



Mackay Bar Outfitters & Guest Ranch
RIGGINS, IDAHO





Mackay Bar Outfitters & Guest Ranch

RIGGINS, IDAHO

\$6,750,000 | 21± ACRES



LISTING AGENT: **TRENT JONES**

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Mackay Bar Outfitters and Guest Ranch (or simply Mackay Bar Ranch) is a 21± acre backcountry sanctuary nestled deep within the Payette National Forest at the heart of the Frank Church-River of No Return and Gospel Hump Wilderness Areas. The ranch boasts approximately 3,000 feet of frontage on the main stem of the Salmon River, a National Wild and Scenic River and one of America's longest undammed, free-flowing waterways. A collection of tasteful, immaculately maintained ranch buildings, including the lodge, owner's home, multiple guest cabins, staff housing, and operational structures, are perched above the Salmon with views of the surrounding canyon and direct access to a white sand beach. The residential structures all have modern conveniences and are serviced by a comprehensive, off-grid power system featuring a hydroelectric power plant along with new propane generators, solar panels, inverters, and robust battery storage. Mackay Bar is one of the more accessible properties in the Salmon River Canyon and is primarily reached by jetboat from the Vinegar Creek boat landing 25 miles downstream and aircraft using the ranch's 1,900± foot runway. The property can also be accessed by vehicle using a seasonal national forest road from Dixie, about 25 miles north of the property. Mackay Bar Ranch operates as one of the premier outfitting and guest destinations in the northern Rockies, utilizing U.S. Forest Service special use permits for exclusive big game hunting on 200,000± acres of surrounding wilderness areas and commercial jet boat services on 80± miles of the Salmon River for fishing, upland hunting, hiking, touring, and wildlife viewing. The ranch is offered turnkey with business assets, permits, furnishings, and equipment, including two 28-foot, custom jet boats. Mackay Bar offers significant management flexibility depending on one's goals. The next owner can leverage the ranch's existing reputation, customer base, and market presence to operate the outfitting and hospitality business or simply enjoy the ranch as a private refuge, while taking advantage of the outfitting permits for a steady income stream.



Location

Mackay Bar Ranch is tucked away in remote north-central Idaho along the main stem of the Salmon River. This area is the point of convergence of the massive Frank Church-River of No Return Wilderness and the smaller yet equally awe-inspiring Gospel Hump Wilderness. The nearest communities are Riggins (40 air miles to the west), McCall (45 air miles to the southwest), and Grangeville (50 air miles to the northwest). The state capital of Boise is approximately 125 air miles south and home to Idaho's largest commercial airport with daily flights to destinations across the country. Grangeville, 45 minutes north of Riggins on U.S. Highway 95, is the county seat and commercial center for Idaho County. Both Grangeville and McCall offer jet-capable general aviation airports.

The sale of Mackay Bar Ranch includes two nearly new, twin-engine, 28-foot jet boats custom-built by Inland Marine in Boise. These extremely capable boats, along with necessary operating permits, provide primary access to the ranch from the Vinegar Creek boat ramp, located 25 miles east of Riggins at the end of the Salmon River Road. From there, it's a scenic and exhilarating 25-mile, 40-minute jet boat ride upriver to the ranch.

Alternatively, one can reach Mackay Bar by helicopter or light airplane using the ranch's year-round, 1,900± foot runway. Central Idaho has several highly reputable air charter companies offering passenger and mail service to Mackay Bar and other backcountry locations.

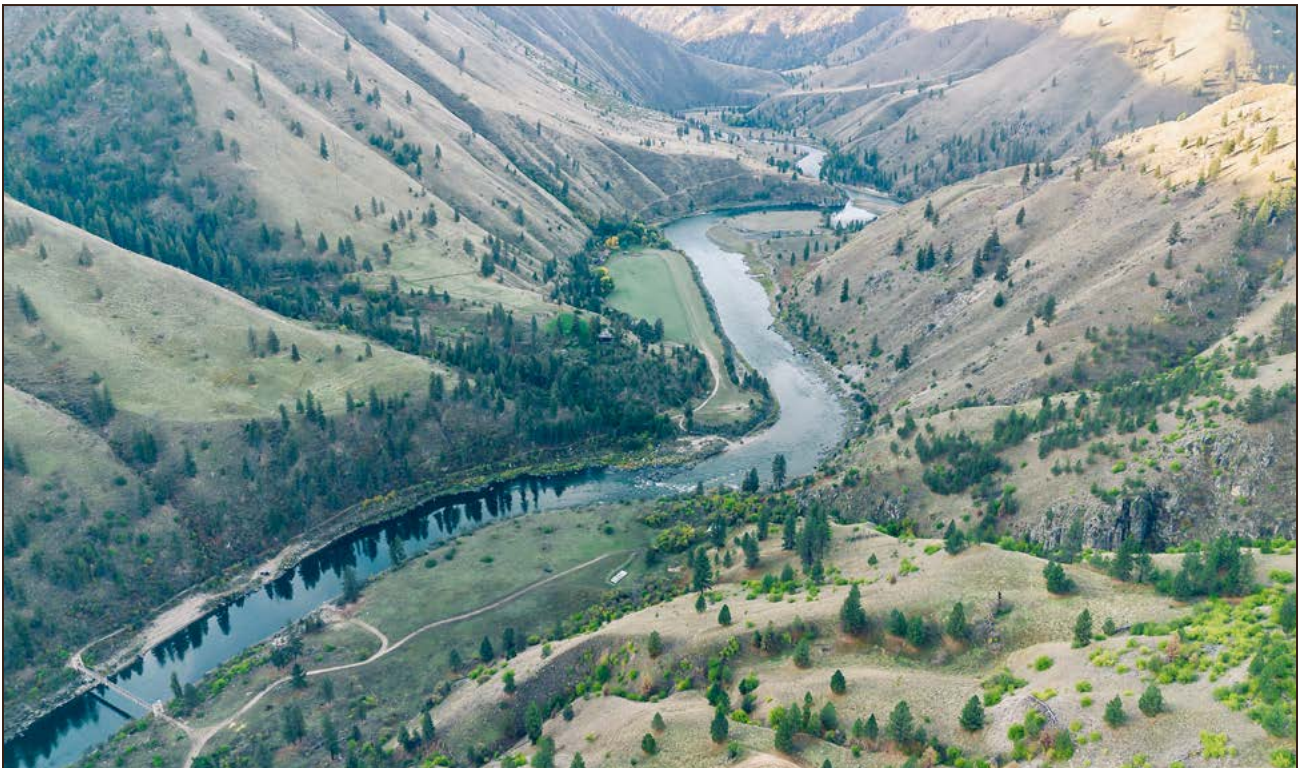
Mackay Bar is one of only two ranches in the Salmon River Canyon accessible by vehicle. Forest Road 222, a seasonal, unpaved road built by the CCC in the 1930s, originates in the community of Dixie, 25 miles north of the ranch. The road descends 2,000 feet into the canyon, ending at the river's north bank. From there, a sturdy pack bridge crosses the Salmon approximately 500 yards upriver of Mackay Bar and provides foot, horse, and UTV access to the property. Road 222 is generally open from the first of June until the end of November.

Locale

Central Idaho offers a wilderness experience rivaled only by Alaska, with three federally designated wilderness areas, the Frank Church-River of No Return, Selway-Bitterroot, and Gospel Hump, that combine to cover nearly 3.5 million acres. This vast, remote region is defined by clear rivers, deep canyons, expansive forests, and endless mountain ranges, making it a truly wild and lightly traveled area. Only a few deeded "inholding" properties exist here, and motorized vehicles are generally prohibited, except for light aircraft at authorized fields and permitted jet boats on the main stem of the Salmon River.

Known as the River of No Return, the Salmon River is one of Idaho's defining natural features. It drains nearly 14,000 square miles entirely within the state and flows unimpeded for 425 miles through one of the world's deepest canyons, dropping over 7,000 feet before joining the Snake River in Hells Canyon. The Salmon and its tributaries are world-renowned for their exceptional whitewater and backcountry rafting experiences. In 1980, Congress designated 125 miles of the upper Salmon as a National Wild and Scenic River, highlighting its outstanding natural, cultural, and recreational values.

Archaeological evidence shows the Salmon River Canyon has been inhabited for at least 8,000 years. The Nez Perce and Shoshone Bannock Tribes lived in the canyon for millennia, relying on the river's rich salmon resources and abundant big game for sustenance. In 1805, Lewis and Clark deemed the canyon too perilous to navigate, opting instead for the Clearwater River to the north. By the late 19th century, miners, trappers, and homesteaders began to settle the area. In the 1930s, whitewater boaters started to navigate the Salmon, and bush pilots began landing on wilderness airstrips. Fortunately, for those looking to experience a wild remnant of the American West, this part of central Idaho is much the same today as it was then.





General Description

Mackay Bar Ranch is beautifully situated on the eastern side of a sweeping bend in the Salmon, just before it meets the South Fork, one of the Salmon's largest tributaries. This unique confluence creates a natural opening in the canyon, offering expansive views of the surrounding mountains and excellent sunlight from western exposure. The property features approximately 3,000 feet of river frontage, complete with a white sand beach where guests enjoy swimming or relaxing and where nearby the ranch's jet boats are securely moored. The buildings are thoughtfully consolidated at the southern end of the property, nestled in a serene setting beside the river. This area is highlighted by lush lawns, vibrant flower beds, and mature trees that provide a soothing canopy of shade on warm sunny days. Additionally, the ranch boasts a private 1,900-foot runway that runs parallel to the river, stretching from the building compound to the northern edge of the property. An irrigated horse pasture, spanning approximately seven and a half acres, lies east of the runway, adding to the ranch's open feel. Within the boundaries of Mackay Bar is a collection of 19 lots, each around a tenth of an acre in size, originally developed by former owners, Al and Mary Tice, in the 1960s in conjunction with their outfitting operations. Two of these lots are owned by Mackay Bar Ranch and included in the sale. The other 17 lots are owned by 11 different landowners who have built a total of eight cabins, each with its own independent power source, domestic well, and septic system. Mackay Bar enjoys positive relations with the cabin owners, while maintaining separate and distinct operations.



Acreage

Mackay Bar Ranch consists of 21.34 ± deeded acres, per the Idaho County assessor.

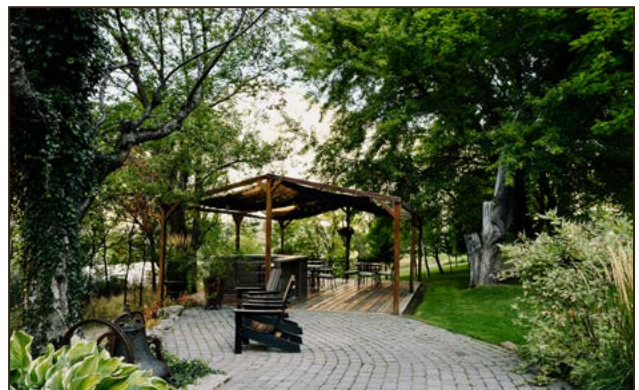
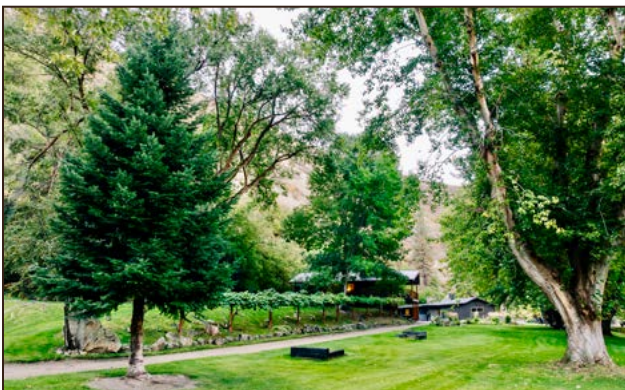


Improvements

With extensive renovations to the lodge and cabins, upgrades to existing systems, and the construction of a main residence, the owners have created an atmosphere at Mackay Bar that can be described simply as “rustic elegance.” Residential and operational structures include the following:

Lodge

A single-story structure featuring a living room, dining room, commercial kitchen, ranch store/gift shop, pantry, walk-in cooler, and staff apartment with a bathroom and shower. The lodge overlooks the river and enjoys extensive patio and deck space for outdoor dining and relaxing. The lodge serves as the main gathering place for guests at the ranch.







Cougar House

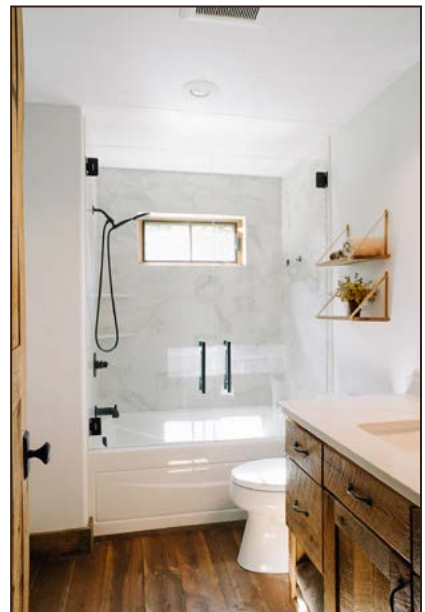
A two-story structure featuring four bedrooms with ensuite bathrooms on the ground level and a two-bedroom/two-bathroom apartment, referred to as the River Suite, on the second floor. The River Suite offers a kitchen, living room, and furnished deck with an elevated view of the lodge and the river. The ground floor is also home to the ranch's laundry room and the main utility room with an inverter and battery storage system.





Owner's Residence

Constructed in 2019, this attractive single-story, ranch-style home features three bedrooms, two bathrooms, a large kitchen, and an open living and dining area accented by a double-sided Montana Moss Rock fireplace that adds warmth and style. The extensive use of reclaimed wood throughout the home provides a rustic and authentic charm.



A-Frame Cabin

One of the original cabins associated with the Al Tice-era from the early 1960s. The cabin is situated next to the owner's residence and features a living area with a fireplace, kitchen, full bathroom, and a sleeping loft.



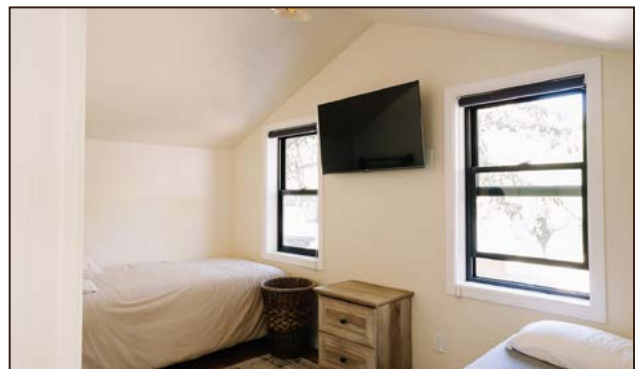
Bear, Bugle, and Elkhorn Cabins

These cozy, single-story sleeping cabins feature matching floor plans with two beds, a loft with two beds, and a full bathroom.



Chukar Cabin

A two-story staff housing unit with two bedrooms and two bathrooms. The Chukar Cabin is located adjacent to the Cougar House.





Shop/Storage Compound

Separate storage and workshop buildings for tools, supplies, machinery, equipment, fuel, and parts. Also houses two propane, back-up generators that service the ranch.

Barn/Tack Shed/Horse Corral

A small barn used for storing tack and livestock feed, along with a horse corral, are located next to the ranch's fenced pasture.

Hydro Shed

A wooden structure that houses the ranch's hydropower generation system.

Pantry

A separate building situated next to the Chukar Cabin that is used for dry storage. A compressor is in place to enable additional cold storage for the lodge.

The ranch is self-sufficient with redundant, onsite electrical power and buried utility lines. Starlink provides reliable internet and mobile phone service throughout the property. Mackay Spring, a private spring on the property, provides potable water as well as gravity-fed irrigation water for the ranch's lawns and landscaping. Additional gravity-fed irrigation water is available from Mackay Creek and by pump from the Salmon River. Buildings are serviced by multiple septic systems with tanks and drainage fields. The ranch's private airfield is 1,900± feet with a gravel and decomposed granite base. The runway is considered one of the better wilderness airfields in central Idaho.

Climate

The area's climate is surprisingly mild, with the massive mountain ranges surrounding the ranch acting as a barrier to prevailing storms. Annual precipitation averages 15 inches. July is the warmest month, with temperatures exceeding 90 degrees, while January is the coolest month, with daytime highs often exceeding 40 degrees.



General Operations

Mackay Bar Ranch has been in continuous operation for nearly 65 years, earning its place as one of the region's premier outfitting and guest destinations. Under current ownership, the ranch has gained prominence by expanding offerings and catering to big game hunters, anglers, and wilderness enthusiasts from around the globe. Utilizing U.S. Forest Service special use permits, Mackay Bar provides exclusive access to 200,000± acres of national forest and wilderness areas for big game hunting as well as 80± miles of the Salmon River for fishing, upland hunting, hiking, touring, and wildlife viewing. With its spectacular setting and versatile facilities, Mackay Bar has become a well-recognized venue for group events, including weddings, reunions, corporate meetings, and team-building retreats. The ranch comfortably accommodates up to 28 guests, with additional “glamping” style wall tents increasing capacity to 40 guests.



The guest season kicks off at the beginning of March with spring steelhead fishing, which lasts through the end of the month. This is also one of the best times for wildlife viewing, as animals are still found low in the canyon, taking advantage of the open slopes along the river. Summer is the time to relax on the Salmon's sandy beaches, fish for trout and smallmouth bass in the river and its tributaries, and explore mountain trails by foot or horseback. The big game season begins in September, followed by the fall steelhead season from early October to mid-November. Touring the canyon by jetboat is available to guests throughout the season and one of the most exciting and popular experiences at Mackay Bar.



The owners of Mackay Bar Ranch are deeply involved in all aspects of its operations, working alongside a skilled team of local guides, jet boat drivers, hunting camp tenders, and kitchen and housekeeping staff. During the off-season, the owners reside at their home north in central Idaho, while an onsite caretaker oversees the property through the winter months.

Mackay Bar Ranch operates as a thriving and profitable enterprise, strategically leveraging its unique location and diverse offerings to attract a wide range of guests. Offered turnkey, the ranch provides significant management flexibility, depending on one's goals. An owner can continue to build on Mackay Bar's existing reputation and market presence to operate and grow a successful outfitting and hospitality business. Alternatively, an owner can enjoy the ranch as a private wilderness using the land-based and river permits to generate consistent revenue.

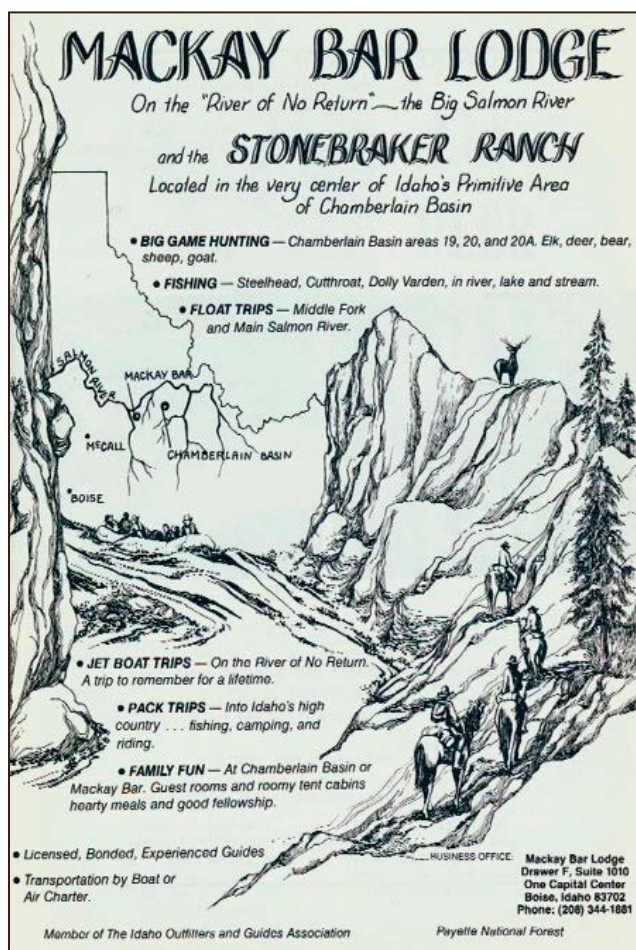
Wildlife and Recreation Resources

Mackay Bar Ranch lies in the middle of one of the richest, most diverse wildlife areas in North America. The landscape here is large and undeveloped and spans multiple ecosystems. Nearly all wildlife species common to the northern Rockies abound here, including elk, mule deer, whitetail deer, bighorn sheep, mountain goat, black bear, wolves, and mountain lion. Multiday wilderness rafting on the main stem of the Salmon River and its tributaries, including the well-known Middle Fork of the Salmon, is famous throughout the world and unrivaled in the West. Steelhead fishing on the Salmon in the spring and fall can be outstanding and attracts anglers from around the country to Mackay Bar Ranch to pursue these large migratory fish. Summer fishing on the Salmon for smallmouth bass and native cutthroat in the river's numerous cold-water tributaries is excellent. A trail originating on the ranch leads to the South Fork of the Salmon and follows the river upstream for wonderful day hiking and trail riding. This trail also connects to the Horse Heaven pack trail, which climbs over 3,000 feet into the River of No Return Wilderness high country and accesses Mackay Bar's exclusive hunting camps.



History

William M. Mackay first arrived at the site now known as Mackay Bar in 1890. Mackay, with his business partner, W.S. Howenstine, began to develop the property, constructing a set of buildings, establishing an orchard, and cultivating about 15 acres of land. Both men died in 1920, two years before the federal government approved the official property survey. The federal patent to the land, under Homestead Entry Survey 537, was issued to Mackay posthumously in 1922. In his will, Mackay left the property to his friend Perry Nethkin, and upon settling the estate in 1923, Nethkin became the owner. By 1933, a section of Mackay Bar was cleared for a crude landing field, and Roy Dickson from Lewiston was the first to land there with his Ryan airplane. In 1937, John J. Oberling purchased Mackay Bar from Nethkin and founded the Salmon River Placer Company with a plan to develop mining operations in the canyon. Oberling's business plans didn't materialize, however, and he owned the ranch until his death in the late 1950s. The story of Mackay Bar as an outfitting and guiding destination began when Al and Mary Tice acquired the ranch upon Oberling's passing. The Tices, well-known outfitters in the canyon, made significant improvements to the property, including constructing the lodge, which still exists today, and expanding the runway to accommodate fly-in guests. Robert Hansberger from Boise purchased the ranch from the Tices in 1969, although the Tices continued to manage the outfitting business for Hansberger for many years. The current owners, Buck and Joni Dewey, acquired Mackay Bar in 2012 and have undertaken significant renovations to modernize buildings and amenities while preserving the historic nature of the ranch.



Water Rights

Mackay Bar Ranch holds three adjudicated, certificated water rights from Mackay Spring, Mackay Creek, and the Salmon River for irrigation, hydropower, and commercial uses. Mackay Bar also holds a Forest Service special use permit for the use of the diversion on Mackay Creek.

Taxes

Idaho County property taxes are approximately \$6,870 annually.

Additional Information

Mackay Bar Ranch is subject to two separate National Wild and Scenic River System easement deeds granted to the U.S. Forest Service in 1994 for the purpose of preserving the scenic and open space features of the Salmon River corridor. Copies of the easement deeds are available from Hall and Hall.





Broker's Comments

A visit to Mackay Bar is such a memorable and remarkable experience. It offers excitement, tranquility, and inspiration. From white sandy beaches along the Salmon River to snowcapped peaks in the River of No Return Wilderness, this is a place defined by its vastness, diversity, and solitude where one can truly escape from the pressures of today's world. Surrounded by an intact and undisturbed natural environment, there are few places in the country that offer the serenity and beauty of Mackay Bar Ranch. Uniquely situated to take maximum advantage of one of America's largest and most expansive designated wilderness complexes and thoughtfully improved to augment the backcountry experience, Mackay Bar Ranch is among the very best in its class.

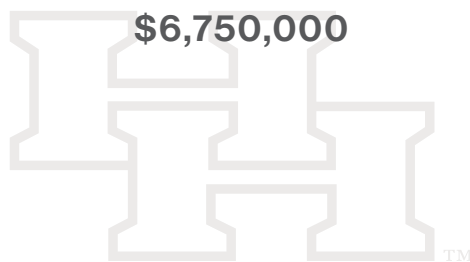




Click on map above for link to Land id™ map of property.

Price

\$6,750,000



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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

[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.

Mackay Bar Outfitters & Guest Ranch

RIGGINS, IDAHO



Deeded
Mackay Bar
Cabin Owners

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



HALL AND HALL

3029

2400

Landing
Strip
BM

2166

dit
outh Fork

2187

Mile 135

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Mackay Bar

PB 44

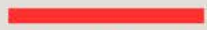
PE

SALMON



Mackay Bar Outfitters & Guest Ranch

RIGGINS, IDAHO



Deeded



Mackay Bar
Cabin Owners

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