

# LeMoyné Realty & Appraisals, Inc.

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TWIN FALLS, IDAHO 83303-5225



# LEMHI

## Location:

The Lemhi River Ranch is located approximately three miles southeast of Lemhi, Idaho, on the banks of the Lemhi River. The location is approximately 40 miles southeast of Salmon, Idaho, along State Highway 28.

# River Ranch

## Property Description:

The Lemhi River Ranch contains 746 acres  $\pm$ , according to county records. The property is one contiguous block of land with a beautiful stretch of the Lemhi River running through it for approximately 4,000 feet. The ranch controls both sides of the River as it meanders through the property. In addition, Zeph Creek runs through the property for approximately one mile.

This is a real operating cattle ranch that the owner indicates will easily carry 250 pairs plus bulls on a year round basis. The owner says that the ranch puts up approximately 550 tons of. Aerial photographs indicate that there are approximately 638 acres that are irrigated or sub irrigated. Of this approximately 199 acres are irrigated hay lands on the upland benches of the property. These are very productive large fields. There are about 89 acres of hay meadows and another 350 acres  $\pm$  of irrigated and sub-irrigated pasture in the total. The remaining portion of the property includes approximately 95 acres of dry grazing lands plus farmstead and corral areas. This property is in top condition with very good fences and an easy to manage grazing system.





Looking up Zeph Creek



Another view of Zeph Creek



The ranch as seen from the east



Overlooking the ranch fields and meadows from the west (building improvements in background)

The river and creek frontage on this ranch are lined with large trees and willows. Livestock have good access to the stream and the stream is very fishable in this area. There are also lots of Elk in this area, many are on the ranch in the fall and winter along with some Moose and Deer.

The property has very good water rights with priority dates as early as 1886, from the Lemhi River. A summary of the water rights, as found on the Idaho Department of Water Resources website follows.

WATER RIGHTS SUMMARY					
Number	Priority	Source	Use	Diversion Rate	Acres
74-269	6/1/1897	Zeph Creek	Irrigation	0.8 cfs	27.2
74-1587	5/4/1886	Lemhi River	Irrigation	1.62 cfs	53.9
74-15980	5/4/1886	Lemhi River	Irrigation	3.36 cfs	111.7
74-1593	5/4/1886	Lemhi River	Irrigation	5.3 cfs	169.2
74-1597	7/6/1886	Lemhi River	Irrigation	0.2 cfs	7.0
74-1598	5/4/1886	Unnamed Slough	Irrigation	0.1 cfs	3.0
74-15981	5/4/1886	Lemhi River	Irrigation	0.12 cfs	4.0
74-1599	4/1/1922	Zeph Creek	Irrigation	0.54 cfs	14.0
74-1596	4/1/1890	Ground Water	Domestic	0.04 cfs	
74-1600	4/1/1920	Ground Water	Domestic	0.04 cfs	
Information obtained from the IDWR Web Site 6-21-2011					
74-1598 still appears in the name of Barbara McKinney although it was included in the transfer of ownership document filed with IDWR					

**Building Improvements:**

The main improvement areas are located along Old Lemhi Road in the northeast portion of the ranch. This site is at a good elevation above the river and meadows, so there is an excellent view of the property from the ranch headquarters. The improvements are in good condition and substantial, but certainly not excessive. The owner has completely remodeled a two bedroom home on the property, which is in excellent condition.





This home is not large, but has been built and designed for an owner to come and go as one pleases and enjoy the ranch in comfort. The home has two bedrooms, one bathroom along with a kitchen, living and dining area as well as a utility room. The appliances are nearly new, including a slide-in-range and a built-in overhead microwave with a good double sided refrigerator freezer combination. There are four ceiling fans, one in each bedroom and two in the living/dining area.

A very good machine shed/shop of approximately 2,600 square feet is located in this area and the owner is currently remodeling a small cook house and bunk house type sleeping quarters. There is also a wash house. There are some other storage buildings and a machine shed, which are in good condition. All of the corrals have been updated and have good working equipment.

In October of 2015 the owner put a new manufactured home containing 1,510 square feet on the property. The home includes 2 bedrooms plus an office and 2 bath rooms. It has a log exterior and steel roof. The views of the Lemhi River the surrounding mountains and the valley are very good from the new home site.

**Federal Grazing Privileges:**

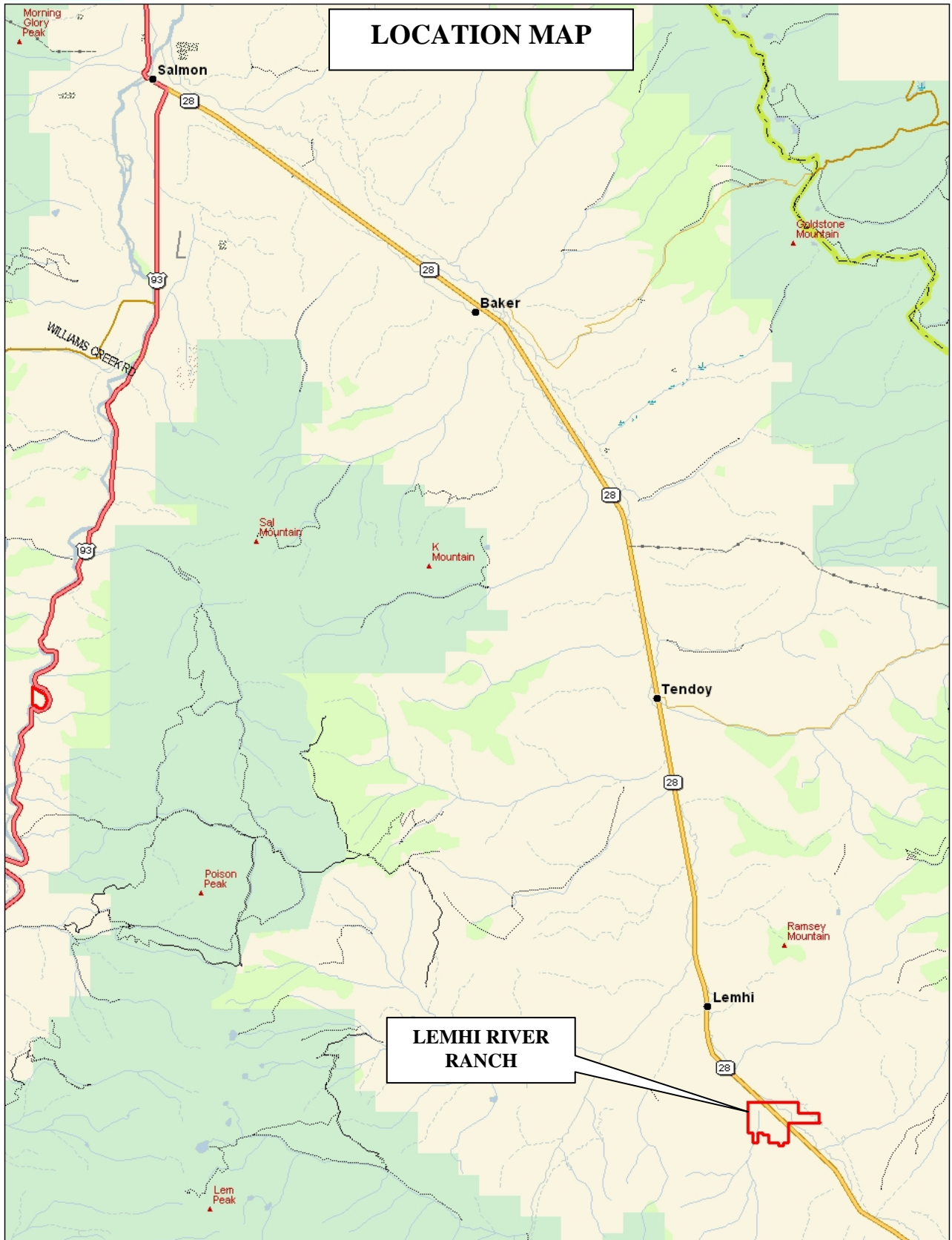
The ranch has a small grazing permit appurtenant in the Lower Reese Creek Allotment. The allotment has only one user and includes 1,152 acres. The ranch has a permit for 60 AUM's with a season of use from May 1 through September 30 each year.

**Price, Terms & Taxes:**

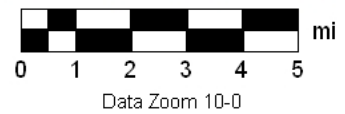
The price of the ranch is \$3,200,000 cash terms. The 2016 real estate taxes for the property were \$3,334.94.

**Realtors Note:**

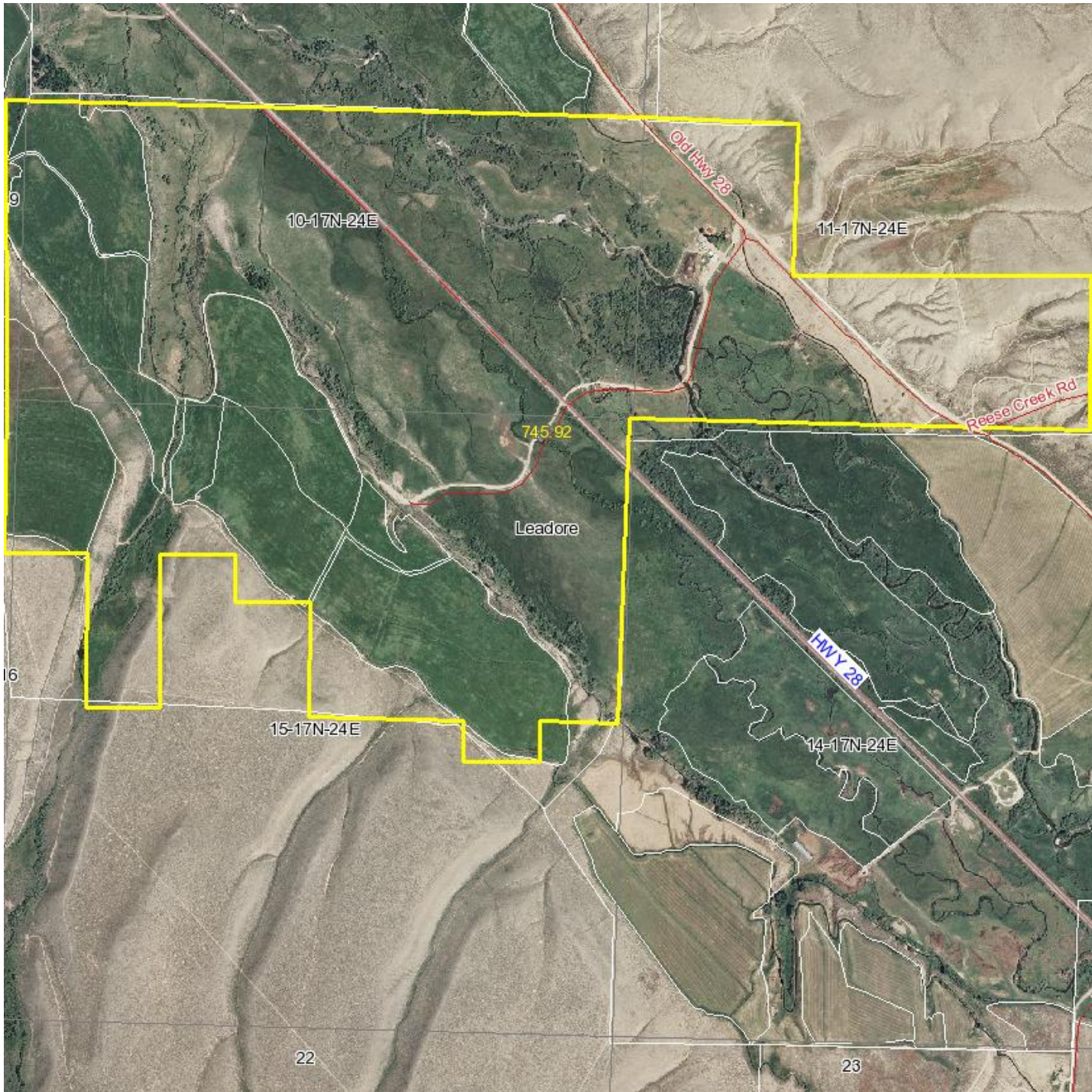
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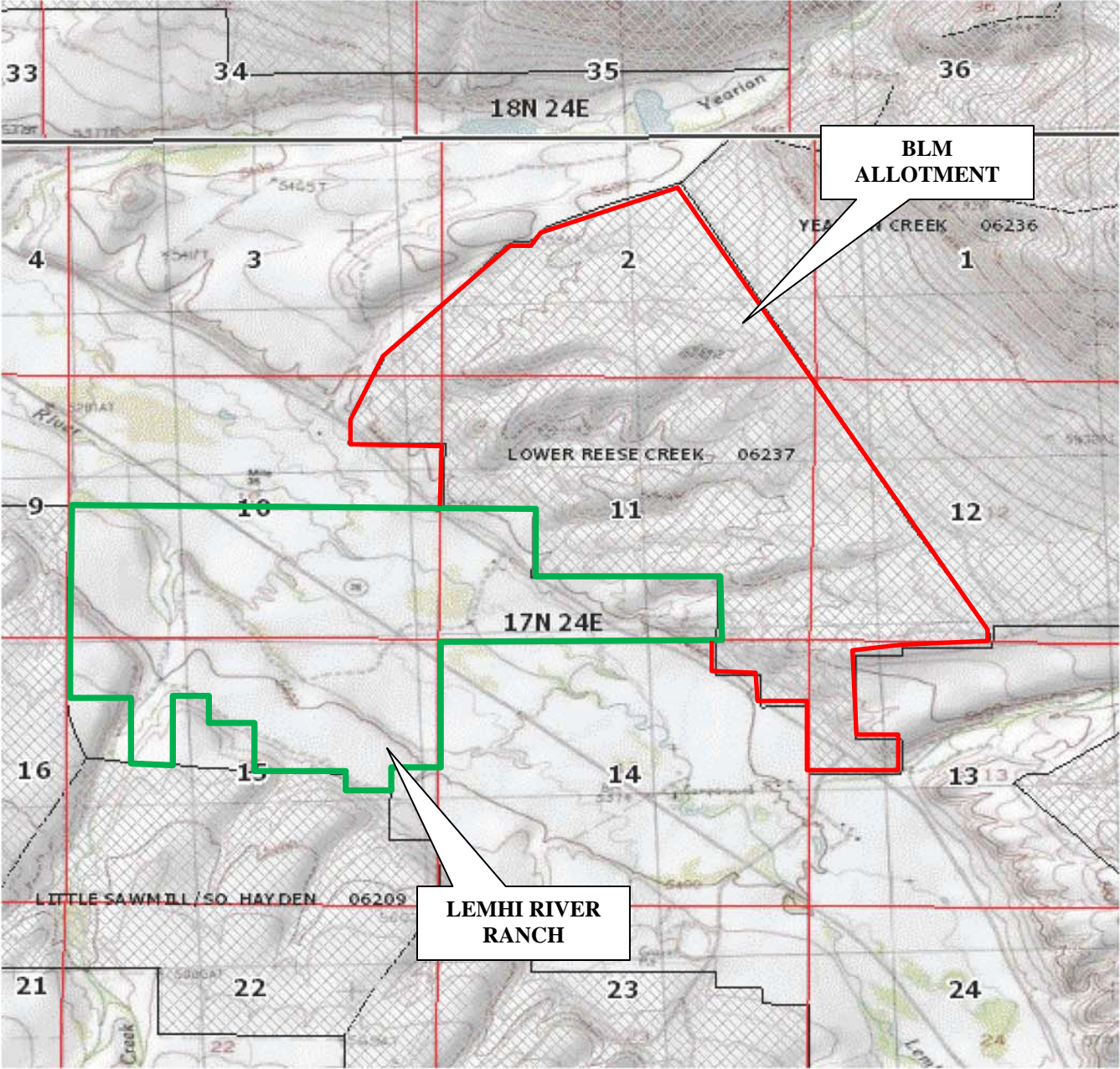


**AERIAL PHOTOGRAPH  
LEMHI RIVER RANCH**





# BLM ALLOTMENT MAP



6/22/2011

No warranty is made by the BLM for the use of the data for purposes not intended by the BLM.

