



LITTLE EIGHT MILE RANCH ON THE LEMHI RIVER

Leadore, Idaho

\$23,775,000

9,303+/- Acres



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Co-Listed with





INTRODUCTION

Mark Norem Real Estate in Co-operation with Fay Ranches is honored to bring Little Eight Mile Ranch on the Lemhi River to market. Nestled at the base of the continental divide in north central Idaho, the Little Eight Mile Ranch on the Lemhi River is one of the most scenic and prolific sporting ranches in the Rocky Mountain West. Comprised of 9,303± deed acres and 65,919± leased acres, totaling 75,222± acres, the ranch is expansive, featuring 10.5± miles of the Lemhi River a private, wild trout fishery, plus countless miles of spring creeks and mountain streams.

From the banks of the Lemhi River to the continental divide, this ranch encompasses some of the most beautiful, scenic country the Rocky Mountain West has to offer. This is a true river to mountain offering that has more miles of fishable trout water than any ranch we know of on the market today. The ranch is home to an abundance of wildlife, including trophy bull elk, mule and white-tailed deer, antelope, moose, bighorn sheep, upland birds and waterfowl. Not only is this ranch a recreational gem, but it is set up to, and capable of running 1,100 AU's.

ACREAGE

Comprised of 9,303± deeded acres and 65,919± leased acres, accessible land totals a whopping 75,222± acres. The ranch is immense not only in size but also in diversity. From irrigated hay fields in the river bottom to high mountain meadows along the Idaho/Montana border, it would take someone several lifetimes to explore it all. With over 10.5 miles of the beautiful Lemhi River meandering its way through emerald green pastures, plus countless miles of spring creeks and mountain streams, there is literally a never-ending supply of fish to cast to. From wild salmon, which spawn on the ranch, to brook trout in the mountain streams, the varied species of fish are as diverse as the landscape.



SETTING

Little Eight Mile Ranch on the Lemhi River sits at the base of the Bitterroot Mountains near Leadore, Idaho. This is some of the most wild and scenic country in the lower 48 states. The ranch's northern border is the Continental Divide, the backbone of the country. Flowing from this wild land are the waters that make up some of the greatest trout rivers and most important Chinook Salmon and Steelhead spawning grounds in America. Little Eight Mile Ranch on the Lemhi River features more than 21 miles of this water on its 9,303± deeded acres, providing private access to some of the best trout filled water in all of the Northern Rockies.

AGRICULTURAL PRODUCTION

One of the most productive Registered Angus ranches in the northwestern United States, this property is set up to, and capable of running 1,100 AU's on the Public Land Allotments and Leases that correspond with the USFS, BLM and State grazing permits the current owner holds. The property also boasts a feedlot to feed and finish up to 250 head of calves, as well as 10 center pivots, most of which are gravity fed.





Salmon River, source: <https://idahosalmonriver.org>

LOCATION

Leadore, Idaho, just down the road from the property, is a small ranching community where western values are alive and well. Home to a small school, general store, post office, and a couple watering holes, you do not have to go far to find out what is happening in the community.

Salmon, Idaho is located just $40\pm$ minutes northwest of the ranch on the banks of the world-famous Salmon River. Salmon is a classic mountain town (population $3,300\pm$) with a rich history of mining, logging, whitewater rafting and family ranching. Sacajawea, the famous Native American woman who led Lewis and Clark through the Rocky Mountains, was born in Salmon, and the expedition traveled through Salmon in August of 1805. Today, a state of the art facility, Steele Memorial Medical Center provides medical services to Salmon and the surrounding area. Air Idaho Rescue, a new base for helicopter medical flights is set to open in Salmon in 2019.



Salmon, Idaho, source: <https://www.flickr.com/photos/>



source: <https://www.pbs.org/>

Salmon is the gateway to the Frank Church-River of No Return Wilderness, a 2,366,757± acre wilderness full of some of the wildest and most remote lands in the lower 48, including steep, rugged mountains, deep canyons, and wild, whitewater rivers. The Salmon River Mountains, located south of the Main Salmon and west of the Middle Fork, are the most massive range, and dominate the Wilderness. North of the Main Salmon River are the Clearwater Mountains, east of the Middle Fork are the Big-horn Crags. The Salmon River Canyon is one of the deepest gorges in North America, deeper even than the famous Grand Canyon of the Colorado in Arizona. But in contrast to the Grand Canyon, the Salmon River Canyon is not noted for sheer walls and towering heights, but instead for the variety of landscapes visible from the river; wooded ridges rising to the sky, huge eroded monuments and bluffs and slides, picturesque castles and towers, and solitary crags.

Sixty seven (67) miles to the northeast is Dillon, Montana, a deep-rooted agricultural community and home to the University of Montana Western. In addition to an active college town atmosphere, Dillon has an economy that is still deeply rooted in agriculture. In fact, Beaverhead County, where Dillon is located, is the number one cattle production county in the entire state of Montana! Cows outnumber people by a ratio of 13 to 1. Dillon and the surrounding area is known for recreational access



View of Dillon, MT, source: www.tripadvisor.com

to a variety of outdoor opportunities including fishing, hiking and skiing/snowboarding. The Montana Handbook describes Dillon as "an authentic old trade town that has managed to endure the recent economic malaise of the agricultural West without facing extinction or resorting to survival as a self-parody for tourists. Filled with historic architecture but kept young by the presence of students at Western Montana College, blessed with restaurants, and faithful to the old bars that - then, as now - have consoled cowboys, sheepherders, and miners, Dillon is one of Montana's most bewitching small cities." Dillon provides everything a small Montana town should, from a movie theater, fly shops and a Patagonia outlet to great steakhouse dining options.

Idaho Falls, Idaho is less than two hours from the ranch. The county seat of Bonneville County, Idaho Falls is the state's largest city outside the Boise metropolitan area. Idaho Falls serves as the commercial, cultural, and healthcare hub for eastern Idaho, as well as parts of western Wyoming and southern Montana. It is served by the Idaho Falls Regional Airport and is home to the College of Eastern Idaho, Museum of Idaho, and the Idaho Falls Chukars minor league baseball team.



Idaho Falls, Idaho, source: <https://en.wikipedia.org>

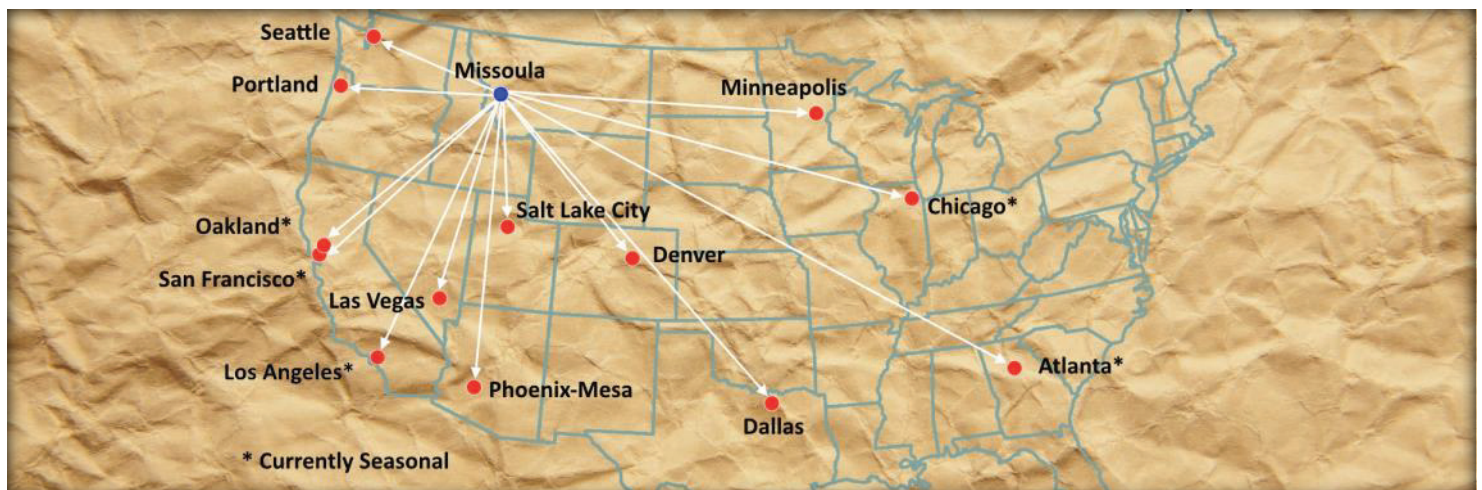


GETTING THERE

Located just 4 miles south of Salmon is the Lemhi County Airport, which features a 5,510 x 75' paved airstrip at an elevation of 4,044 feet. Lemhi County Airport services include parking tie downs, a courtesy car available on a first come first serve basis, and fuel. For more information visit: <http://lemhicountyairport.com>. Gem Air, located at Lemhi County Airport, features flights between Salmon and Boise 5 times per week (<http://gemairflights.com/>).

Idaho Falls Regional Airport is serviced by Allegiant, Delta and United, with direct flights to and from Salt Lake City, Denver and Phoenix. For more information, visit: <https://www.idahofallsidaho.gov/181/Airport>

Missoula International Airport, located in Missoula, MT features direct flights to cities including Salt Lake City, Oakland, Seattle, San Francisco, Minneapolis, Portland, Los Angeles and Denver. For more information visit: <https://flymissoula.com/>



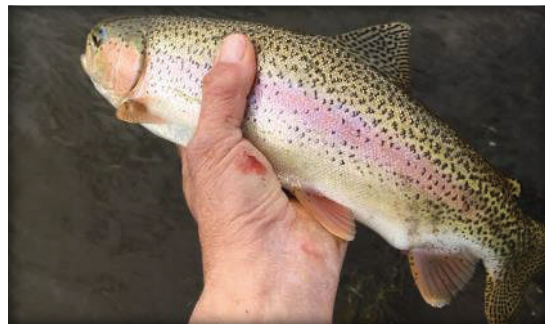
Missoula International Airport non-stop destinations

RECREATION CONTINUED

FLY FISHING

This property boasts over 21 miles of water on the deeded acreage, including 10.5± miles of both sides of the Lemhi River, one of the most coveted and private wild trout fisheries in the United States.

Little Eight Mile Ranch on the Lemhi River is not just a prolific fishery with a tremendous population of wild trout, it is also one of the most beautiful places to fish for trout in Idaho. If you enjoy fishing in a peaceful and private setting while looking up at the beautiful surrounding mountains, then you find the Lemhi River to be as good as it gets.



The fishing season begins on the Lemhi River in late March/early April. The first hatch is the Mother's Day caddis hatch. Right around the same time, blue-winged olives and golden stoneflies also emerge during this pre-runoff bonanza. A yellow stimulator or elk hair caddis is the fly of choice during this time and can provide tremendous dry fly action.

Caddis continue throughout the summer and a high floating attractor pattern will remain productive throughout these warmer months. Hoppers become the dry fly of choice on hot, sunny days starting in July. The hopper fishing lasts through September and is arguably the most enjoyable way to catch trout on a fly rod. The river has some of the best hopper fishing available anywhere.

Throughout the fishing season, roughly April 1 to November 1, nymphs and streamers will work well on days the fish are not taking dry flies. The trout in the river will average around 14 to 16 inches, with populations of large fish in the 18 to 20-inch range. Fishing is predominately for brook, rainbow and cutthroat trout.

On any fly fishing property, no matter how good the fishing, the day will come when other waters beckon. Both the Beaverhead and the Big Hole rivers can be found a short drive north into Montana. Both of these rivers provide some of the finest dry fly fishing that the west has to offer. The Middle Fork of the Salmon River is an hour up the road past Salmon, Idaho and is home to arguably the country's best whitewater rafting. So, if you ever find yourself wondering what's over the next hill, there are many more miles of rivers and streams to explore within a short drive of the ranch.



RECREATION CONTINUED

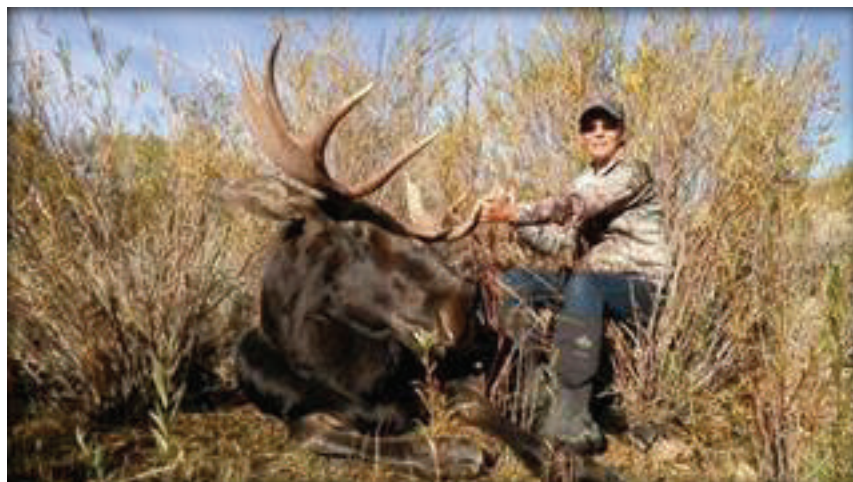
HUNTING

The Lemhi River Valley and Salmon-Challis National Forest are famous for large populations of trophy elk, mule and white-tailed deer, antelope, moose, and bighorn sheep.

Hunting on the Little Eight Mile Ranch on the Lemhi River is incredible. The elk population is robust, as it is not uncommon to see 700+ elk on the ranch at one time, providing opportunities to harvest the bull elk of a lifetime.

There are also trophy white-tailed deer and mule deer available on the ranch and a healthy population of antelope with some true trophy bucks. The moose population on the ranch is very strong and it is common to see several moose a day while out and about. For the upland bird enthusiast, there are multiple coveys of Hungarian partridge on the property, a favorite upland target for many western bird hunters. There is also a good population of chuckers and sage grouse.

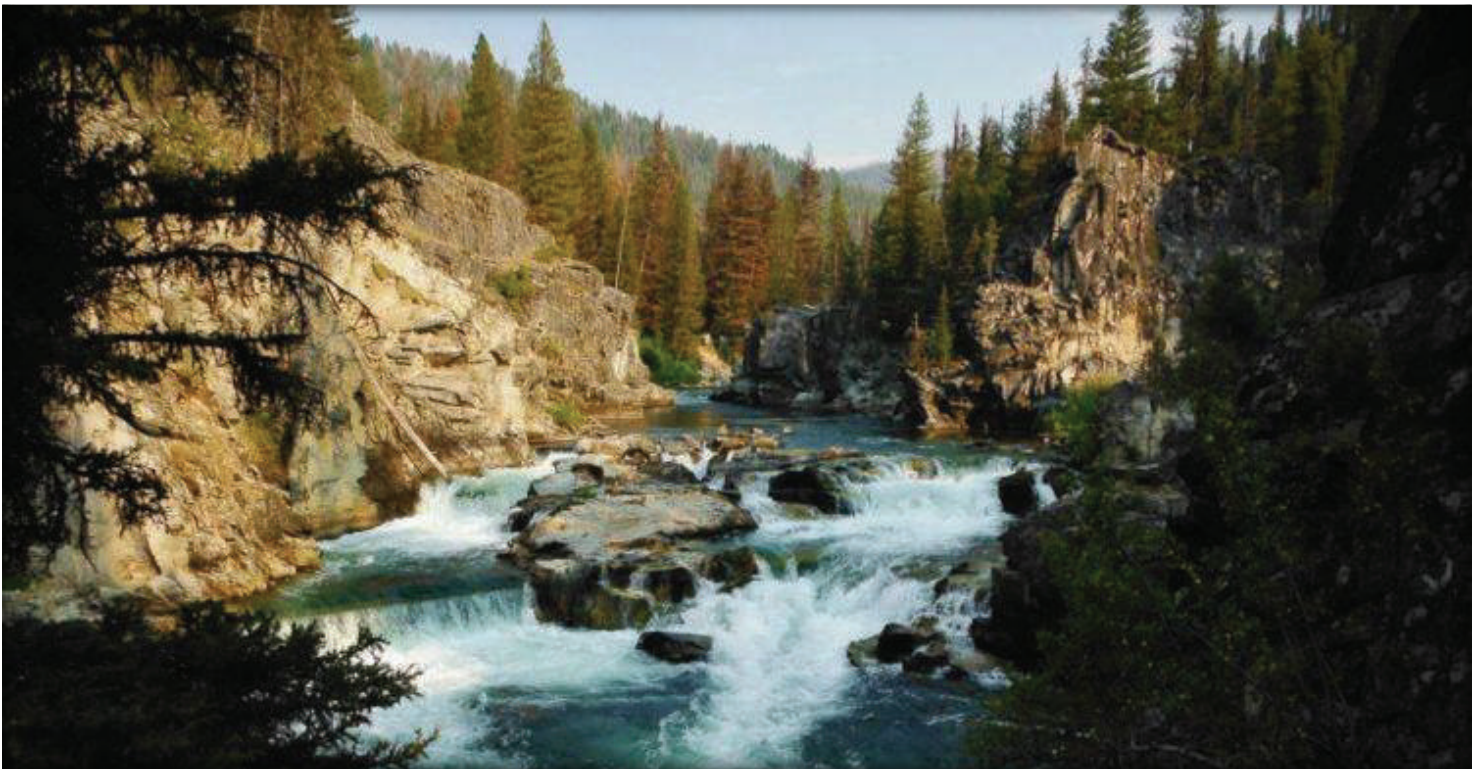
While the big game hunting on the ranch is second to none, just as amazing is the waterfowl hunting. Each fall, thousands of ducks and geese call the ranch home on their way south for the winter. The ranch lies directly under one of the Pacific Flyway's most used routes, and the number of ducks and geese that dump into the ranch each fall is staggering.





OTHER RECREATION

This property is well-suited for the equestrian enthusiast, with excellent facilities including an indoor roping arena complete with four stalls, a tack room, office, restroom facilities, and crow's nest, plus an outdoor roping arena with numerous pens and loafing sheds for all of your equine related needs. The current owners have a horse breeding program and often have more than 100 head of horses on the ranch. There are wonderful trails throughout the property, providing hours, if not days, of relaxing and exciting trail riding.



Salmon-Challis National Forest, source: <https://www.nationalforests.org/>

CONSERVATION / STEWARDSHIP

A portion of the ranch is under conservation easement with the Lemhi Regional Land Trust, Inc. For more information, please contact the listing agents.

Each of us at Mark Norem Real Estate and Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardships, both firms have guided owners toward a legacy of conserving wide open spaces, enhancing and creating fisheries and wildlife habitat and implementing sustainable agricultural operations. We are proud to say, due to our direct involvement, the landscape on which we work has been significantly enhanced by the conservation ethic and land use practices of our clients.



MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing.

QUICK FACTS

- 9,303± deeded acres, 65,919± leased acres, totaling 75,222± acres
- Over 21 miles of live water, including 10.5± miles of private, world class angling on the Lemhi River
- Capable of running 1,100 AU's on the Public Land Allotments and Leases that correspond with the USFS, BLM and State grazing permits the current owner holds
- Feedlot to feed and finish up to 250 head of calves
- Center pivots, most of which are gravity fed to produce enough hay to make the ranch self sufficient
- Authentic ranch compound comprised of historic homes and cabins that have been lovingly restored and beautifully appointed, with the river running through the heart of it
- The compound includes both an indoor and outdoor riding/roping arena for the equestrian enthusiast
- Surrounded on three sides by large, privately held ranches and to the north by one of the largest blocks of wilderness in the lower 48 states
- Incredible hunting for trophy elk, as well as excellent white-tailed deer, mule deer, antelope, upland bird, moose, and waterfowl hunting





SUMMARY

Nestled in between some of the country's most breathtaking and wild country lies Little Eight Mile Ranch on the Lemhi River. With 10.5± miles of private access to both sides of the trout-rich Lemhi River, this is an extremely rare opportunity to own one of the West's most propductive, beautiful and naturally wild ranches.

Sportsman's paradise meets working cattle ranch sums up this truly unique, immense and gorgeous property. A place where generations of family can spend time fly fishing, hunting, hiking, mountain biking, horseback riding and swimming, the opportunities for fun and exploration are countless and wide-ranging.

Little Eight Mile Ranch on the Lemhi River represents the very best of the Rocky Mountain West and is a privilege place in nature bordering the second largest National Forest in the lower 48.



PRICE

\$23,775,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

CONTACT

Please call Mark Norem at 406-932-4606 mark@marknorem.com or RJ Patterson at 406-544-6007, or Vinny Delgado at 406-253-0507 info@fayranches.com to schedule a showing. This is a co-listing. An agent from Mark Norem Real Estate or Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.

Agency Disclosure Brochure

A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions



Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the "Idaho Real Estate Brokerage Representation Act." Idaho Code 54-2082 through 54-2097.



This informational brochure is published by the Idaho Real Estate Commission.

Effective July 1, 2018

Right Now You Are a Customer

"Agency" is a term used in Idaho law that describes the relationships between a licensee and the parties to a real estate transaction.

Idaho law says a real estate brokerage and its licensees owe the following "Customer" duties to all consumers in real estate transactions:

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose "adverse material facts" which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

- Be available to receive and present written offers and counter-offers to you or from you.

You May Become a Client

Important Notice:
Never wire money without double-checking that the wiring instructions are correct. Cyber criminals are hacking email accounts and sending fake wiring instructions. Always independently confirm wiring instructions in person or via a telephone call TO a trusted and verified phone number.

If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account for money or property you place in the care and responsibility of the brokerage;
- Find a property for you or a buyer for your property, and assist you in negotiating an acceptable price and other terms and conditions for the transaction;
- Disclose all "adverse material facts" which the licensee knows or reasonably should have known, as defined above; and
- Be available to receive and present written offers and counter-offers to you or from you.

The above Customer or Client duties are required by law, and a licensee cannot agree with you to modify or eliminate any of them.

A "Sold" price of property is not confidential client information, for either buyers or sellers, and may be disclosed by a licensee.

If you have any questions about the information in this brochure, contact:
Idaho Real Estate Commission
(208) 334-3285
rec.idaho.gov