



Big Lost River Retreat
MACKAY, IDAHO





Big Lost River Retreat

MACKAY, IDAHO

\$1,250,000 | 4± ACRES



LISTING AGENT: **TRENT JONES**

560 2ND AVENUE NORTH
KETCHUM, IDAHO 83340

P: 208.622.4133

M: 208.720.2871

TJONES@HALLANDHALL.COM



TRUSTED *by* GENERATIONS, *for* GENERATIONS,

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

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.

WITH OFFICES IN:

| | |
|-----------------------------|------------------------|
| DENVER, COLORADO | MISSOULA, MONTANA |
| EATON, COLORADO | VALENTINE, NEBRASKA |
| STEAMBOAT SPRINGS, COLORADO | COLLEGE STATION, TEXAS |
| SUN VALLEY, IDAHO | LAREDO, TEXAS |
| TETON VALLEY, IDAHO | LUBBOCK, TEXAS |
| HUTCHINSON, KANSAS | WEATHERFORD, TEXAS |
| SHERIDAN, WYOMING | DALLAS, TEXAS |
| BILLINGS, MONTANA | TUTTLE, OKLAHOMA |
| BOZEMAN, MONTANA | ARCADIA, OKLAHOMA |
| CHARLOTTESVILLE, VIRGINIA | |

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Featuring private access to one of the Big Lost River's most productive and lightly fished stretches, Big Lost River Retreat, five minutes south of Mackay and less than 90 minutes from Ketchum/Sun Valley over Trail Creek Pass, is one of the Lost River Valley's top-tier recreation and vacation properties. A beautifully designed, constructed, and decorated three-bedroom log residence (which comes furnished) is nestled in a park-like setting on approximately four acres and offers vast views of Mt. McCaleb, the Lost River Range, and the White Knob Mountains. Wildlife in the area abounds and includes moose, elk, whitetail deer, mule deer, wild turkeys, raptors, songbirds, and waterfowl. Recognized as one of the premier fisheries in the state, the Big Lost River and its mix of riffles, deep pools, and sharp meanders is only a short walk from the property and home to large rainbow trout that exceed 20 inches.

Location

Big Lost River Retreat is located in the Lost River Valley approximately three miles south of the small town of Mackay (pronounced “Mackie” with the accent on the first syllable) and 65 miles northeast of the resort community of Ketchum/Sun Valley. Access from Sun Valley is a 75-minute drive, more or less, via Trail Creek Pass and US Highway 93 from approximately May through November. As mountain snowfall begins to accumulate late in the year, Trail Creek Pass closes until spring, and access to the property shifts south to U.S. Highway 20/26, with drive times increasing to about two hours.

Friedman Memorial Airport (SUN) in Hailey, 15 miles south of Ketchum/Sun Valley, is the nearest commercial airport and offers regular air service on Delta, United, and Horizon Airlines. Idaho Falls, approximately 90 miles southeast of the property, provides alternate commercial air service from Idaho Falls Regional Airport (IDA) on Delta, United, American, Horizon, and Allegiant. Mackay is home to a 4,400-foot by 60-foot asphalt runway capable of accommodating larger twin-engine aircraft, while the community of Arco, 25 miles south of the property, offers a 6,600-foot lighted runway that can accommodate most jet aircraft.





Locale

The Lost River Valley is considered one of Idaho's most scenic areas and is among the state's top regions for outdoor recreation. Spanning over 70 miles, the massive Lost River Range flanks the east side of the valley and claims seven of Idaho's ten peaks over 12,000 feet, including Mt. Borah, the state's highest peak at 12,662 feet. Two other formidable mountain ranges, the Pioneers and White Knobs, extend westward from the valley all the way to Ketchum/Sun Valley, offering incredible vistas and miles of roadless backcountry to explore. The Big Lost River originates from high mountain tributaries and meanders east and then south, providing irrigation water for farms and ranches around Mackay as well as outstanding trout fishing opportunities along its length.

Mackay, with a population of approximately 500 residents, lies at the heart of the Lost River Valley and serves as the local service and social center. All general amenities can be found in Mackay, including groceries, fuel, banks, restaurants, and ranch and hardware supplies. While Mackay is primarily an agricultural community today, its roots go back to the mining days of the early 20th century. John V. Mackay, who discovered the famous Comstock Lode near Virginia City, Nevada, founded the town in 1901 as the site of a copper smelter and supply point for nearby mining operations. By 1919, Mackay-area mines were producing record amounts of copper, and the town was often referred to as Copper City. With an active railhead during the mining heyday, Mackay also became the center for the valley's growing agricultural industry and, at one point, was the leading shipper of livestock in the state.

Sun Valley, Ketchum, and the other Wood River Valley communities of Hailey and Bellevue are an easy drive from Mackay and offer a host of summer and winter activities, including golf, hiking, fly fishing, cycling, and world-class downhill and Nordic skiing. One also finds numerous gourmet restaurants, art galleries, shopping opportunities, and cultural events to enjoy.

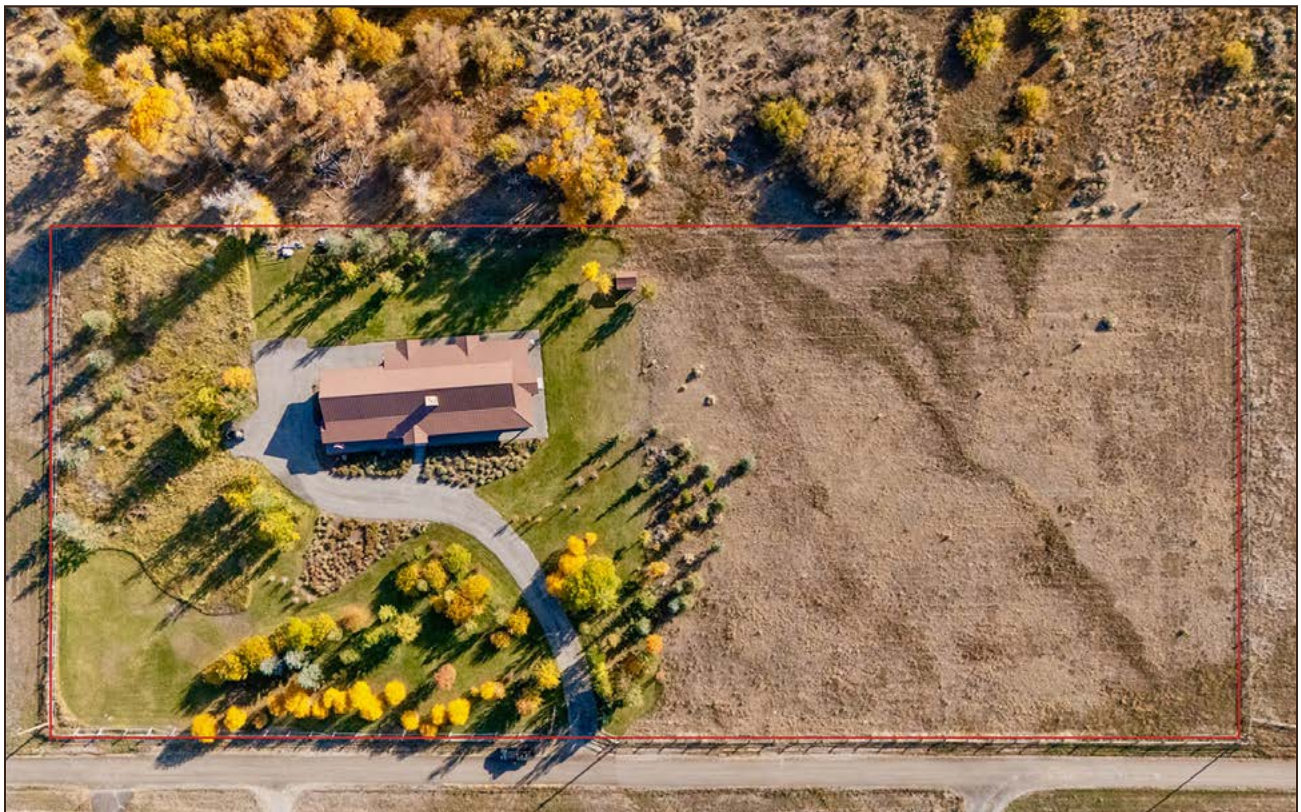
General Description

Big Lost River Retreat is part of McCaleb Estates, a private riverfront community consisting of 32 separate parcels five minutes south of Mackay. Summit Drive, an all-season gravel road maintained by the McCaleb homeowners, provides year-round connectivity to the property from U.S. Highway 93. A distinctive feature of McCaleb Estates is its exclusive access to the Big Lost River, available to property owners, their families, and guests. This access corridor, located just a short walk, bike ride, or ATV ride north of the property, offers a unique advantage for anglers. In contrast, the nearest publicly maintained river access is about two-and-a-half miles upstream, a distance that significantly reduces fishing pressure in this part of the river.

Nestled along the western boundary of McCaleb Estates, Big Lost River Retreat consists of approximately four total acres made up of two adjoining two-plus acre parcels. The property is highlighted by a beautifully crafted three-bedroom, cabin-style log home located on the southern parcel. The residence is impeccably maintained and sits within a park-like setting buffered by grassy lawns and mature landscaping. The property is fully fenced and bordered by Summit Drive to the east, undeveloped McCaleb parcels to the north and south, and undeveloped private ranchland to the west. The property's northern parcel is undeveloped and could be kept as it is to maintain one's privacy and viewshed, utilized for additional building improvements, or sold separately to a new owner.

Acreage

Big Lost River Retreat consists of approximately four total acres made up of two adjoining two-plus acre parcels.





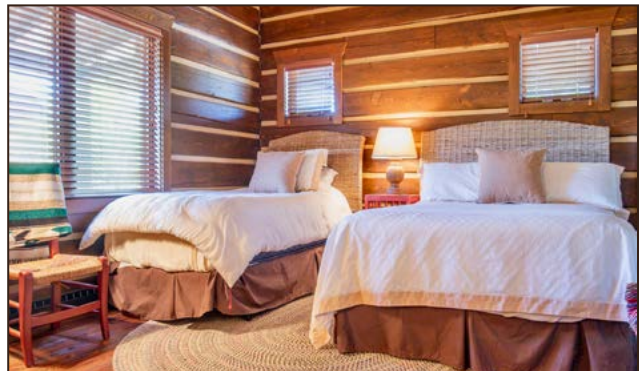


Improvements

The centerpiece of Big Lost River Retreat is its 2,460± square-foot log home expertly crafted by Rocky Mountain Log Homes and White River Contractors from Hamilton, Montana, in 2016. Designed for a seamless blend of indoor and outdoor living, this thoughtfully designed residence features three bedrooms and three-and-a-half bathrooms, structured as two separate living suites (or “cabins”) connected by a spacious common area with a wood-burning fireplace that converts to a screened porch in warmer months. A covered porch, complete with an outdoor shower and barbeque area, wraps around three-quarters of the home’s exterior, providing approximately 2,000 square feet of outdoor living space and uninterrupted views of the picturesque Lost River Range and White Knob Mountains.

The primary suite, referred to as Cottonwood Cabin, serves as the owner’s unit and includes an open living/dining area, a full kitchen with custom cabinets, a master bedroom, a master bathroom with a walk-in shower, a powder room, and a stacked washer/dryer. The living area also features a wood-burning fireplace that shares a chimney with the fireplace on the screened porch. Opposite Cottonwood Cabin, Trapper Cabin serves as the guest suite and includes two bedrooms with en suite bathrooms (one featuring a bathtub and the other with a walk-in shower), a comfortable living area, and a kitchenette fitted with a refrigerator, sink, and microwave. Throughout the home, wooden floors add to the rustic charm and lodge-like ambiance. The residence is complete with landline phone service, high speed internet access, and a complete security system.

The residence is surrounded by mature landscaping and well-maintained lawns irrigated by an in-ground sprinkler system. A gravel driveway leads to the south side of the home and offers ample parking space for vehicles, boats, RVs, and ATVs. The expansive area around the residence offers opportunities to develop an additional dwelling as well as practical enhancements such as a barn, workshop, or storage building. Additionally, the residence is served by a domestic well and septic system.



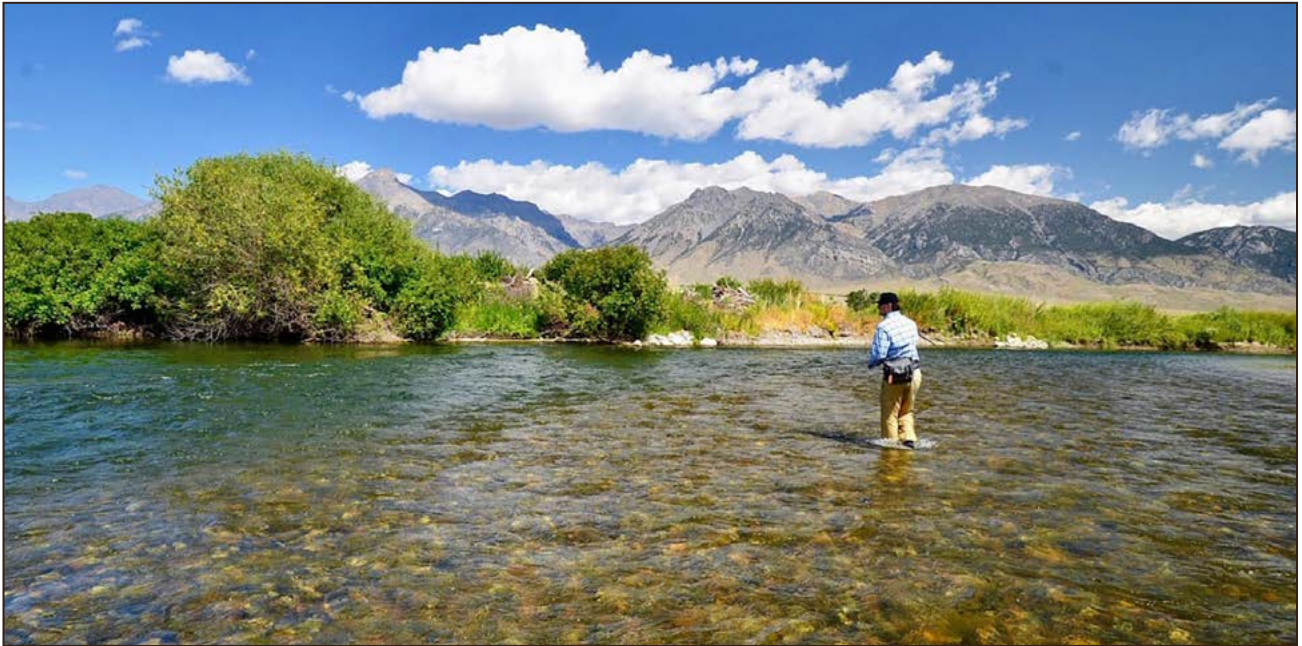
Climate

The elevation of the property is approximately 5,850 feet above sea level. The local climate is best described as semi-arid, with over 300 sunny days a year and annual precipitation of approximately ten inches. Summers are warm, with temperatures occasionally reaching the low 90s and cooling to the 40s at night. Winters can be cold, although the series of mountains to the west often create a moisture barrier, resulting in relatively open winters with little snowpack on the valley floor.



Recreational Considerations

Rivalling its better-known neighbor to the west, Sun Valley, the Lost River Valley offers a low-key lifestyle, stunning scenery, high-quality federal lands, and an almost endless variety of recreation opportunities. Fishing, big game hunting, camping, boating, hiking, cycling, backcountry skiing, and ATV and snowmobile riding are only a few of the outdoor activities that are easily accessible from Big Lost River Retreat.



Trout fishing is among the most highly pursued activities in the area. Just a quick walk from the property via a private access easement is the Big Lost River, a mid-sized freestone stream that originates high in the Pioneer and Boulder Mountains and flows the length of the valley filling Mackay Reservoir and ultimately disappearing into the Snake River Plain east of Arco. Long known to locals for its outstanding fishing, the “Lost” is a destination for anglers from across the region and is frequented regularly by Sun Valley fishing guides and outfitters. Much of the upper river parallels Trail Creek Road, linking Mackay with Ketchum/Sun Valley, and is easily accessible to anglers via the BLM and national forest lands.



Mackay Reservoir (10 Miles North of the Property)

The lower river below Mackay Reservoir is renowned as a quality tailwater fishery with a reputation for producing large rainbow trout. Located approximately two-and-a-half miles downstream from the nearest public access point, Big Lost River Retreat enjoys private access to one of the most lightly used and productive reaches of the lower river. This section is highlighted by riffles, deep pools, and sharp meanders that hold hard-fighting wild rainbows that exceed 20 inches. In addition to stream fishing on the Big Lost, the area offers over 100 mountain lakes, many of which provide excellent trout fishing. Most of these lakes are found at elevations between 9,000 and 10,500 feet and offer exceptional views, wildlife viewing, and hiking opportunities. Mackay Reservoir, located about ten minutes north of Big Lost River Retreat, covers approximately 1,400 acres and is home to an excellent still water fishery for rainbows and kokanee.

An array of wildlife is found in the area, and hunting and wildlife viewing opportunities are abundant. The extensive riparian corridor along the river, with its cottonwood and willow forests, is a haven for moose, deer, sandhill cranes, raptors, waterfowl, and wild turkeys. Herds of elk are found on adjacent mountains, ridgelines, and foothills. For the upland hunter, chukar partridge are abundant on rocky slopes, while blue grouse are common on the higher-elevation national forest lands. Big Lost River Retreat is located in hunt unit 50 and the Pioneer elk zone.

For hikers and horseback riders, the Lost River area enjoys some of the state's most spectacular high country. In addition to unlimited cross-country hiking and riding opportunities, an extensive public lands trail network provides access to the area's vast alpine riches. Mackay is an ATV-friendly community with access to hundreds of miles of motorized trails, some of which lead to historic mining locations and ghost towns, including Mackay Mine Hill, just east of town, where many of the structures have been restored and available for self-guided exploration.



Taxes

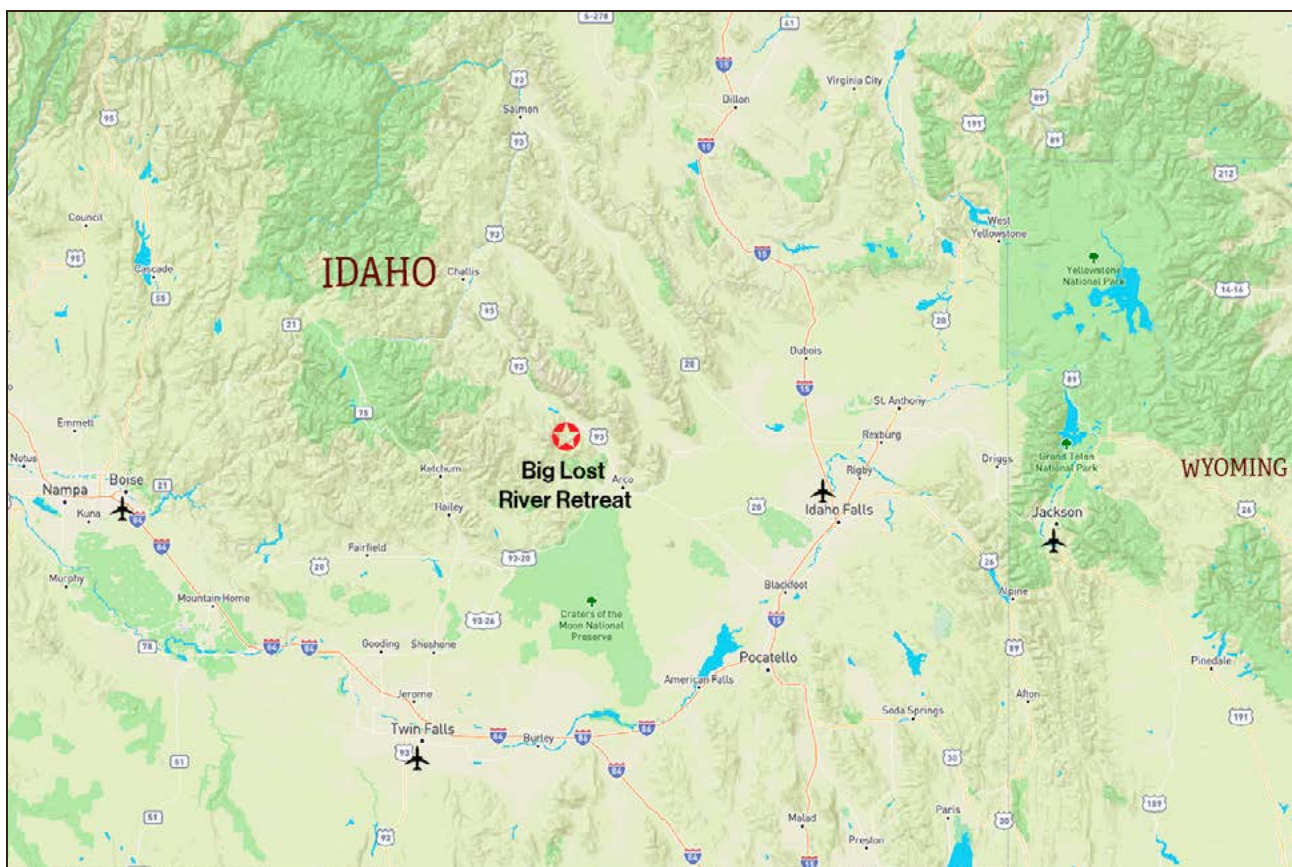
Annual Custer County property taxes are approximately \$3,675, while annual McCaleb Estate homeowner dues are approximately \$400.



Broker's Comments

Big Lost River Retreat is a wonderful recreational and lifestyle property featuring a beautifully crafted, three-bedroom, cabin-style log residence with remarkable views and private access to outstanding trout fishing on one of the most lightly used and productive stretches of the Big Lost River. With three bedrooms in two separate living suites, the home (which comes furnished) is well-suited for both quick visits and longer stays and is set up to be enjoyed with family members, friends, and guests. Ample space around the residence provides opportunities to develop additional living quarters and functional improvements such as a workshop and vehicle/boat storage. Convenient access to Ketchum/Sun Valley and the other regional communities rounds out this exceptional offering.





Click on map above for link to Land id™ map of property.

Price

\$1,250,000



Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

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](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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. [Chad Dugger](#) 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.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

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.***

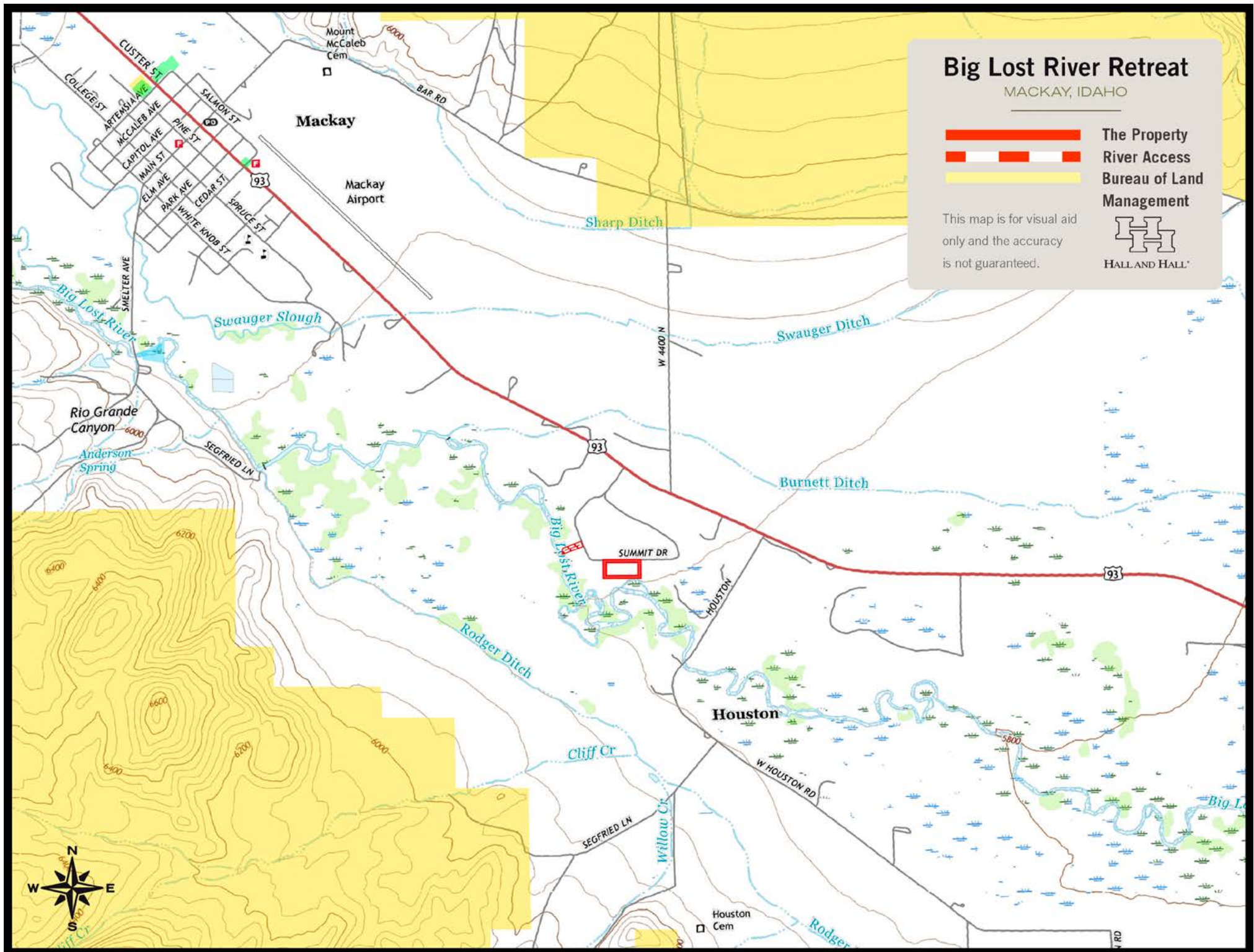
Idaho Real Estate Brokerage Representation Act:

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.



Big Lost River Retreat

MACKAY, IDAHO



The Property



River Access

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



HALL AND HALL®



Big Lost River Retreat

MACKAY, IDAHO



The Property
River Access

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

