

Salmon River Ranch

5,918 +/- acres of Sportsman's Paradise



This ranch has the last approved home-site/lodge-site on the lower Salmon River. The ranch has over 2 miles of Salmon River frontage. Original homestead buildings are well maintained and still in use, an excellent spring runs a water wheel for electricity. The ranch house and river are accessible by 4 wheel drive vehicles, with an airstrip that can be used by small planes. It is excellent mule and white tail deer hunting, with large numbers of elk wintering on the lower elevation near the river. All three parcels lie within the unit #13 management area. A conservation easement has previously been sold on about half of the offering and copies will be provided.





A large spring on the upper portion was used by the US Cavalry as a campsite during the Nez Perce Indian wars. It is excellent summer country with possibly the best elk hunting in the State of Idaho.



The timber has been strictly managed by the owners to maintain the old growth and largest trees. This is as good of country, for big game or cattle, as there is anywhere.



It's all here, steelhead, sturgeon, chukar, turkey, trophy deer and elk, cougar and bear!

From the banks of the Salmon River



To the high timbered plateau of the Chief Joseph Plains



The Asking Price for this amazing package is \$4,875,000

Contact Bob Bennett

LeMoyne Realty

208.599.3691

Salmon River Ranch

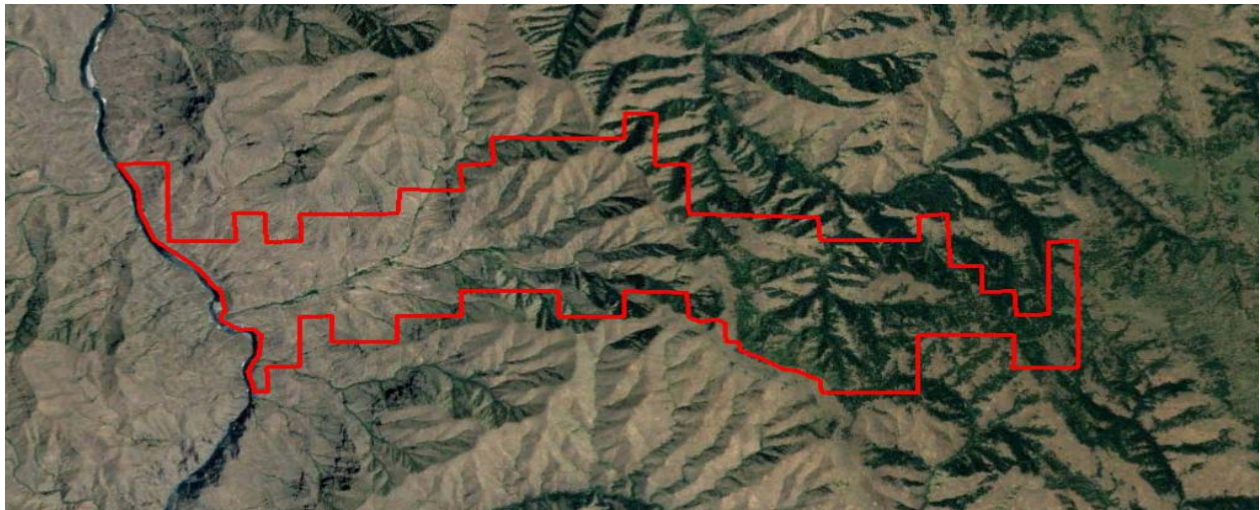
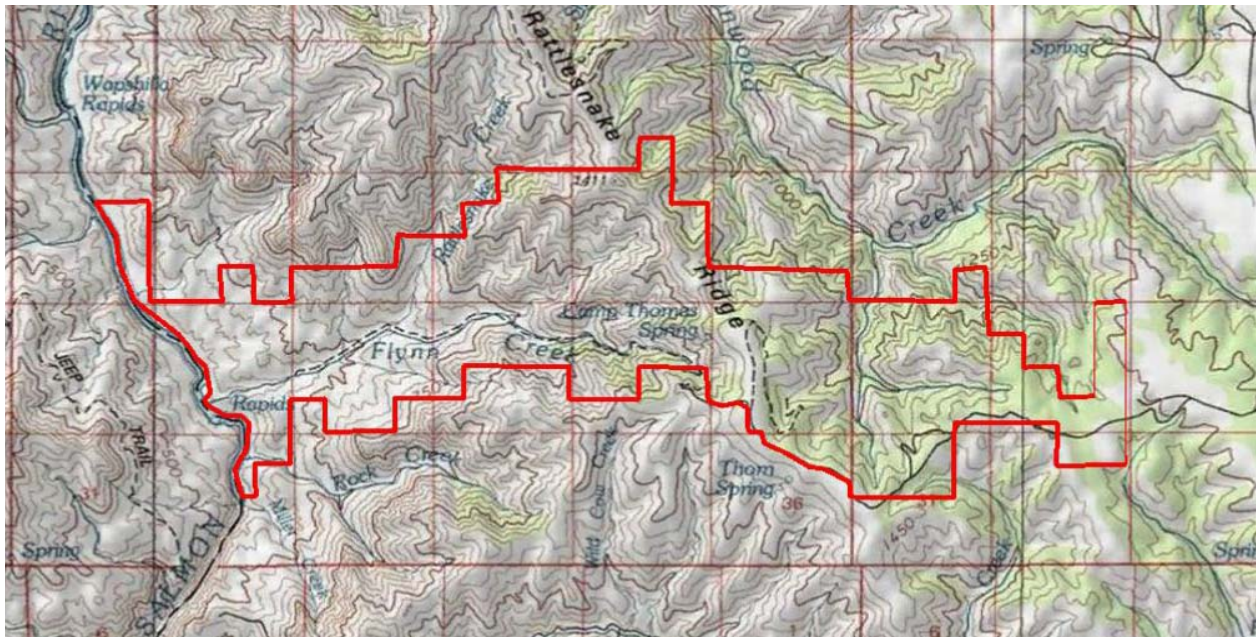


- Sportsman's paradise with unsurpassed hunting for trophy elk and mule deer, bear, cougar, bobcat along with upland game birds chukar, quail, and turkey.
- Fishing for salmon, steelhead, trout, sturgeon on the world famous Salmon River
- Over 2 miles of Salmon River frontage
- Last available home or lodge site on the lower Salmon, would make a great corporate retreat
- Conservation Easement on 3,128 acres, this easement does not restrict any buildings or roads out of sight of the river. There are no easements or restrictions on the balance of the offering, 2,790 +/- acres.
- Two ponds that have year around springs that will support trout for private fishing.
- Natural springs that can provide water for new or old buildings.
- Shared road agreement with neighboring ranches from the county road, then enjoy end of the road privacy.
- Large amount of marketable timber
- Caretaker and tenant in place, with 3 to 5 year lease back possible.
- 5,918 +/- acres in one contiguous block
- Original house must not be torn down.
- Price - \$4,875,000



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Realtors 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 LeMoyné Realty & Appraisals, Inc. We recommend that you verify all information to your satisfaction, including the age, condition and utility of the structures, irrigation equipment and delivery system. A complete brochure can be downloaded from our website at www.lemoynerealty.com.