

## BELLAMY, FOURTH OF JULY CREEK RANCH

**"North Fork" Salmon, Idaho**

**Offered Exclusively By:  
Mark Norem Real Estate**

P.O. Box 1285  
116 W. Second Avenue  
Big Timber, Montana 59011

**Office: (406) 932-4606**  
**Fax: (406) 932-4605**  
**Mobile: (406) 930-4606**

Email: [mark@marknorem.com](mailto:mark@marknorem.com)

**[www.MarkNorem.com](http://www.MarkNorem.com)**

---





Mark

Norem

Real Estate Broker

Serving Montana, Idaho, Wyoming, Oregon, North Dakota, South Dakota

---

## Bellamy Ranch

The 10,000' Peaks of the majestic Bitterroot Range and its Continental Divide create a dramatic backdrop to this true mountain valley ranch with approx. 3/4 of a mile of high mountain, Fourth of July Creek flowing through. Bordering National Forest, the Bellamy Ranch offers a complete package of those most requested amenities. Stunning views within pines and aspens, almost end-of-the-road seclusion, outstanding fishery with both cutthroat and bull trout as well as chinook and steelhead salmon, adjoining Public Lands with tremendous populations of elk, deer, black bear plus some moose, resident herds of antelope and big horn sheep as well as upland birds, including chuckar and grouse, all within an easy twenty five minutes of the near-perfect small town, ranching and recreation center of Salmon, Idaho.

### AGENTS NOTE:

*"Hold on to your hats folks. If you've been searching for a rare, immaculately cared for gentlemen's ranch, THIS IS EXACTLY WHAT YOU'VE BEEN WAITING FOR!"*

Absolute serene mountain setting with the crystal clear waters of Fourth of July Creek cascading through the Headquarters, while herds of elk and other game animals move between the dark timber and the Ranch's lush alpine meadows.

*As for it's address, you could quiz a lot of folks before you find someone that's been to Salmon, Idaho and the spectacular Salmon and Lemhi River Valleys. Yet, for those having made the trip, they will all agree it's one of the great small town ranching and recreation communities in the Rocky Mountains and one I could easily see myself living in.*

*Come spend a day or two with us on the Ranch and surrounding area. I guarantee you will find a "hidden gem" as this is one of the prettiest places in the West, has a real quality of life, virtually unlimited recreation opportunities and far more value than those areas typically sought out.*

*Our thanks to the Bellamys for allowing us the opportunity to introduce you to their special and very well cared for Ranch.*

Mark Norem

---



---

**Description: Bellamy Ranch, Lemhi County, Idaho**

**Total Acreage:** 358 +/- Deeded Acres

**Includes:** \*Creek bottom riparian

\* Alpine meadow pastures

\* Irrigated hay and pastures

**Precipitation Estimate:** Rainfall: 14" to 16" annual precipitation

**Elevation:** 4,800' Buildings

5,200 Mountain Pastures

**Climate:**

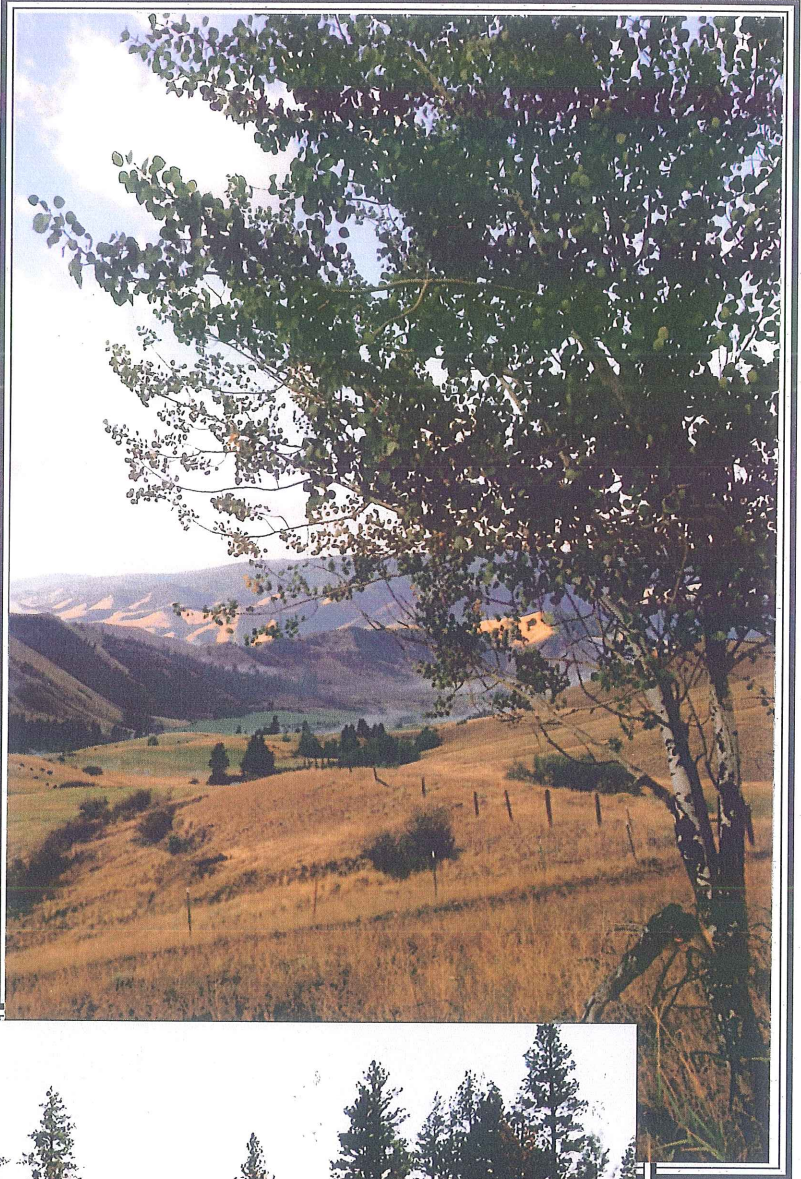
Suitable for year-round living. Typical summer temperatures mid 80's, winter temperatures 20-30 degrees.

**Real Estate Tax Estimate:**

Lemhi County \$1,699.30

**Water Rights:** Water Rights are numerous, dating to 1896, with uses ranging from sprinkle irrigated hay meadows (apprx. 65 acres), to flood irrigated pastures, making total irrigaton rights of approximately 138 acres. Rights also include springs for domestic use, stock water and hydro power on Fourth of July Creek. Complete records are available at this office or IDWR.

**Mineral Rights:** Seller's report a large portion of the ranch's underlying minerals are intact, but Buyers will be responsible for their own verification.







### LOCATION AND ACCESS:

The "**Bellamy Ranch**" is located in Lemhi County, Idaho, approx. 23.5 miles North of Salmon "down river", with travel afforded by US Highway 93 for approx. 19 miles and then Fourth of July Creek Road, an excellent year-round, well maintained County Road, for approx. 4.5 miles to Ranch Headquarters. The Ranch Headquarters lies immediately adjacent to the County Road, which dead-ends just above the Ranch in the US Forest, then turning into Mountain Trails.

**LEMHI VALLEY:** Long known for its large sprawling cattle ranches, this is truly pristine high mountain country, with its Alpine setting offering clean crisp mountain air, vast uncluttered vistas of majestic mountain ranges, crystal clear fishing waters, diverse scenery and an abundance of wildlife and access to Public Land, with Old West Traditions and Small Town Hospitality 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 unequalled 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, two elementary schools, one junior high school and a beautiful high school. Full time, recently expanded (\$11.5M) medical facilities are available, as are a well-trained EMT ambulance staff, a Search & Rescue Unit and a Volunteer Fire Department. Excellent accommodations are provided by 5 motels. Entertainment includes a theatre, bowling alley, parks, nine-hole golf course, softball-baseball fields, public swimming pool and natural hot springs, plus the many outdoor mountain experiences in the vast Public Lands surrounding the area. **Lemhi County Airport**, 4 miles from Salmon, features a 5,150' airstrip capable of handling most small jet aircraft, with night lighting and full-time fixed base operation. Daily commercial / commuter flights are available to Idaho Falls and Boise with rental cars and local taxi also available.



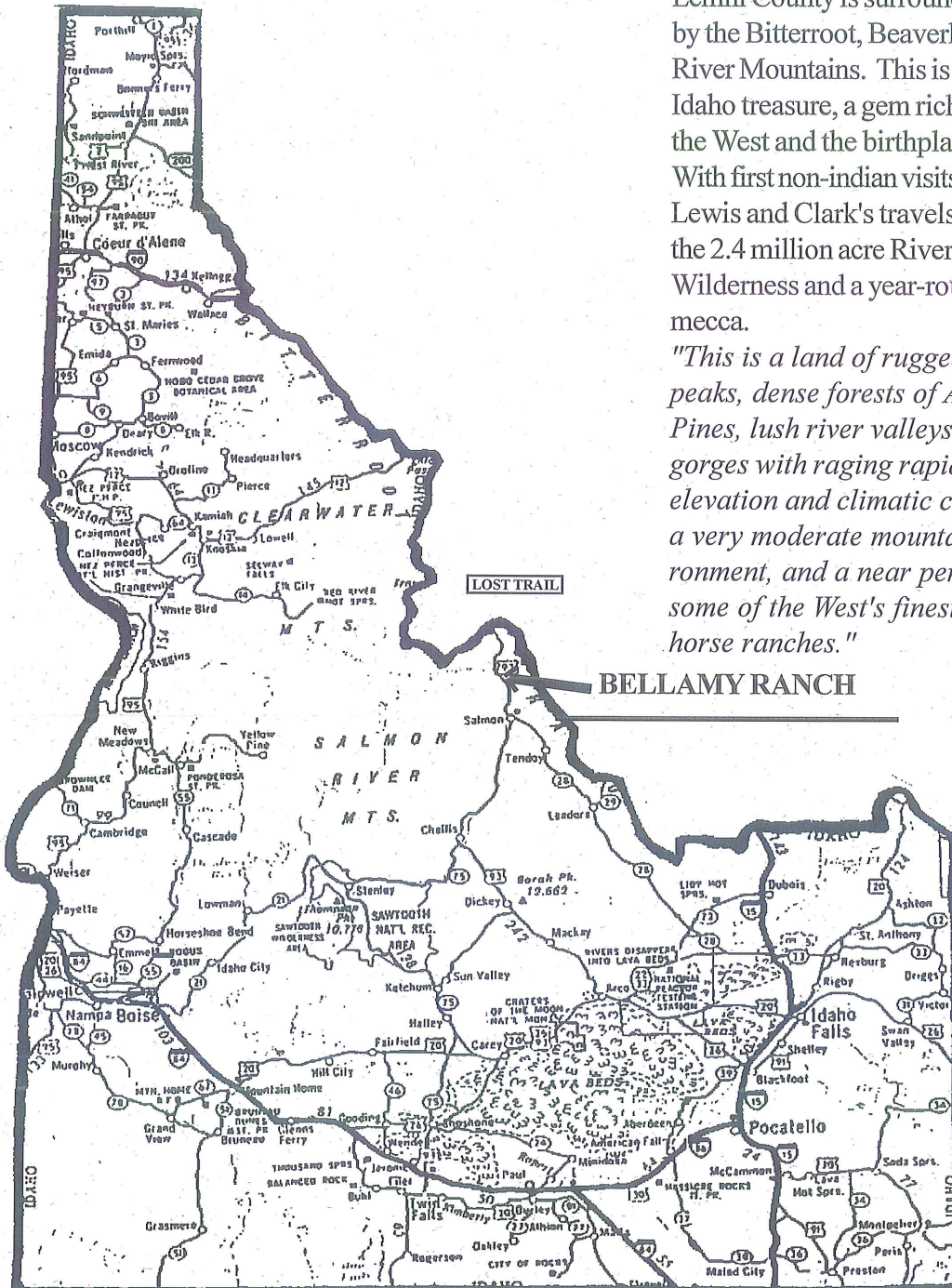
---

## 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 26 miles North; **Dillon, Montana**, 98 miles to the Northeast, is one of Montana's popular cowtowns and a fishing mecca; **Butte, Montana**, is 146 miles to the Northeast. World renowned Ski and Summer Resort, **Sun Valley** is only 154 miles South; **Missoula, Montana**, 129 miles North is Western Montana's trade center, as well as home to the University of Montana; **Idaho Falls, Idaho**, 176 miles to the Southeast, serves as Eastern Idaho's Regional Trade Center.

---





Immaculately cared for, the Ranch Headquarters features the Bellamy's well crafted, 2,500 sq. ft. log sided ranch house, complete with river rock fireplaces, 3 bedroom, 2 1/2 baths, and a daylight basement with detached 1,000 sq. ft. oversized garage, providing the perfect mountain living environment. Impeccably maintained grounds with flower gardens, lilacs, apple, pear and cherry trees throughout creates a near perfect setting. Add the historic 850 sq. ft. guest house, horse barn and outbuildings and you have the complete "Gentlemen's Ranch".







Rich fertile soils when irrigated by the gravity fed sprinkler system, produce lush mountain grass hay for the ranch's cattle and horses, as well as providing the area's large and diverse wildlife populations with abundant habitat.

Deeded lands adjoin US Forest with those Public Lands providing owners and guests access to hundreds of thousands of acres of the spectacular Bitterroot Mountain Range.



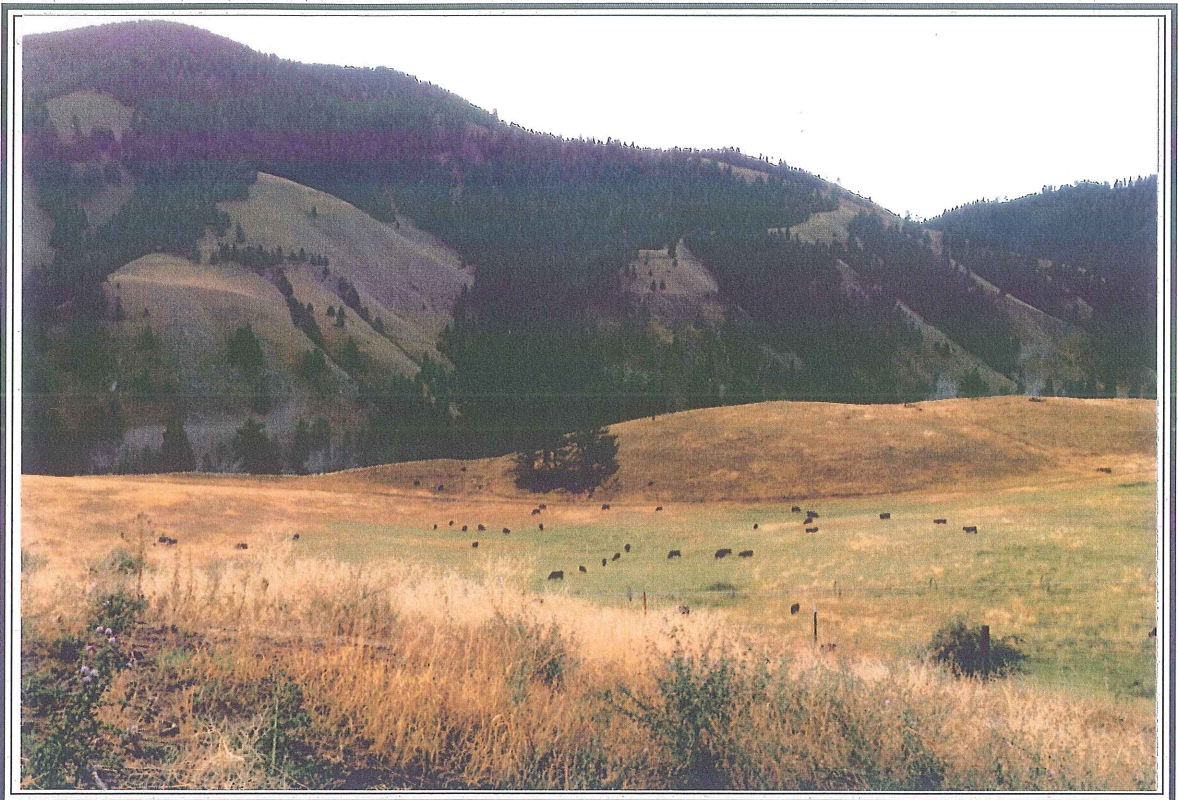




Nestled along Fourth of July Creek, the Headquarters provides a very rare setting of conifers, aspens and cascading mountain stream, all adjoining a well maintained, year-round County Road, just minutes from US Highway 93, with enough open space to allow one to take in the spectacular views of the Ranch's mountain pastures and surrounding US National Forest.







The Ranch's lush mountain gravity fed sprinkler irrigated pastures are ideal for cattle grazing, horses or sheep. Expect all to set record gains as this is an opportune environment for summer grazing with the Ranch also being blessed with mild winters, given its location west of the Divide. But with that said, one must always recognize the need for good stewardship including weed control and pasture management, which has been a priority for the Bellamys.







**WILDLIFE & RECREATION:** A healthy riparian corridor, foothill mountain pastures and irrigated lands provide tremendous resources for the area's wildlife and create a private recreation bonanza. One must note millions upon millions of dollars have been, and continue to be spent on restoration and enhancement projects on the Lemhi and Salmon Rivers, as well as their tributaries. All directed toward Salmon and Bull Trout recovery, with this effort significantly improving the areas Trout populations.







## SUMMARY & CONCLUSION:

*Take one more look at the information provided.*

*Think about owning your own private fishing water with spectacular high mountain peaks in all directions. Envision vast landscapes both up and down your mountain valley. Consider the pleasure of seeing untold numbers of wildlife on your own property. Then appreciate a very nice small western town just minutes away and an area of unlimited recreation for family and friends literally "out your front door". I guarantee this property will be the envy of many for years to come, as its value is readily apparent and the setting so special, most will kick themselves for not finding it first! "The decision is yours", do you buy the good one while it's available, or wait, quite possible many years, for another. Either way you can take comfort in using this Ranch and its price as a guide. But trust me, others of lesser quality in more popular areas, will be substantially more.*

**PRICE: \$2,150,000.00      PRICE REDUCED TO: \$1,950,000.00**

**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.