



Skaar Ranch

KENDRICK, IDAHO

Offered by: **LATAH REALTY, LLC** - 208.883.1525 - www.LatahRealty.com



Overview

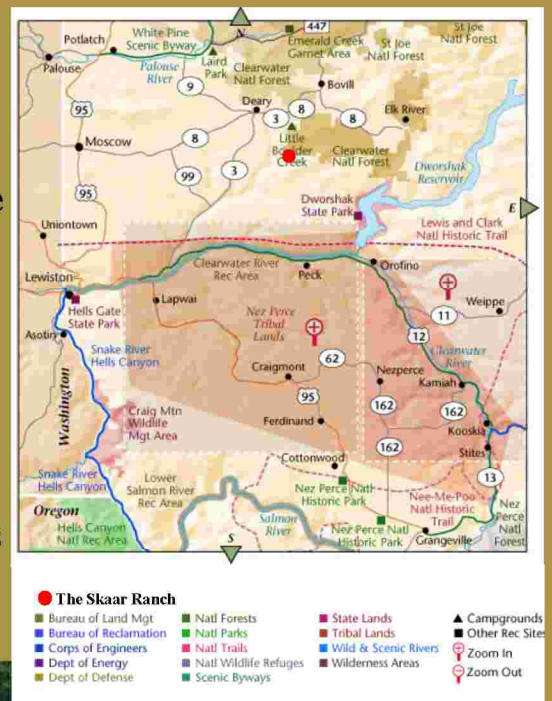
Skaar Ranch offers the opportunity to own a spectacular working ranch on 561 +/- acres of deeded land in Central Idaho. As the owners are now seeking retirement, this amazing opportunity has come your way. The conservation-award winning ranch has been developed and operated as a profitable hay and yearling enterprise with excellent income potential. The ranch features timothy and improved grass hay meadows, high conversion grazing, and timber. Improvements were sited and designed for efficient management: pipe cattle pens and working facilities, a covered scale/scale house, loafing shed, 40x60 horse barn, 70x180 hay barn/arena, 120' round pen, outdoor arena/gather/sort pen, 40x60 shop, machinery shed and more! Perimeter and cross fencing and ten ponds enable targeted grazing. The ranch hosts cow cutting events and equestrian clinics.

SKAAR RANCH - High Efficiency Deeded Ranch

Location

The Skaar Ranch is located in Latah County, Idaho. Historic Kendrick, Idaho, population 304, is just 12 miles away, conveniently located for groceries, gas, and supplies. Snake River Airport in Lewiston, Idaho and Pullman-Moscow Airport are the nearest airports both within a 40 miles distance. Four colleges also find home within this 40 miles distance, including University of Idaho, Lewis-Clark State College, Washington State University, and New St. Andrews College. Spokane, Washington and Coeur d'Alene, Idaho are only 90 miles to the North. The ranch is located very near to Dworshak Reservoir, scenic rivers and lakes. Excellent winter and summer recreation opportunities and abundant wildlife.

With a population of almost 35,000, Latah County is mostly rural, offering striking contrasts between farmland, prairie, rolling hills, and thick forests of pine, fir and cedar. The county lies on the eastern edge of the Palouse Prairie, a region famous for its dryland farming conditions and the production of wheat, barley, lentils and other rotational crops. The character of the county changes as one travels eastward through a rolling prairie environment into a forested landscape encompassing mountain ranges that extend into western Montana. The Skaar Ranch is situated in the Southern portion of the county where the climate is in the temperate zones.



SKAAR RANCH - Accessible Yet Private

General Information

Skaar Ranch is a high-efficiency private, deeded hay and cattle operation located in eastern Latah County, Idaho. Husband and wife have performed the work with occasional hired help with fencing. The typical rainfall is ample for pasture and hay production. The elevation is approx. 2,800 feet. Hay/farm land lays mostly in a gently rolling style. On average, the rainfall ranges about 25-30 inches annually. There are 2 homes on site. The ranch has a private lane with a secure gate at the county road. There are 3 wells on the property.



SKAAR RANCH - Commercial Cattle Grazing and Export Hay Operation



Recognition

The Skaar Ranch was selected for the 2011 Idaho Section of the Society for Range Management summer field tour for federal, state, and private land and resource managers. Honored as Latah County Cattleman of the Year and hosted several tours for area cattle producers. Also host of forage, cattle and grass management tours by staff from the Natural Resources Conservation Service, Farm Service Agency, Idaho Department of Fish and Game, University Staff and others.

Outbuildings



40 x 60 Shop

The shop has insulated steel, a 10' overhang east side, windows on east and west sides, "linear" waste oil heater and storage tank, restroom with sink and hot water, overhead storage, high output/efficiency lights, double 14 x 14 electric doors, cement floor with drain, nearby separate oil room, and telephone.

40 x 60 "Horse Barn"

This barn has insulated steel, lined to 6 feet, 12 x 12 roll up doors North and South (North door electric), four sliding horse doors (2 on each side), 12 x 6 cement wash rack/saddle area with drain, outside wash rack, vet/warm room, 16' tack/feed room, custom rotator saddle rack, 10' overhangs east and west sides, automatic waterers, modular pen arrangement, pipe pasture off barn, power and lights.



14 x 30 Loafing Shed

This shed has steel roof and sides, lined to 4', heated automatic waterer shared by alley pen, connects by alleys to arena, round pen, stock pens, and scale house, fences, gates, and opens on small pasture.

Amenities

Round Pen and Arena

There is a 120' round pen with sand mix footing that connects to stock pens and arena. It is adjacent to holding pen with heated automatic waterer. The main arena is 180' x 300' with return alley and improved sand/soil footing. It is also used for large cattle gather/sort pen.

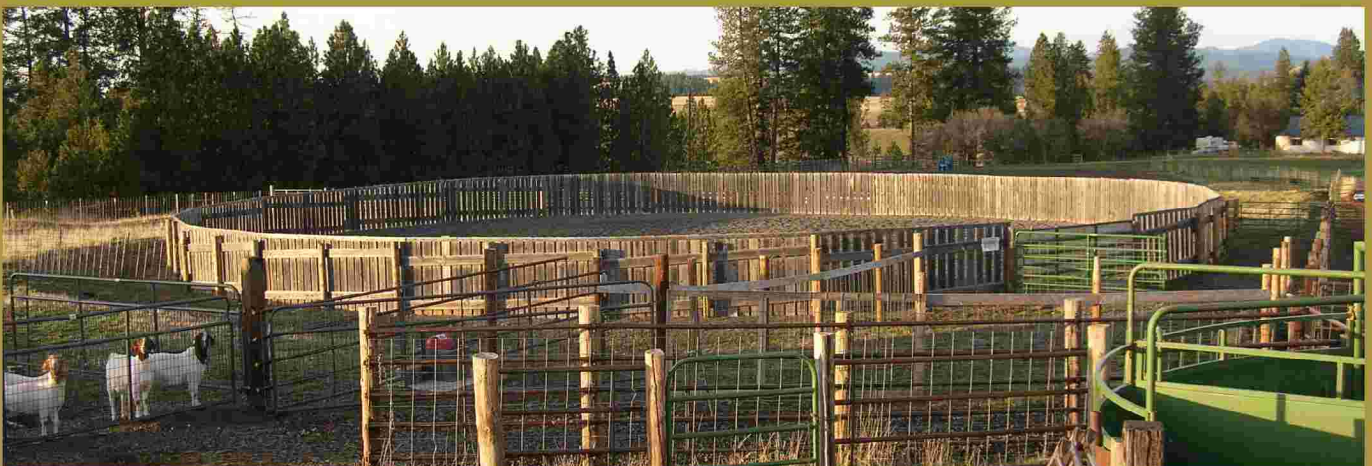


Livestock Pens/Facilities

There are 4 pipe fenced stock pens that are 75 x 75 with cement aprons and manger fronts. Plus a 8 x 15 15,000 lb State Certified Powell Scale (new in 2007) w/returns to alley and pen. Facilities include automatic waterers, 16' gates, 16' main alley, loading chute for semi trucks with Powder River tub, circle drive for large trucks/trailers, loading alley for stock trailers, alley access from stock pens, round pen, arena, and north pasture, rain catchment pond north of hay barn, and no access to rivers or streams.

Other Structures

There is also a steel side/roof machine shed, garage style storage shed, steel side/roof oil room, 30 x 30 steel side/roof equipment shed behind shop, 12 x 30 steel side/roof commodity store building, on large cement slab, near the hay barn, historic wooden two-story barn, and chicken house/dog pens, steel roof and siding with runs.



SKAAR RANCH - Pens that are Safe, Low Maintenance and with Lots of Steel



Indoor Arena/ Hay Barn



This is a 70 x 180 steel structure with skylights, 5-rail steel pipe fencing on inside, 14 x 14 roll up doors at East and West ends, connects to alleys and arenas, spacious rocked turn around in front for semi-trucks/trailers, 14' high trusses, walk-through doors at both ends, storage for approx. 700 tons of hay, sand footing, and power at southeast corner.



Main Home

The main home is approximately 2,400 SF, with an open floor plan, and vaulted ceilings. It has an energy efficient construction with incredible views. There is a steel roof and concrete board siding. Incredible views of the Blue Mountains, Moscow Mountain and most of the ranch from the wrap-around Trex covered porch. Custom hickory and pine accents throughout the home. There is a mud/utility room with cement floor, perfect for a ranch. The lower level is earth sheltered, cement/styro construction with separate entrance and a covered porch. There is also a Blaze King wood stove with oil backup and a 30 x 30 car port!



Second Home

The second home is approximately 1600 SF. It is a 2 bedroom, 1 bath home. It has a utility room and detached garage. This home also has a steel roof.

Production

The Skaar Ranch offers various production and income models, depending upon owner multiple use goals, markets, and other factors.



- Cattle: Typically stock 150 head of yearlings in a rotation.
- Hay: Hay averages 2.5-3 tons/acre, dryland.
- Forage: Typical pasture/hay rotation is grass mix for four-five years, followed by oats for hay one or two years, fall seeding back to grass. Custom seed mix of timothy, clover, alfalfa, meadow brome, orchard grass, and others.



SKAAR RANCH - 2008 North Central Idaho Grazing Conference Featured Ranch

Recreation



Although the present owners have focused primarily on hay/crop and cattle production, Skaar Ranch is home to some of the finest big game habitat in North America. This ranch is an oasis of food, water, cover, and space. Located at a topographical nexus of canyon and rolling timbered mountains, the ranch is the intersection of both loaded with feed. The same high quality agricultural land that produces world class feed, also provides the same to the local wildlife. The Potlatch River canyon plunges 1,500 vertical feet from the edge of the ranch for excellent cover. Located in Idaho's Game Unit 8A, World class whitetail deer, elk and bear are common sights. This same drainage is the place where the Idaho State Record nontypical elk was taken some years ago. Boone and Crockett Whitetail and Black Bear are also not uncommon here as well. Turkey, Pheasant, Hungarian Partridge, Chukar Partridge, California Quail and Forest Grouse all are found nearby and on the ranch. Located contiguous to thousands of acres of State of Idaho and Potlatch Forest lands, it is also very much a gateway property with frontage and access to other accessible lands. It would be easy for one to ride all day and not backtrack. The Potlatch River flowing next to the ranch is also home to quality rainbow trout fishing as well as anadromous wild steelhead populations.



SKAAR RANCH - *Experience the Wildlife*

At a Glance...

2750 Linden Road, Kendrick, Idaho

o 561+/- Acres o 10 Ponds

o Covered Scale/Scale House - 30 x 50 Pole/Steel Building; Enclosed on South Side; Heated Automatic Waterer; 8x15 15,000 lb State Certified Powell Scale (new 2007) w>Returns to Alley and Pen; Powder River Tub for Livestock Chute or Scale

o Loafing Shed - Steel Roof and Sides; Heated Automatic Waterer Shared by Alley Pen; Connects by Alleys to Arena, Round Pen, Stock Pens, Scale House; Fences; Gates

o 40 x 60 Horse Barn- Insulated Steel; 12 x 12 Roll Up Doors North and South; Four Sliding Horse Doors; Wash Rack/Saddle Area w/Drain; Vet/Warm Room w/ Heater, Sink, Toilet, Hot Water; Automatic Waterers; Modular Pen Arrangements; Tack/Feed Room w/Custom Rotary Saddle Rack

o 70 x 180 Hay Barn/Indoor Arena - Steel Structure w/ Skylights; 5-Rail Steel Pipe Fencing on Inside; 14 x 14 Roll Up Doors at East and West Ends; Connects to Alleys, Arenas; Spacious Rocked Turn AROUND; 14' High Trusses; Walk-Through Doors at Both Ends; Storage For Approx. 700 Tons Hay; Sand Footing

o 120' Round Pen/ Outdoor Arena/Gather/Sort Pen - Round Pen has Sand Mix Footing; Connects to Stock Pens; Adjacent to Holding Pen w/Heated Automatic Waterer; Main Arena 180 x 300 Feet w/Return Alley and Improved Sand/Soil Footing

o Historic Wooden 2-Story Barn



o Machine Shed / Equipment Shed
o 3 Good Producing Wells; all linked
o 40 x 60 Shop - Insulated Steel; 10' Overhang East Side; Windows on East and West Sides; Restroom w/ Sink and Hot water; Double 14 x 14 Electric Doors; Cement Floor w/Drain; Phone

o Main Home - 3 Bedroom / 2.5 Bathrooms; 2,400 sq. ft; Energy Efficient Construction w/Incredible Views; Wrap Around Trex Covered Porch; Custom Hickory and Pine Accents Throughout; Mud/Utility Room; Open Plan; Vaulted Ceiling; Blaze King Wood Stove w/Oil Backup; 30 x 30 Car Port

o Second Home - 2 Bedroom / 1 Bathroom; 1,600 sq. ft; Utility Room; Detached Garage; Steel Roof

o Utility: Clearwater Power Company

o Weekly Garbage Service

o Livestock Pens/Facilities - 4 Pipe Fenced Stock Pens; 75 x 75 Feet w/Cement Aprons and Manger Fronts; Automatic Waterer; 16' Gates; 16' Main Alley; Loading Chute for Semi Trucks; Circle Drive; Rain Catchment Pond North of Hay Barn

o USDA Conservation Security Program (2 years remaining)

\$1,975,000



SKAAR RANCH - *Ranching at Its Finest...*

Magestic Skaar Ranch



Own It...

Offered by: Sean Wilson, Broker



208.596.8170 - Sean@LatahRealty.com - www.LatahRealty.com - \$1,975,000