



EDWARDS, MOUNTAIN SPRINGS RANCH
SALMON, IDAHO

Offered Exclusively By:

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Mark
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Real Estate Broker

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

Edwards, Mountain Springs Ranch

Within an elevated Valley, immediately South of Salmon, at the base of the Salmon River Mountains' 9,150' "Baldy Mountain", sets one of the most beautiful end of the road ranches you could hope to find. First time on the market in five generations! Gaze upon the Bitterroot Mountains' spectacular 10,000' peaks or across the Lemhi and Salmon River Valleys. Here is an extremely private Ranch, complete with natural springs, its own reservoirs, a lush irrigated valley that adjoins Public Lands on three sides and has it's USFS Summer Grazing Allotment "out the gate".

AGENTS NOTE:

Private, yet literally minutes to the airport and a couple more to the best small town in the West, Salmon, Idaho. Without a doubt, one of the most surprising finds in my 27 years of Ranch Real Estate.

- ◆ Panoramas nearly beyond compare.
- ◆ Lush irrigated hay meadows and spring fed bottoms.
- ◆ A mountain and foothill mountain Ranch.
- ◆ Elk, Deer and all the typical animals in abundance.

Literally an unknown commodity in a small community, where most should know.

In other words, few have experienced this unbelievable setting. Hoping you will find time to, as we guarantee it won't disappoint and are so very appreciative to be selected by the Edwards' to find a Buyer for this special Ranch.

Mark Norem

Description: Edwards, Mountain Springs Ranch, Lemhi County, Idaho

Acreage: 1,865.978+/- Deeded Acres (of which 160 acres are owned as an undivided 50%) 259,000 Acres-USFS / 1,669 Acres-BLM
TOTAL: 262,534.978 Acres Note: USFS Shared

Includes: *Irrigated hay & pastures
* Spring fed creek bottoms
* Grass & sage foothill pastures
* Alpine mountain pastures

Precipitation Estimate: Rainfall: 10" to 16"

Elevation: 4,400' Buildings

5,600' Mid Mountain Pastures

8,000'+High Mountain Pastures

Climate: Suitable for year-round living.

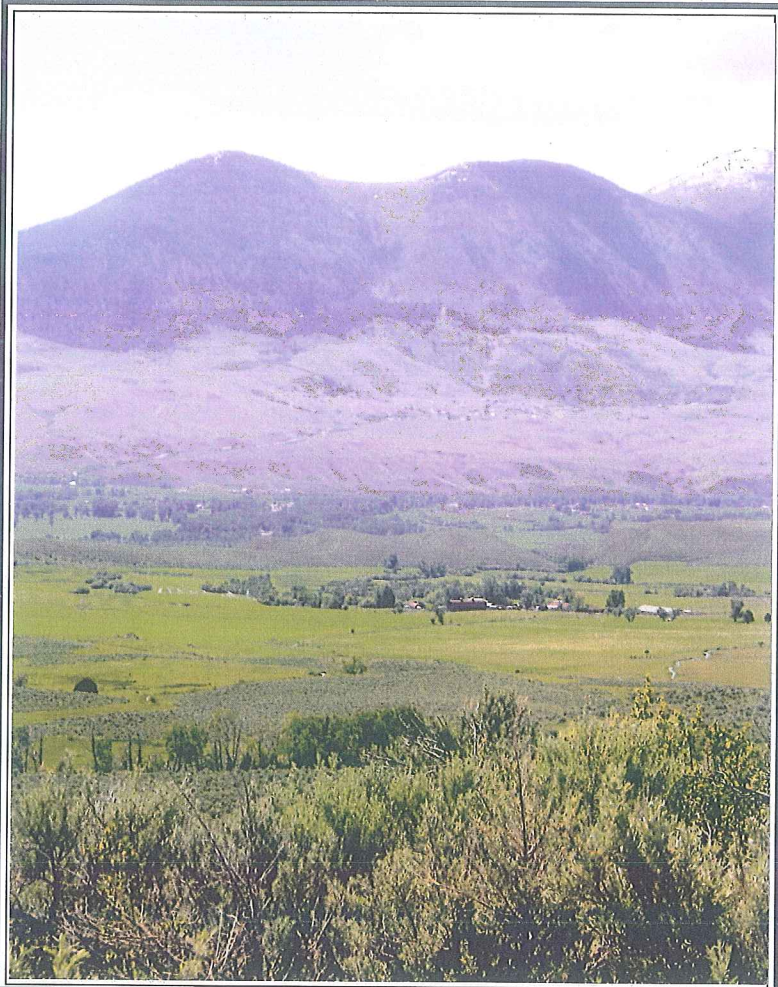
Typical summer temperatures mid 80's, winter temperatures 20-30 degrees.

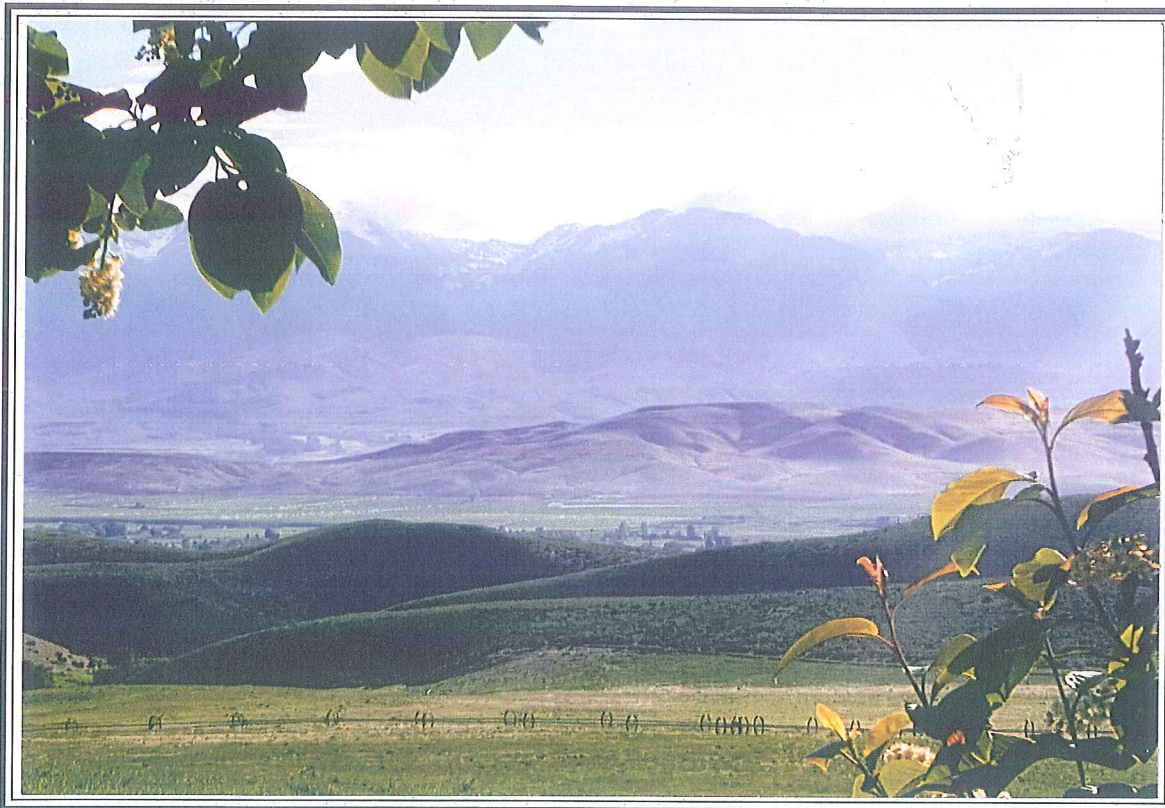
Real Estate Tax Estimate:

Lemhi County \$8,146

Water Rights: Water Rights are numerous, dating to 1894, and are inventoried per IDWR at the back of this brochure. Uses range from gravity fed pivot and wheelline sprinkle irrigated hay meadows, to flood irrigated pastures, making total irrigation rights of approximately 962.8 acres. Rights also include springs for domestic use, irrigation and stock water, plus wells. Complete records are available at IDWR.

Mineral Rights: Underlying mineral ownership is unknown. Buyers will be responsible for their own search / verification.





LOCATION AND ACCESS:

The "**Edwards, Mountain Springs Ranch**" is located in Lemhi County, Idaho, approx. 6 miles, by vehicle travel, South of Salmon, "up river", with travel afforded by US Highway 93 for approx. 4.5 miles and then excellent year-round, well maintained paved and gravel dead-end County Roads for approx. 1.5 miles to Ranch. The Ranch Headquarters lies approximately 1.5 miles within the Ranch.

LEMHI / SALMON RIVER VALLEYS: 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.

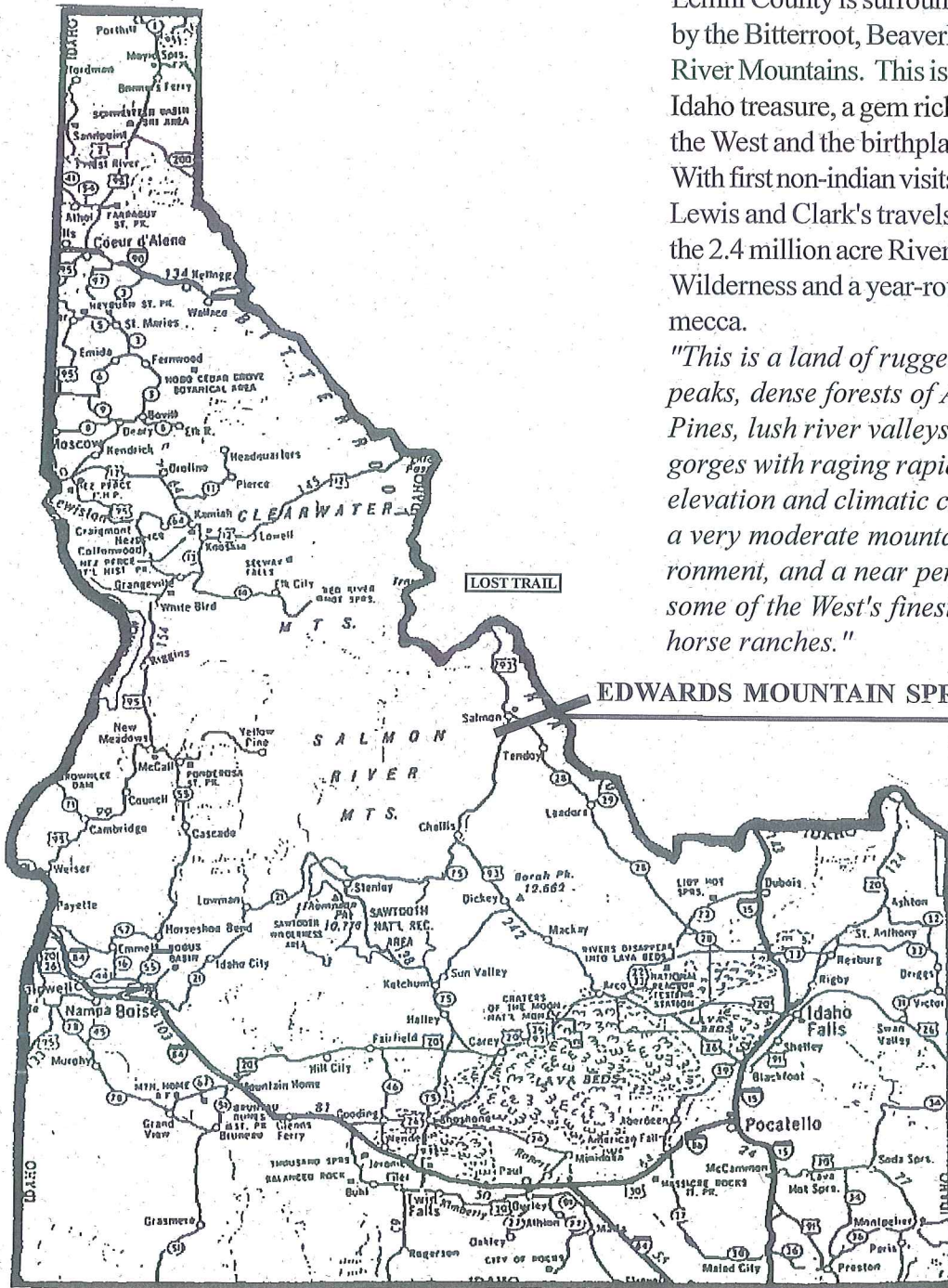
SALMON, IDAHO: The Lemhi County Seat is at the confluence of the Lemhi and Salmon Rivers. This high quality, small western town with a population of approx. 3,027 serves the area's Cattle Ranching Industry, is the Gateway to the Frank Church "River of No Return" Wilderness, while also known as the "Whitewater Capital of the World". Salmon provides a base for recreationalists in pursuit of endless and 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, 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 nationally acclaimed yearly horse sale, annual County Fair and Rodeo as well as 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 the Ranch Headquarters, 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)

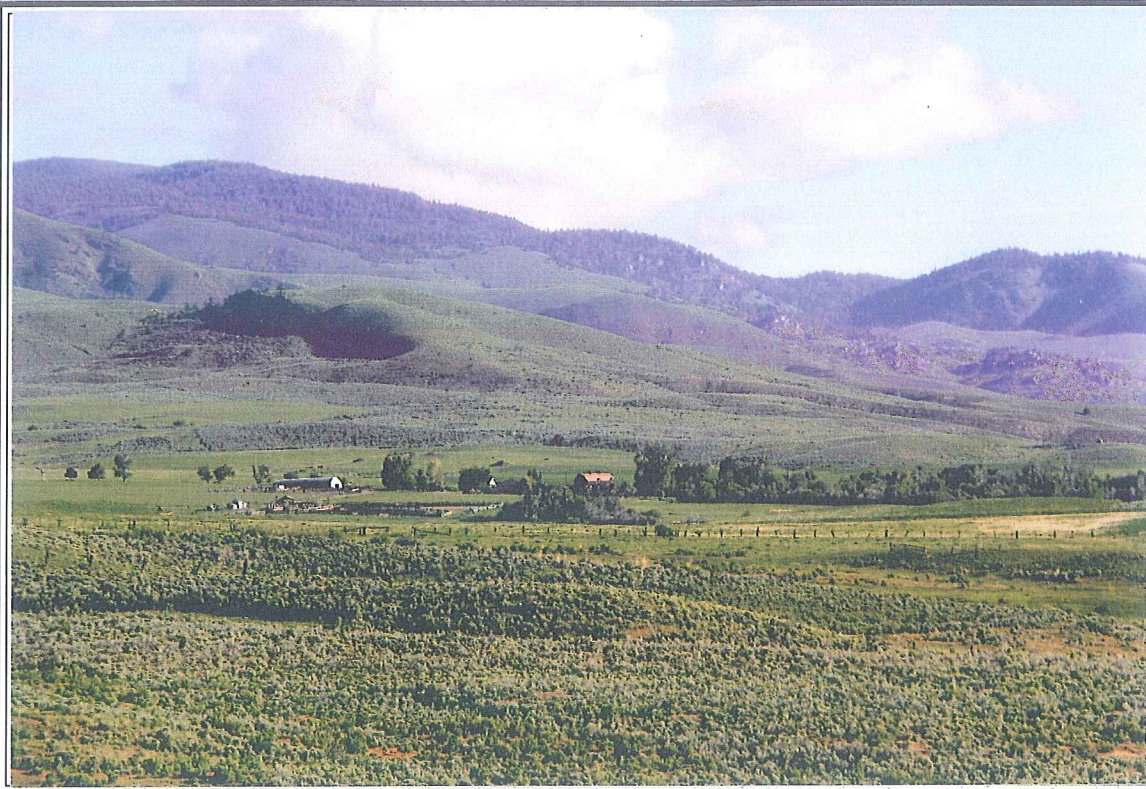
LEMHI COUNTY

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. It's 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."

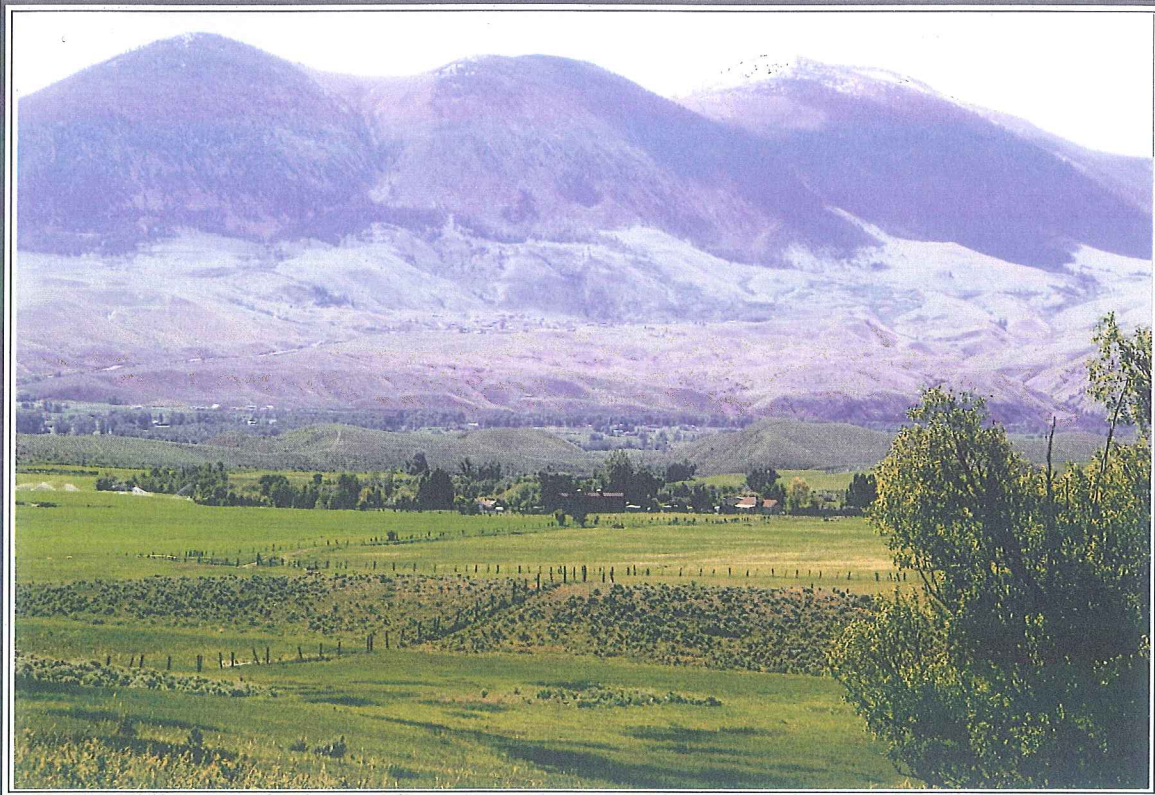


AREA DESTINATIONS: Newly expanded Lost Trail Ski Area is 46 miles North; **Dillon, Montana**, 112 miles to the Southeast, is one of Montana's popular cowtowns and a fishing mecca; **Butte, Montana**, is 146 miles to the Northeast. World renowned Ski and Summer Resort, **Sun Valley** is only 154 miles South; **Missoula, Montana**, 140 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.



The Ranch Headquarters features a modest, well cared for 2,100 sq. ft. 3 bedroom, 1 bath two story house, with covered deck and hot tub patio. Spacious lawns, flower beds, together with a raised garden and outdoor fire pit, provide the perfect mountain living environment. Add the historic hip roof barn, a calving barn, 40'x40' heated shop, 50'x50' equipment storage building, scales, shipping facilities and background lot, as well as other historic outbuildings and you have the complete "Working Ranch", with family or employees able to also be housed at the 1,369 sq. ft. 2 bedroom, 2 bath second home with its lower level garage/basement and livestock shed.





Rich fertile soils irrigated by gravity fed pivot and wheelline sprinkler systems, produce lush mountain alfalfa and grass hay, with typical flood irrigation used for the ranch's cattle pastures. All also provide the area's large and diverse wildlife populations with key habitat and resources.

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





Two (2) large storage reservoirs (70 acre feet and 50 acre feet) are filled seasonally to provide late season irrigation water, which is conveyed through some of the Ranch's wetlands, again providing wildlife with near ideal resources and the Ranch owners with additional benefits to the ambiance of this special Mountain Ranch.





The Ranch's gravity fed sprinkler system diverts high mountain water to the rich and fertile valley hay fields and pastures where there is an opportune environment for high forage production with the Ranch also being blessed with mild winters, given its location west of the Continental Divide. But with that said, one must always recognize the need for good stewardship including modern farming techniques, cattle and pasture management, as well as maintenance of the irrigation systems which has been a priority for the Edwards'.





WILDLIFE & RECREATION: Healthy riparian corridors, wetlands, 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. Elk, deer, occasional moose and bear, plus upland birds and waterfowl.





SUMMARY & CONCLUSION:

"The good ones come far between" and this one ranks with the best we have seen or been involved with. While the setting and views are extraordinary, the proximity to Salmon and it's airport, make this really in a class of its own.

Add the Ranch's rich, fertile soils, gravity flow water and fresh mountain pastures and you truly have discovered a rarity.

Again, we invite you to spend a day on this very special Ranch. It is beyond compare in today's market.

PRICE: ~~\$6,200,000.00~~ Reduced to: \$5,400,000.00

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.

Summary of Water Right Information

Note: information is obtained from **Idaho Department of Water Resources** website:

<http://www.idwr.idaho.gov/> based on place of use and current owner.

Information is deemed reliable but no guarantee is made as to accuracy nor validity of any particular water right or claim. Total acres is per claim, not necessarily from decree.

No.	Source	Use	Priority Date	Diversion Rate	Total Acres	Partial Decree issued
75-2	Chipps Creek	Irrigation	4/1/1894	1.7	962.8	Yes
75-2034	Gorley Creek	Irrigation from Storage	2/28/1913	2.5	791.5	Yes
75-2035	Billy Creek Springs	Irrigation	2/24/1913	2.4	962.8	Yes
75-2162	Chipps Creek	Irrigation	8/31/1960	3.2	962.8	Yes
75-10046	Chipps Creek	Irrigation	9/14/1914	4.32	962.8	Yes
75-10047	Billy Creek, Chipps Creek	Irrigation from Storage	4/1/1916	10.4	962.8	Yes
75-10048	Groundwater	Domestic, Stockwater	1/3/1925	0.07	-	-
75-10049	Groundwater	Domestic, Stockwater	1/3/1925	0.07	-	-
75-10050	Groundwater	Domestic	10/1/1956	0.04	-	-
75-10051	Springs	Stockwater	10/1/1956	0.07	-	-
75-10052	Springs	Irrigation, Stockwater	4/1/1913	1.6	198.5	Yes
75-10103	Springs	Irrigation, Stockwater	9/14/1914	0.2	800	Yes
75-14254	Gorley Creek	Irrigation	6/1/1952	9.5	791.5	Yes