

# LeMoynes Realty & Appraisals, Inc.

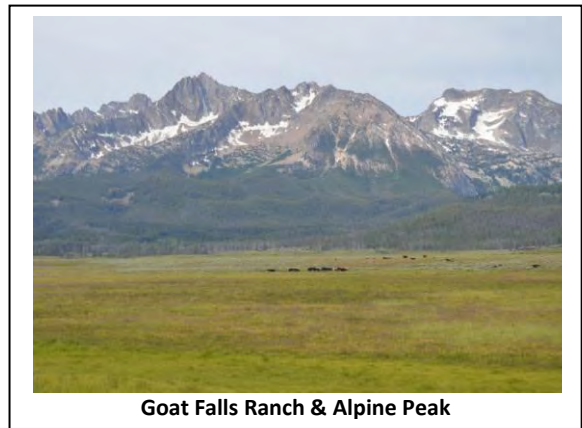
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# Goat Falls Ranch

**Location:** The Goat Falls Ranch is located approximately 1½ miles from the mountain community of Stanley, Idaho. Stanley is approximately 70 miles north of Sun Valley, Idaho and 125 miles from Boise, Idaho. Even though Stanley only has a population of 69 people it has a very good airstrip.

**Property Description:** This 365 + acre incredible ranch sits near the base of Alpine Peak which along with Williams Peak, Thompson Peak, and McGowan Peak forms the American Alps in the northern portion of the beautiful Sawtooth Mountains. The Sawtooth Peaks are the center piece of the Sawtooth National Recreation Area. Alpine Peak has an elevation of 9,861 feet. The elevation at Goat Falls Ranch is approximately 7,000 feet above sea level.



Goat Falls Ranch & Alpine Peak

Meadow Creek and Goat Creek pass through the ranch. Salmon River and Valley Creek are each a little over a mile away. Chinook salmon spawn in the Salmon River and tributaries in the summer and herds of elk can be found on the property. Nearly every evening of the summer elk graze, and can be seen from the cabin on Goat Falls Ranch. Ocean going Steelhead Trout return to this area and are also caught in Salmon River in the spring and fall of the year.



A Salmon caught in July 2015 near Stanley

If you like to hike, mountain bike or horseback ride in a beautiful natural forest and mountains there are many places to do that on and off the ranch. The ranch adjoins the Sawtooth National Recreation Area and this ranch controls access to the area immediately to the west. Goat Lake, Goat Falls, Sawtooth Lake and many others are located just south west of the ranch. The Frank Church River of No Return Wilderness is less than a mile away also. You won't bump into many people in this neighborhood and access to the ranch is strictly controlled.

Goat Falls is the tallest water fall in Idaho and is about 1 mile from the ranch.

In the winter this area provides some of the very best snowmobiling and cross country skiing anywhere. In the summer time there are places to ride motorcycles, 4 wheelers, or view wildlife from the car.

The ranch offers some of the best scenery in the world and is somewhat unique in that the neighboring ranch is protected by a Scenic Easement which restricts development and division. This combined with the adjoining National Recreation Area and U S Forest Service lands means that the views from the ranch are safe. Goat Falls Ranch is also covered by a Scenic Easement which was originally agreed to in 1976. There is one home site included on this ranch and there are no further reductions in the size of the ranch per the easement conditions.



**The Cabin**

**The Cabin:** There is a very nice log cabin on the ranch located so that it has great views of the meadows and the mountain peaks. The cabin was built in 1970 according to Custer County records and contains 1,104 square feet on the main floor plus a loft area. There are two bedrooms, one bathroom, a kitchen/dining area along with a living room that includes a large rock fireplace. There is a covered deck overlooking the meadows and valley. There is electricity to the home and a backup generator housed in a separate small building. The cabin is located on a high point of the ranch with a forested hillside behind.

### **Livestock Operation:**

The pasture is currently leased for 2015 to a local area livestock operator who pays for all operating expenses including irrigation, salt, fence repair, etc. According to the owners the property has historically run 180 cow/calf pairs from about June 10<sup>th</sup> through October 10 annually. The current rent is \$5,000. The lease rate is low as the owners and the current tenant have had a very good long term relationship including operating other lands. Pasture leases are generally higher for this type of pasture.

The cabin is used by family members for recreation and is not included in the pasture rent.

**Scenic Easement:** In 1976 a Scenic Easement was agreed to as part of an area wide effort to preserve this beautiful valley. The neighboring ranch also has an easement and therefore the views from the Goat Falls Ranch are preserved in perpetuity. Copies of the Scenic Easement documents are available upon request.

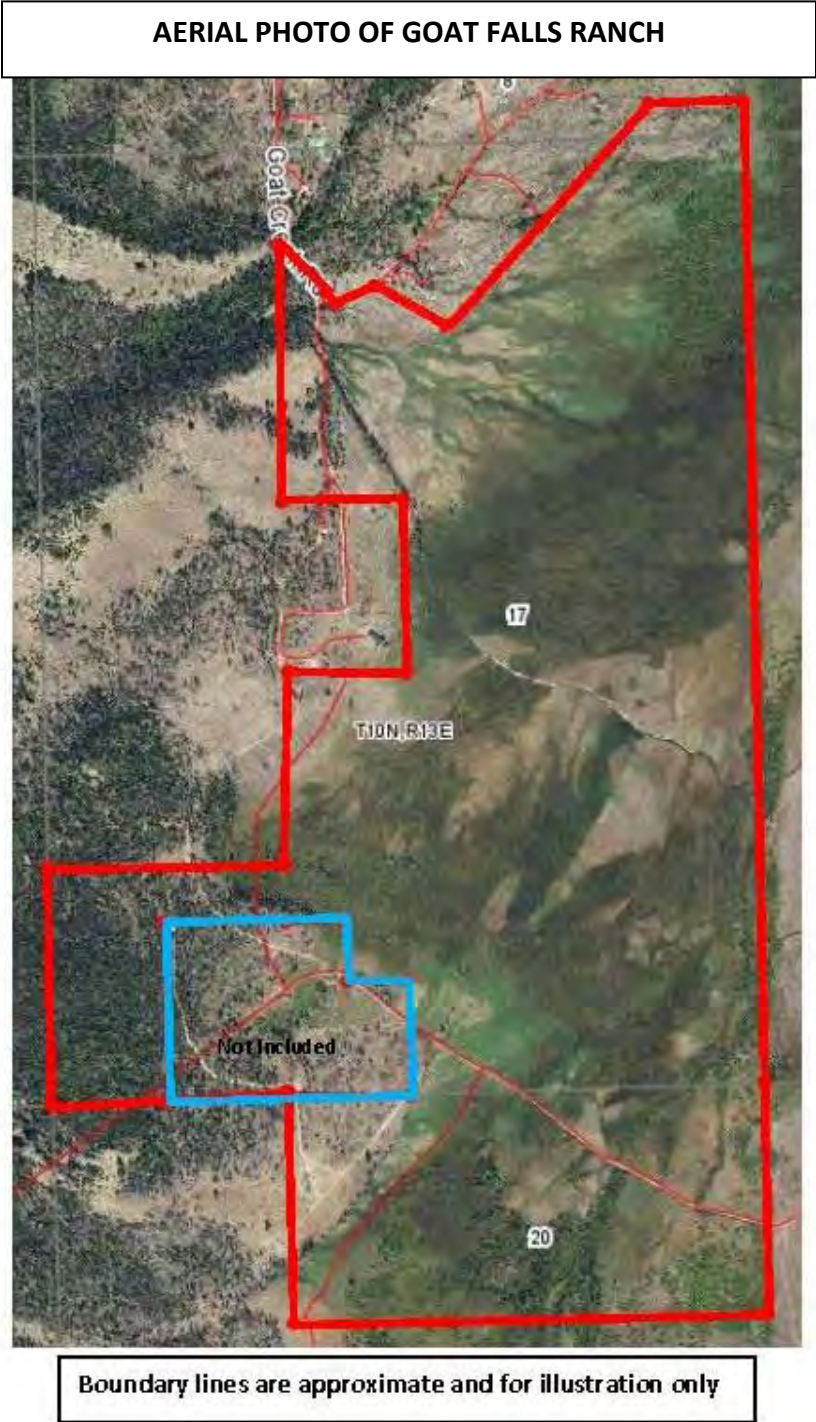
**Price & Terms:** Total Price is \$2,000,000 cash terms. Real Estate Taxes for 2014 totaled \$ 1,317.38.

### **Videos & Other Available Information on the Internet:**

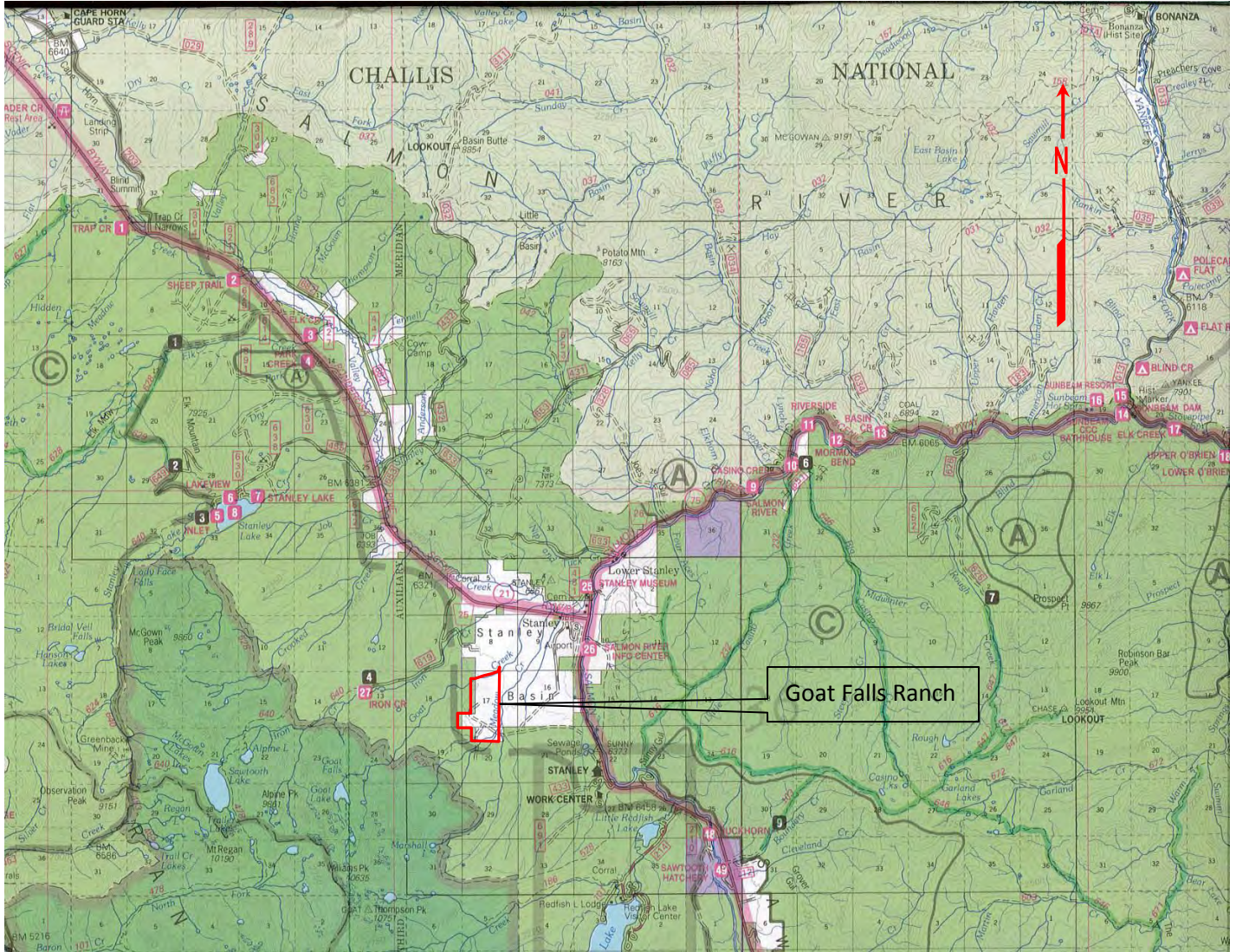
<http://www.jetsetmag.com/BACKUPV1/categories/outdoors/goat-falls-ranch-idaho.html>  
(This indicates an offering price of \$4,500,000 which has now been reduced to **\$2,000,000**)

[https://www.youtube.com/watch?v=02sDM\\_Ive2o](https://www.youtube.com/watch?v=02sDM_Ive2o)


**Realtor's Note:** This property is subject to prior sale, price change, corrections or withdrawal. All information has been gathered from sources that are deemed reliable and no warranty is made by LeMoyne Realty & Appraisals, Inc. We recommend that you verify all information to your satisfaction, including the age, condition and utility of the structures, irrigation and delivery system. A complete brochure can be downloaded from our website at [www.lemoynerealty.com](http://www.lemoynerealty.com)



# MAP OF THE STANLEY AREA FOREST



 National Forest Land

 National Recreation Area Land

Boundaries are approximate & for illustration only





**The Cabin**



**A View to the West from the Cabin**



**Ranch Meadow**



**Looking South East from the Cabin**

**PHOTOS OF NEARBY GOAT FALLS AND GOAT LAKE**



**Goat Falls**



**Goat Lake**