

CENTRAL IDAHO REGENERATIVE RANCH HOPE ROCK RANCH

1,606.86 +/- DEEDED ACRES | CAMAS COUNTY, ID | OFFERED AT \$3,400,000



Only 46 Miles to Sun Valley!

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PROPERTY OVERVIEW



Nestled in the shadows of the Smoky Mountains and within an hour's drive of Sun Valley lies Hope Rock Ranch—an expansive, contiguous cattle operation rooted in restorative and resilient land management. The ranch focuses on building soil and water health, enhancing biodiversity, and increasing productivity while surrounded by exceptional recreational opportunities.

Hope Rock Ranch consists of 1,606.86 ± deeded acres of improved rangeland easily accessed off Highway 20. The ranch was thoughtfully developed with a robust stock water irrigation system, electric perimeter and cross fencing, and adaptable temporary fencing. The infrastructure was designed with practicality and efficiency, using high-quality materials to ensure long-term durability. Multiple control points allow for selective activation of the electric fencing system, while the well pump operates primarily on solar power, with a generator used only during extended cloud cover.

Located in Idaho's coveted Unit 44 for big game hunting, antelope, mule deer, and migrating elk are frequently seen on the ranch. The property is eligible for participation in the Idaho Fish and Game's Landowner Appreciation Program (LAP). Registered landowners with 640 ± acres of significant deer, elk, pronghorn, or black bear habitat can enter to receive a chance at drawing one LAP tag per eligible species.

The area is also home to upland birds, hawks, owls, and a variety of songbirds. For anglers, the nearby Big Wood River and Silver Creek provide world-class trout fishing, while recreational enthusiasts will enjoy being just 19 miles from Soldier Mountain Ski Area and 46 miles from the renowned Sun Valley Resort.

A 1,647± square-foot, three-bedroom, two-bath manufactured home sits atop the highest point on the property's north side, offering sweeping views of the Camas Prairie. Recently renovated, the house is well-suited as a primary residence or weekend retreat, or a ranch manager can utilize it. With varied zoning across the property, there are opportunities for additional development contingent upon Camas County approval.

Hope Rock Ranch presents a rare opportunity for those looking to launch or expand a livestock operation in a region rich with natural beauty and recreational access. The property has been carefully managed and improved and is ready for its next steward to continue the vision and build upon its solid foundation.

Information is deemed reliable but not guaranteed. All interested parties are responsible for independently verifying current fishing regulations, licensing requirements, and Landowner Appreciation Program (LAP) eligibility with Idaho Fish & Game.

OVERVIEW DETAILS

LOCATION

- The ranch is 32 miles east of Fairfield, Idaho.
- There are numerous fishing, skiing, and recreational opportunities within an hour of the ranch, including exceptional trout streams such as the Big Wood River and Silver Creek.
 - Sun Valley Ski Resort is 46 miles away.
 - Friedman Memorial Airport is 33 miles away.
 - Magic Reservoir is 27 miles away.
 - Soldier Mountain Ski Resort is 19 miles away.

TOTAL ACRES

- Per the Camas County Assessor, there are 1,606.86 ± deeded acres included in the sale of this asset.
 - The property consists of eleven tax parcels.
 - The total property taxes for 2024 were \$3,531.42.

CURRENT RANCH OPERATION

- There are 1,604.45 ± acres of improved rangeland.
- There are 2.41 ± acres on which the homestead is located.
- The ranch is currently idle but has been previously used as a custom grazing operation by a local tenant.
 - The rangeland consists of native grasses and shrubs and residual forage/grain crops from previous owners who farmed the fields.
- The ranch features electric perimeter and cross fencing, along with temporary wire fencing as needed.
- The property has two stock water wells powered by solar energy and/or a generator. The wells are connected by two-inch water lines and 31 risers used to fill mobile stock water tanks.
- Willow Creek runs through the property's eastern boundary, providing year-round live water.

ZONING

- Per the Camas County Planning and Zoning Department, the property is zoned: Agricultural (A-5), Agricultural (A-80), and High Density Residential.

RECREATIONAL OPPORTUNITIES

- The property is eligible for participation in the Idaho Fish and Game's Landowner Appreciation Program (LAP).
 - Registered landowners with 640 ± acres of significant deer, elk, pronghorn, or black bear habitat will receive a chance at drawing one LAP tag per eligible species.
- For more information on the LAP program, please contact Idaho Fish & Game.



OVERVIEW DETAILS CONTINUED

IRRIGATION & WATER RIGHTS

- Two groundwater rights, along with one spring water right, provide irrigation and stock water for the ranch.
 - There is one groundwater right, accessed via a well, which allows for the irrigation of $270 \pm$ acres using up to $945 \pm$ acre-feet per year.
 - » The water is currently leased to a third party in exchange for a rental payment via the Idaho Water Supply Bank. The lease expires on December 31, 2025.
 - » A new owner could continue to lease this water or use the water for on-ranch activities once the current lease expires.
 - There is one groundwater right accessed via a well, which is used for stock water.
 - There is one spring water right accessed via an on-farm spring, which is used for stock water.
- The Seller owns all irrigation infrastructure and equipment, which is included in the sale.
- Access to the data room, which includes water rights documentation, will be granted upon execution of a Non-Disclosure Agreement.

INCOME SOURCES – CURRENT & POTENTIAL

- Current income sources:
 - Water rights lease.
- Potential additional income sources:
 - Residential lease of the home and/or buildings.
 - Hunting lease.
 - Custom grazing lease.

STRUCTURES

- Residence:
 - $1,647 \pm$ square-foot manufactured home.
- General Purpose Buildings:
 - $1,156 \pm$ square-foot detached garage.
 - $320 \pm$ square-foot storage container.
 - $320 \pm$ square-foot storage container.
 - $240 \pm$ square-foot utility shed.
- Information is deemed reliable but not guaranteed. All interested parties are responsible for verifying structural information.



SCAN FOR MORE INFO



REGION MAP

