. Because the sprinkler system has not been utilized for a number of years, it will be the purchaser's responsibility to evaluate its condition and usability.



MINERAL RIGHTS

All mineral and subsurface rights owned by the Seller will transfer to the new owner at closing. Based on a review of the original patents to the ranch, it is estimated that 640± acres within the higher elevations of the property are subject to a federal mineral reservation in accordance with the federal Stock Raising Act of 1916. In addition, it is thought that 40± acres located in section 16 are subject to a mineral reservation on behalf of the State of Idaho.



TAXES

Annual Blaine County property taxes are approximately \$1,345.

OTHER CONSIDERATIONS

The ranch is not covered by a conservation easement at the present time. However, because of the property's open space features, wildlife values, and agricultural resources, it is an excellent candidate for one offering the potential for significant income tax benefits. Two of the private ranches that join Fish Creek Ranch 20 are subject to conservation easements held by The Nature Conservancy.



BROKER'S COMMENTS

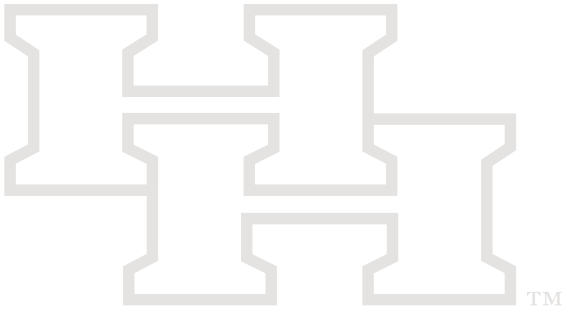
Fish Creek Ranch 20 combines privacy and seclusion with accessibility and proximity to all the amenities and services of a top-flight resort community. The ranch features a highly desirable combination of diverse topography, year-round creeks, and springs, irrigated and sub-irrigated meadows, stands of aspen and willows, seasonal grazing resources, and plentiful wildlife, including elk, mule deer, antelope, upland game birds, and numerous non-game species.





Click on map above for link to MapRight map of property.

PRICE
\$3,200,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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[Adam Deakin](#) • (970) 716-2120

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IDAHO BROKERAGE DISCLOSURE

The law requires all real estate licensees to perform certain basic duties when dealing with any real estate buyer or seller. You can expect any real estate licensee you deal with to provide the following “customer-level” services:

- To perform necessary and customary acts to assist you in the purchase or sale of real estate;
- To perform these acts in good faith and with reasonable care;
- To properly account for money or other property you place in his or her care; and
- To disclose “adverse material facts” which are, or should be, within that licensee's knowledge. These include facts that would significantly affect the desirability or value of the property to a reasonable person, and facts that would indicate to a reasonable person that one of the parties cannot, or will not, complete his obligations under the contract. (Note: Idaho law exempts “psychological” impacts from this disclosure requirement. See Section 55-2701, Idaho Code)

Unless or until you enter a written agreement with the brokerage for agency representation, you are considered a “Customer” of the brokerage, and the brokerage will not act as your agent. As a Customer, you should not expect the brokerage or its licensees to promote your best interest, or to keep your bargaining information confidential.

Whenever you speak to a licensee who represents a party on the other side of the transaction, (e.g., you are seeking to buy the property, and the licensee represents the seller), you should assume that any information you provide **will be** shared with the other party.

If offered by the real estate brokerage, you may enter a written agreement for “Agency Representation,” requiring that the brokerage and its licensees act as an “Agent” on your behalf and promote your best interests as their “Client.” Idaho law authorizes three types of Agency Representation.

Single Agency:

If you enter a written agreement for Agency Representation, you, as a Client, can expect the real estate brokerage to provide the following services, in addition to the basic duties and obligations required of all licensees:

- To perform the terms of your written agreement with skill and care;
- To promote your best interest, in good faith, honest and fair dealing;
 - ***If you are the seller***, this includes seeking a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assisting in the negotiation thereof; and, upon your written request, asking for reasonable proof of a prospective buyer’s financial ability to purchase your property;
 - ***If you are the buyer***, this includes seeking a property to purchase at an acceptable price, terms and conditions, and assisting in the negotiation thereof; and, when appropriate, advising you to obtain professional inspections of the property, or to seek appropriate tax, legal and other professional advice or counsel.
- To maintain the confidentiality of specific client information, including bargaining information, even after the representation has ended.

Limited Dual Agency:

At a time you enter an agreement for Agency Representation, you may be asked to give written consent allowing the brokerage to represent both you and the other party in a transaction. This “dual agency” situation can arise when, for example, the brokerage that represents you, the seller, also represents buyers who may be interested in purchasing your property. When this occurs, it is necessary that the brokerage’s representation duties be “limited” because a buyer and seller have built-in conflicts of interest. Most significantly, the buyer typically wants the property at the lowest price, while the seller wants top dollar. ***As a “limited dual agent,” the brokerage and its licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning price negotiations, terms or factors motivation the client/buyer to buy or the client/seller to sell.*** However, the brokerage must otherwise promote the best interests of both parties, perform the terms of the

written representation agreement with skill and care, and perform all other duties required by law.

Buyers and sellers alike often find it desirable to consent to limited dual agency: buyers do not want the brokerage to be restricted in the search for suitable properties, and sellers do not want the brokerage to be restricted in the search for suitable buyers. Thus, when all parties agree in writing, a brokerage may legally represent both the buyer and the seller in the same transaction, but only as a **“limited dual agent.”**

Limited Dual Agency with Assigned Agents:

In some situations, a brokerage that has obtained consent to represent both parties as a limited dual agent may assign individual licensees (“sales associates”) to act solely on behalf of each party. (The brokerage must have an office policy that ensures client confidences are protected.) Where this is the case, the sales associate, or “assigned agent,” is not limited by the brokerage’s agency relationship with the other party, but instead has a duty to promote the best interest of the client that he or she is assigned to represent, including negotiating a price. The designated broker (the licensee who supervises the sales associates in the brokerage firm) remains a limited dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients.

What to Look For in Any Agreement for Agency Representation:

Whatever type of representation you choose, your written Agency Representation Agreement should answer these questions:

- How will the brokerage be paid?
- When will this Agreement expire?
- What happens when a transaction is completed?
- Can I cancel the Agreement, and if so, how?
- Can I work with other brokerages during the time of the Agreement? And what happens if I sell or buy on my own?
- Am I willing to allow this brokerage to represent me and the other party in the same transaction?

Real Estate Licensees Are Not Inspectors:

Even if you have a written agreement for agency representation, you should **not** expect the brokerage or its licensees to conduct an independent inspection of the property, or to independently verify any statement or representation made by any party to the transaction or other reasonably reliable sources (such as a licensed appraiser, home inspector, or the county assessor’s office). Real estate licensees are entitled to reasonably rely on the statements of their clients and other third-party sources. ***If the condition of the property is important to you, you should hire an appropriate professional, such as a home inspector, surveyor, or engineer.***

Idaho Real Estate Brokerage Representation Act:

The specific duties owed by the real estate brokerage and its licensees to a customer or client are defined by the “Idaho Real Estate Brokerage Representation Act,” located at Idaho Code Section 54-2052, et seq.

When you sign a real estate Purchase and Sale Agreement as a buyer or seller, you will be asked to confirm:

1. that this disclosure was given to you and that you have read and understand its contents; and
2. the agency relationship, if any, between you and the brokerage working with you.

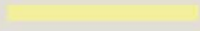
Trent Jones of Hall and Hall is the exclusive agent of the Seller.

Fish Creek Ranch 20

CAREY, IDAHO



Deeded Land



BLM Allotment

This map is for visual aid only and the accuracy is not guaranteed.



HALL AND HALL

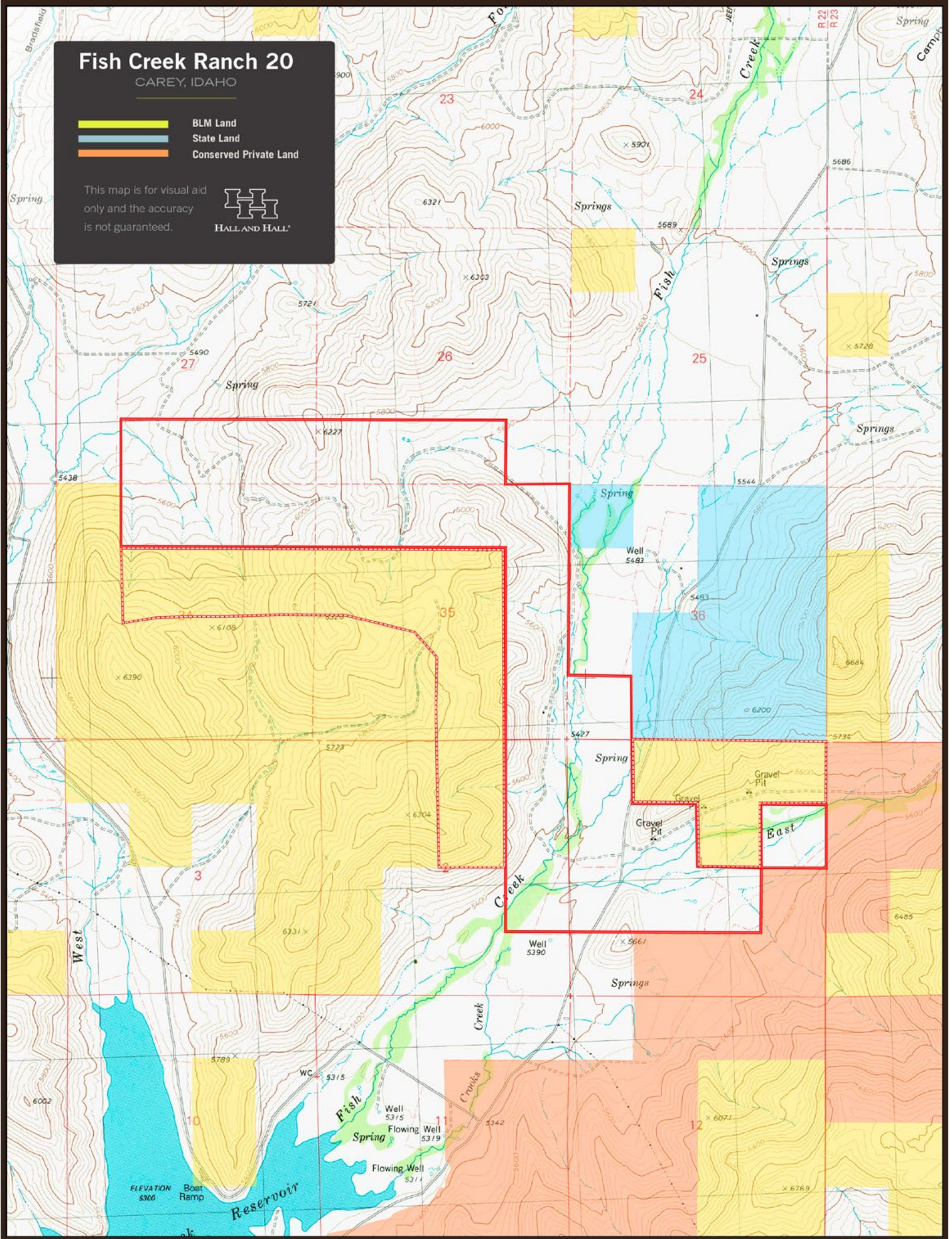


Fish Creek Ranch 20

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-  BLM Land
-  State Land
-  Conserved Private Land

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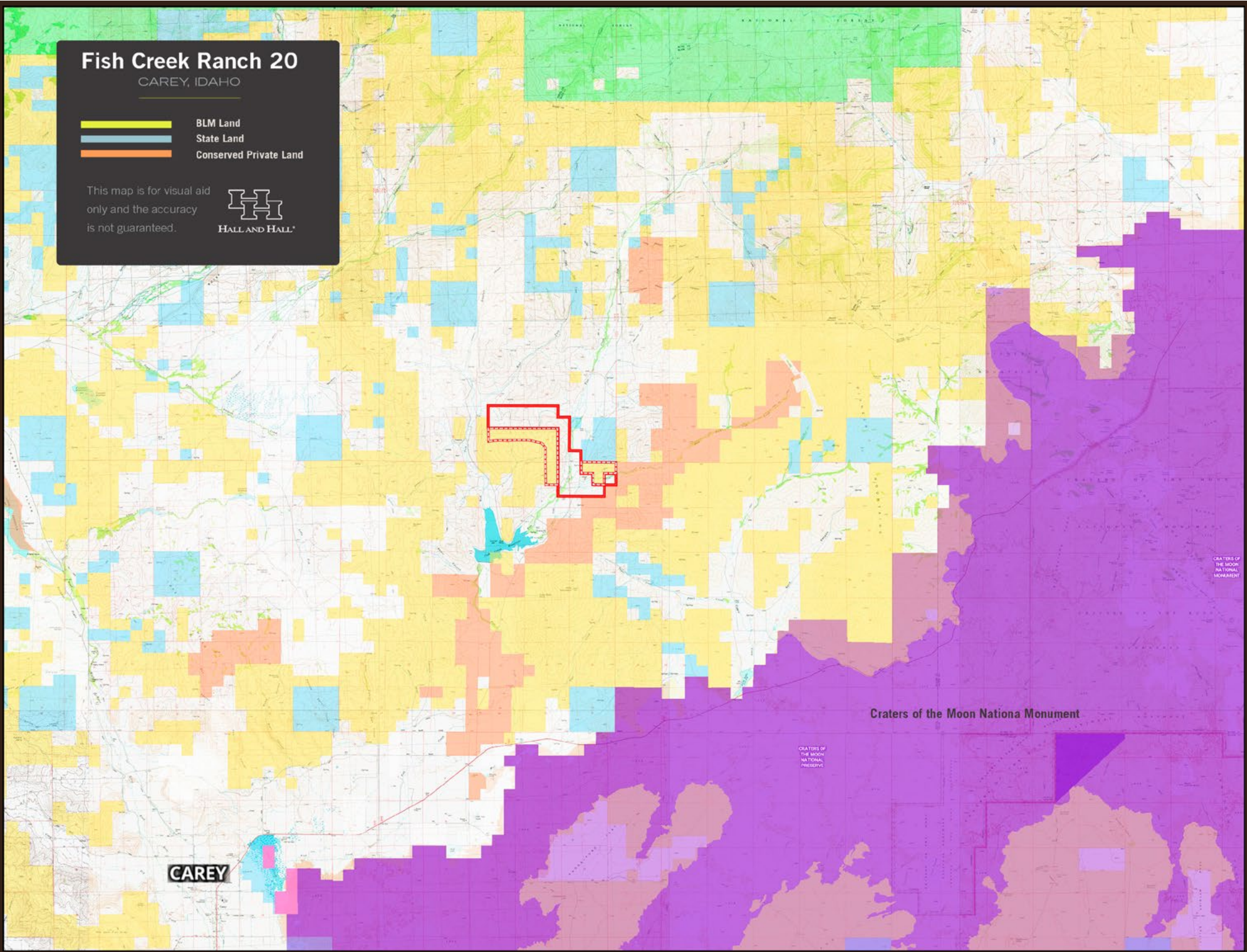


Fish Creek Ranch 20

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CAREY

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