



Musick & Sons
Auction & Real Estate
Services



Scotlyn Ranch

Kamiah, Idaho

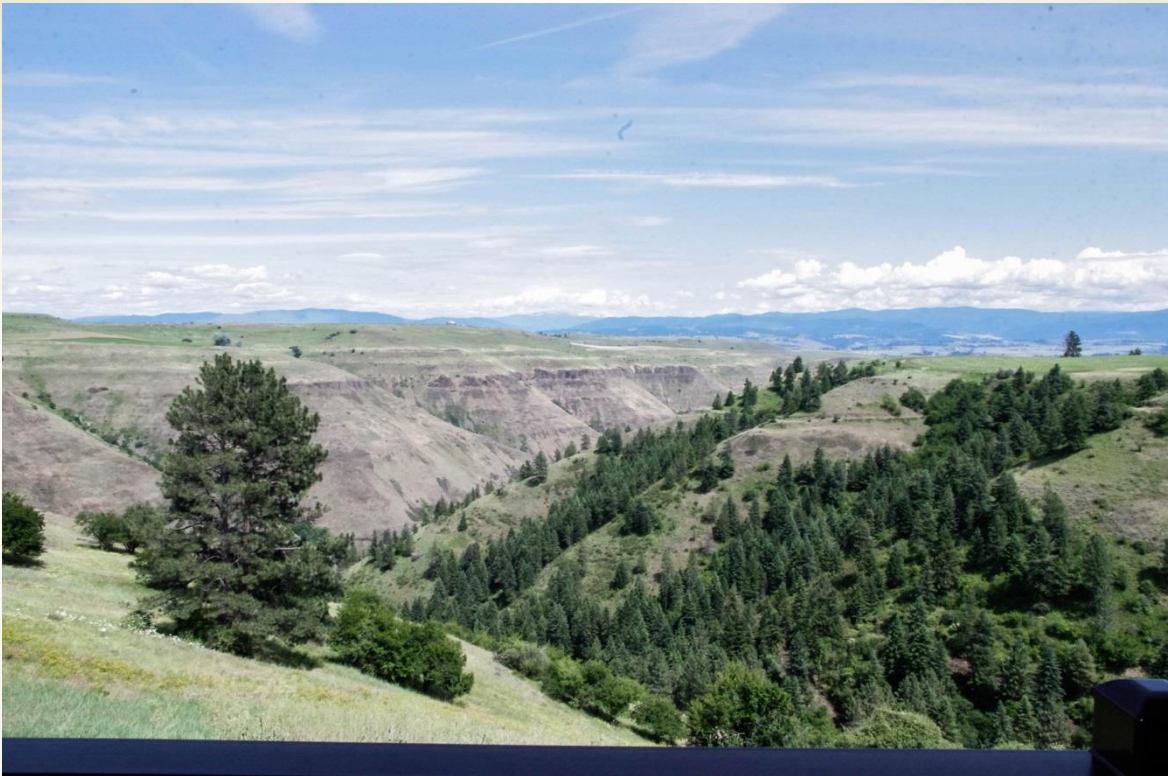
Price: \$13,495,000

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Overview



229 Scotlyn Ranch Rd, Kamiah, Idaho

Scotlyn Ranch is one the finest legacy ranches that North Central Idaho has to offer. The unparalleled beauty of its +/- 2,800 contiguous acres is just one of many attractive features of this private haven.

In addition to its amazing location the ranch also offers many agricultural, commercial, recreational, conservation, and hunting opportunities.

The Land



Scotlyn Ranch consists of +/-2,800 contiguous acres with approximately 231 acres of dry-land for wheat farming or hay production.

Besides the dry-land farm acreage, the ranch boasts a little bit of everything Idaho has to offer.

Cottonwood Creek and Red Rock Creek are both year-round creeks that meander through the ranch. Their confluence is at the western end of the property and flows East to the South Fork of the Clearwater River. The creek beds and north facing canyon wall are heavily timbered.

The entire canyon area is largely untouched and provides the local wildlife with the perfect eco-system to thrive.

The Land



Just East of the main shop is a large spring-fed fishing pond with a dock. In the middle of the pond is a duck island where many waterfowl like to frequent.

The pond serves as a great place to fish, swim, paddleboat, or enjoy a picnic under the gazebo.



Multi-Use



There are a variety of uses that this expansive ranch could serve. It would make a great hub for an outfitter guide, an ultimate outdoor wedding venue, a recreational resort, or a private oasis for a full time rancher.

The property is suitable for horses, cattle, and wildlife. With the abundance of wildlife and potential for its own land owner tags it could also be a hunters paradise.



Lodging



- **Main Home**
 - 7,500 sq ft
 - 4 Bedrooms
 - 6 bathrooms
- **Lodge**
 - 6 Hotel Styled Rooms with Ensuite Bathrooms
 - Bar
 - Common Area
 - Full Commercial Kitchen
 - Indoor Seating Capacity for 50 People
 - Outdoor Seating Capacity for 50 People on the Covered Patio
- **3 Guest Log Cabins**
 - **The Aspen** - 1 Bedroom, 1 Bathroom
 - **The Birch** - 2 Bedrooms, 1 Bathroom, Loft
 - **The Cottonwood** - 1 Bedroom, 1 Bathroom

Amenities



- **Main Shop 50 x 80ft**
 - Climate Controlled
 - Woodworking Room
 - Metal Working/ Welding Room
 - Vehicle/Equipment Maintenance
 - 1,600 sq ft Apartment
- **Maintenance Building**
 - Game Cleaning Room
 - Large Walk-In Cooler
 - Covered Parking for 3 Vehicles
- **Fuel Building**
 - Full Containment 10,000-gal Diesel Tank
 - 500-gal Unleaded Tank
- **Greenhouse 16 x 32ft**
- **Poultry Barn 30 x 40ft**
- **Hay Barn 60 x 80ft with a 30 x 100ft Addition**
- **Shooting Range**

Main House



This beautiful newly constructed 7,500 sq ft home is located at the end of a rural road and is surrounded by farm ground and deep canyons. The outside of the home seems deceptively unassuming, however, that all changes when you walk into the entryway.

The inviting interior is both elegant and comfortable. It highlights a gourmet kitchen with beautifully crafted custom cabinetry, an island, breakfast bar, granite counters, and elegant chandeliers. Adjacent to the kitchen is a great room with large windows displaying an unobstructed views of the crimson sunsets.

The luxurious master bedroom suite showcases an oversized well-organized walk-in closet and a relaxing en-suite bathroom.

Main House

Three generous sized guest bedrooms are tucked away upstairs. This level is also where you'll find the bonus room which could be used as an additional bedroom if needed.

Other notable rooms include the theater room, the tranquil private library, and two utility rooms perfect for extra storage or hobbies.

The house is connected to the oversized three car garage. The garage has an attached a mud room and a full bath so there is no reason to track the days recreational spoils through the house.

The enclosed observation deck is the perfect place to watch for wildlife, enjoy the magnificent views, or be engulfed by the stunning sunrises and sunsets.



Main House



Main House



The Lodge



- **The Lodge** has six rooms and accommodates 24 guests, with an office and Pro Shop.
- Its **Presidential Suite** has a California king bed, a sleeper sofa, a private bar, desk, and private balcony with views of Norway Canyon and the Bitterroot National Forest.
- **The Honeymoon Suite** features a California King bed, a sitting area, an extra-large bathroom with a large tub. It also has a private balcony with the views of Norway Canyon and the Bitterroot National Forest.
- The **Standard Suites** are large well-appointed rooms with California King beds, private bathrooms, sitting areas, and are tastefully decorated.
- The **Junior Suites** are slightly smaller with California King beds, private bathrooms with showers, and inviting décor.

The Lodge



- **The Full Commercial Kitchen** was designed and arranged by a professional chef. The kitchen is fully equipped. It is ready to service as restaurant and/or for private catering needs.
- **The Bar** is eye catching from the custom bar top, and wood carvings to the perfectly illuminated top shelf liquor bottles.
- **The Dining Room** is elegant and seats 50 guests. The atmosphere of the dining area is only trumped by the ambiance of the covered patio which will also seat 50 diners.



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The Cabins

Scotlyn Ranch has three custom built log cabins, created by a local craftsman.



- **Aspen Cabin** is a comfortable log cabin. The Blue Pine interior gives the guest a truly rustic experience. It has a queen bed a bathroom, shower, a full-sized sofa bed, and small kitchen. The covered porch is great for spotting wildlife and views of Norway Canyon and the Bitterroot National Forest.
- **Birch Cabin** is larger with two rooms two queen beds plus an upstairs loft with two twin beds. It also has its own bathroom with shower, a small kitchen and a covered porch to take in the scenery.
- **Cottonwood Cabin** is tastefully appointed all wood single bedroom log cabin. It has a queen bed, a bathroom, shower, a full-sized sofa bed, and small kitchen. The covered porch is great for spotting the many wild animals that call Scotlyn Ranch home.

The Cabins



Outbuildings

Main Shop

The ranch has many outbuildings, each fully equipped and ready for service.



- **The Main Shop:** This state of the art climate controlled 50 x 80ft shop is very impressive. The ground floor is all concrete and it is heated with a very efficient hybrid wood burning stove. Craftsman will enjoy the separate wood and metal working rooms, and the well-organized tool room. Also, on the main floor, is a commercial style kitchen, bathroom, food processing room, and plenty of storage area.

Main Shop



- In case of power outages, there is a 25kw solar array generator, a 21kw diesel generator, and an 84kwh battery bank along with 10,000 gal. water storage cistern with UV filtration system.
- On the second floor of the shop is a 1,600 sq ft residence with a bathroom and bonus area. A spacious deck was built on two sides of the shop looking North and West and is a great place to enjoy the breathtaking views of the surrounding landscape. Idaho County is known for its crimson sunsets and the vistas from these decks will not disappoint.

Hay Barn



- The **60 x 80 ft barn** is was designed to both protect your livestock's feed and for ease of use. The large bays and open span roof make moving and stacking hay bales with a tractor effortless. The exterior has also been reinforced with rock to minimize the chances of being stuck in springtime mud.
- There is a **30 x 100 ft** addition to the barn which provides a full tack room and storage for farrier tools. Furthermore, The covered stables provide a weather protection for horses or livestock.
- A silo and auger system is also included to store bird seed or grains.



Outbuildings



- The **Greenhouse** is 16 x 32 ft and has a fan and louvre system to regulate temperatures in the summer. The double wall Lexan panels keep the greenhouse warm during the winter.
- The **Poultry Barn** is 30 x 40 ft and has fenced outdoor pens with covered netting to protect the birds from predators. The barn will raise turkey, chickens, ducks, rabbits, and even a goat or two.

Outbuildings

- The **Maintenance/Game Processing Building** is 20 x 60 ft and is used as the big game and upland bird cleaning and processing room. The large walk-in cooler is also located in the building. There are three covered but open bays to park vehicles or equipment.
- The **Fuel Shed** contains a 10,000-gal diesel tank and 500-gal unleaded tank. It has full containment for environmental safety and is easily accessed by the fuel delivery trucks.



Shooting Sports



Scotlyn Ranch has a regulation skeet field and a 5-stand sporting clays field. The sporting clays (*pictured above*) features a beautiful view in the canyon below. The elevation change adds to the realism of wing shooting and has proven to add an element of difficulty even with the most experienced shooters.

Shooting Sports



Pistol Range

There is a covered area for setting up or for spectators and interactive targets. The large dirt mound insures a safe shooting area for the responsible sportsman.

The pistol range also features an Old West .22 Plinking Gallery. The old west gallery has a bank, a sheriff's office, a jail, and a store, all with reactive targets hanging in the windows - some spin, some flap, and some swing.

Long Range Shooting

With over 4.5 square miles of private land, Scotlyn Ranch has the room to shoot long distances! The rifle range includes metal targets from 100 yards out to a mile.



Wildlif



The owners of Scotlyn Ranch strongly believe in conservation and protection of the wildlife. Their philosophy is focused on reintroducing animals to the ranch that were native to the area prior to modern civilization and cultivation.

When Scott & Jaclyn purchased the ranch there were almost no elk or pheasant on the property due to overgrazing and lack of a proper habitat for the animals. The current ranch plan limits cattle grazing to two months per year and has repurposed 130 acres of the farm fields for bird habitats and wildlife food plots.

Wildlife



The results of their efforts have been amazing. Within two years, the elk returned to their historical wintering grounds, with over 100 head of elk wintering at the ranch last year.



As part of this project, they have also established Scotlyn Ranch as a shooting preserve for upland birds. Over 100 acres of the ranch is now dedicated bird habitat.

You will now regularly see and hear farm raised as well as wild chukar and pheasant throughout the northern part of the ranch.



The owners wildlife protection efforts continue to extend to the southern parts of the ranch and as well as into the canyons.

All the wildlife photos presented in this property information packet have been taken from the ranch.

About The Area



Kamiah, Idaho is a mountain community in the Pacific Northwest. It is located along the banks of the Clearwater River in North Central, Idaho in Idaho's largest and most rural county.

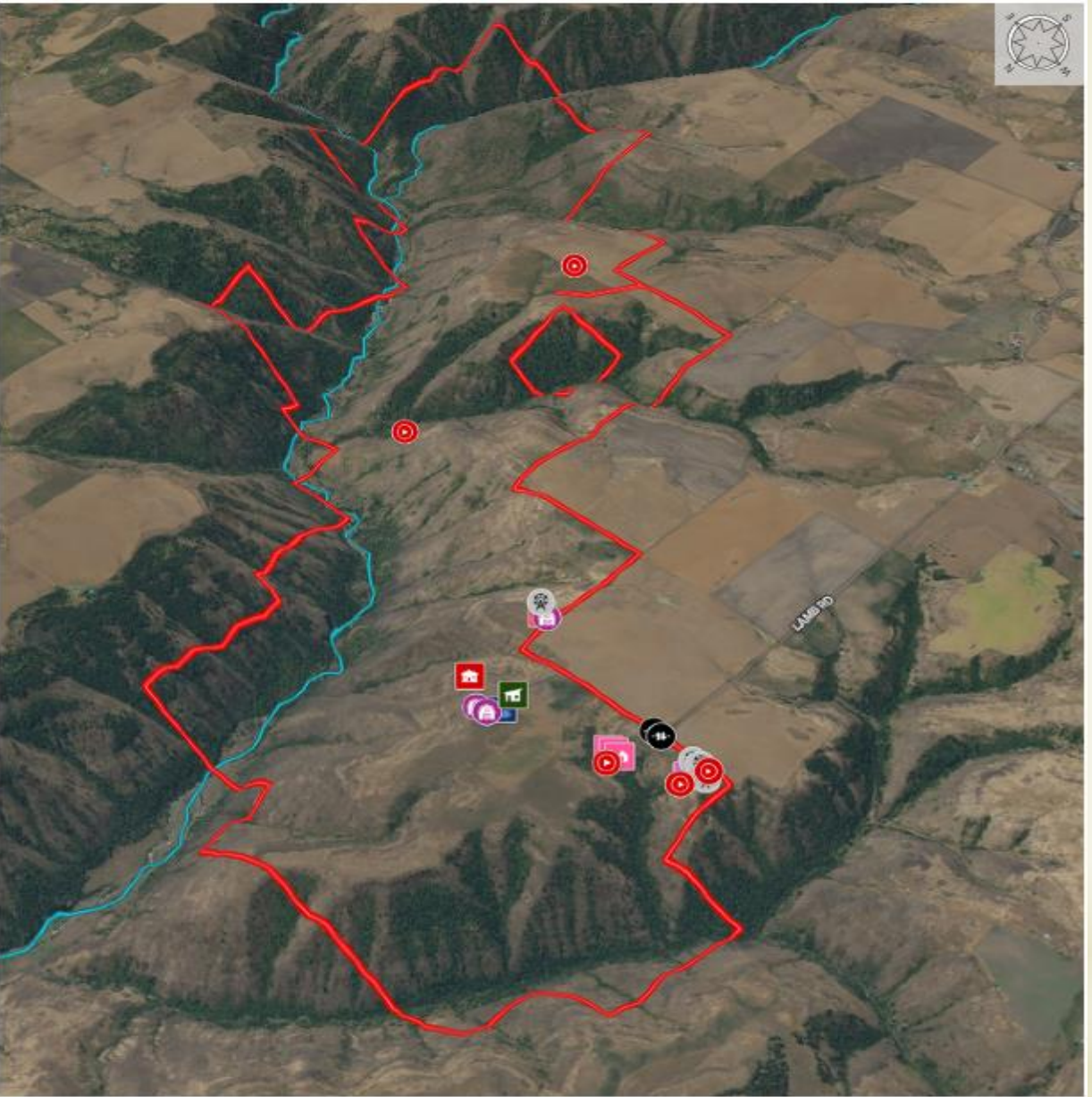
It is approximately ..

- 200 miles North of Boise Idaho.
- 180 miles South of Spokane, Washington & Coeur d'Alene, Idaho.
- 170 miles West of Missoula Montana.
- A 1 hour 30-minute flight from Seattle, Washington.

Idaho County is also full of natural scenic beauty from the wheat fields of the Camas Prairie to the mountains of the Nez Perce National Forest. The land is full of beautiful rivers and mountains, and is the perfect place to escape to if you love the outdoors. Recreation includes boating, fishing, hiking, riding atvs, camping, horseback riding, hunting local wildlife, skiing or snowmobiling. A few of the local area attractions include the Gospel Hump Wilderness Area, steelhead fishing, salmon fishing, whitewater rafting in the Salmon River or skiing at Snowhaven. Not to mention each of these rural charming towns have exciting local events to attend each year, such as the Annual Border Days Celebration and rodeo held in Grangeville, Idaho every 4th of July, the Salmon River Jet Boat Races held in Riggins, the Raspberry Festival and Idaho County Fair held in Cottonwood and Kamiah BBQ Day's.

3-D Plat Map

Lamb Rd.
Idaho, AC +/-



- Call Me
- Boundary
- Close
- Mini House
- Shop with Living
- Split up parcel
- Video Point
- Call Me
- Close
- Mini House
- Shop with Living
- Split up parcel
- Video Point
- Stream
- River/Creek
- Water Body
- Shooting Sports
- House Site
- Barn

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3-D Aerial Map

Idaho, AC +/-

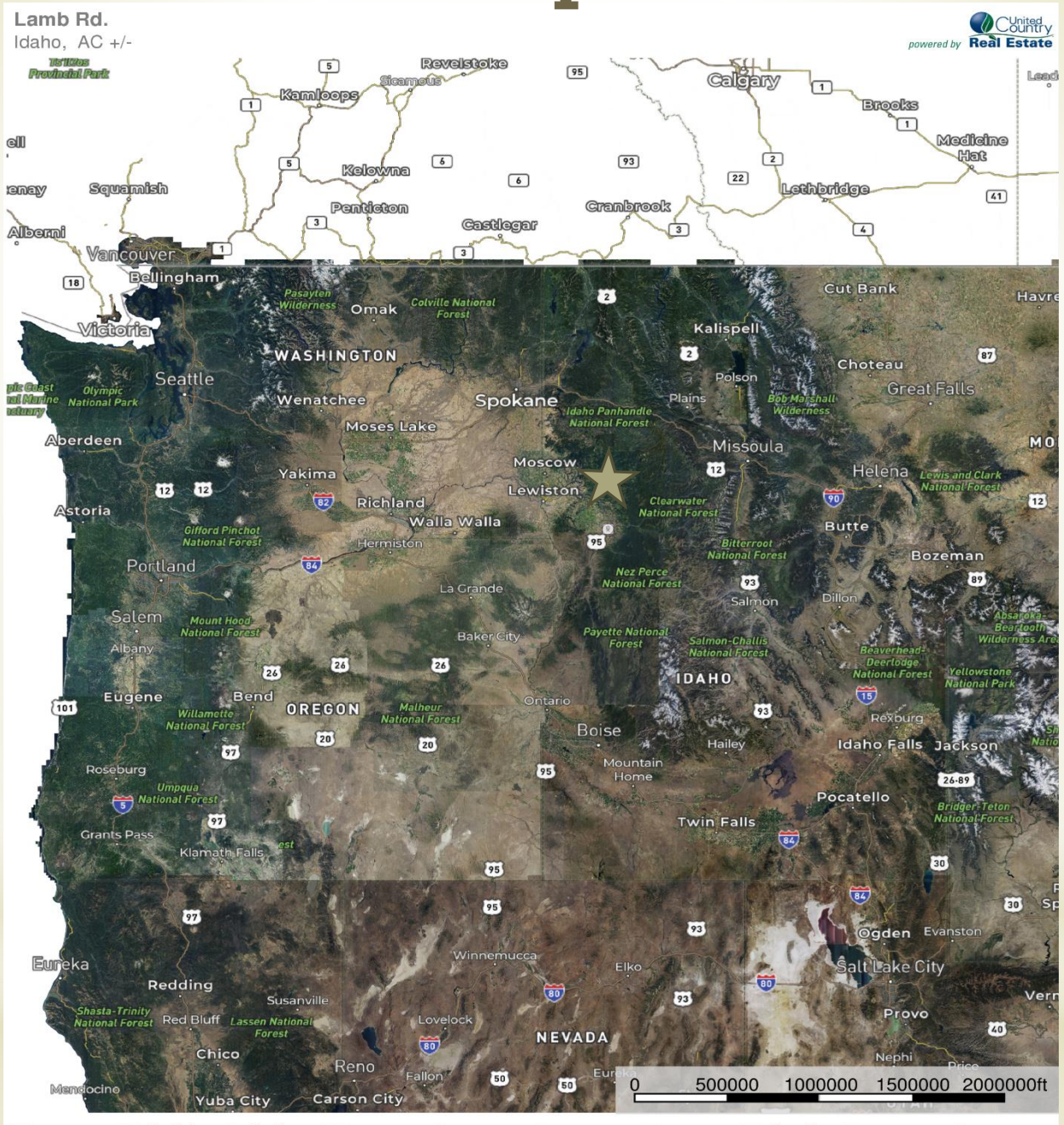


Boundary Stream / Interstream River/Creek Water Body

 The information contained here was obtained from a source deemed to be reliable. Mapbox is not responsible for any errors or omissions in the data.

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Northwest Location Map

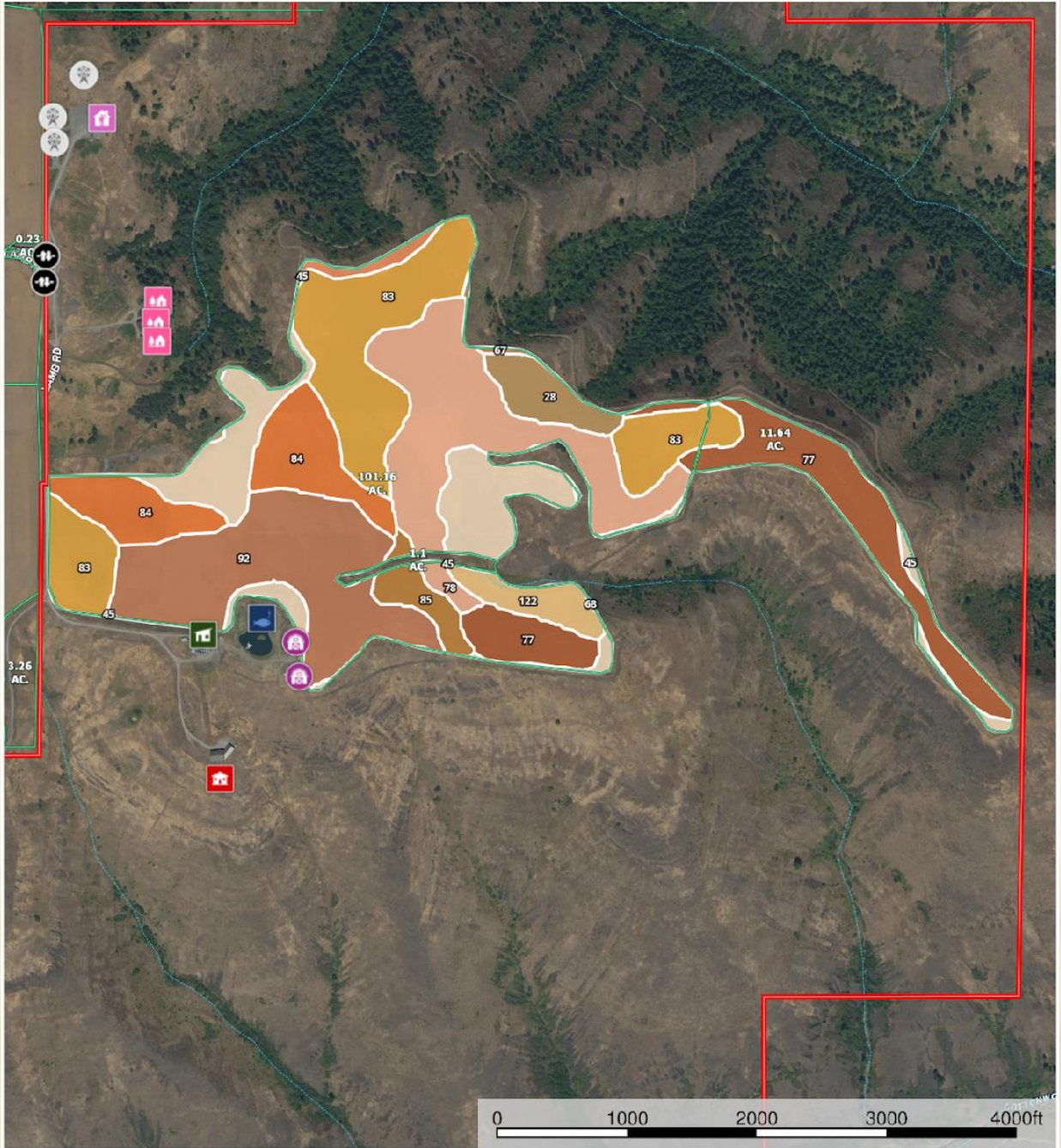


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Soils Map

Lamb Rd.
Idaho, AC +/-

United County
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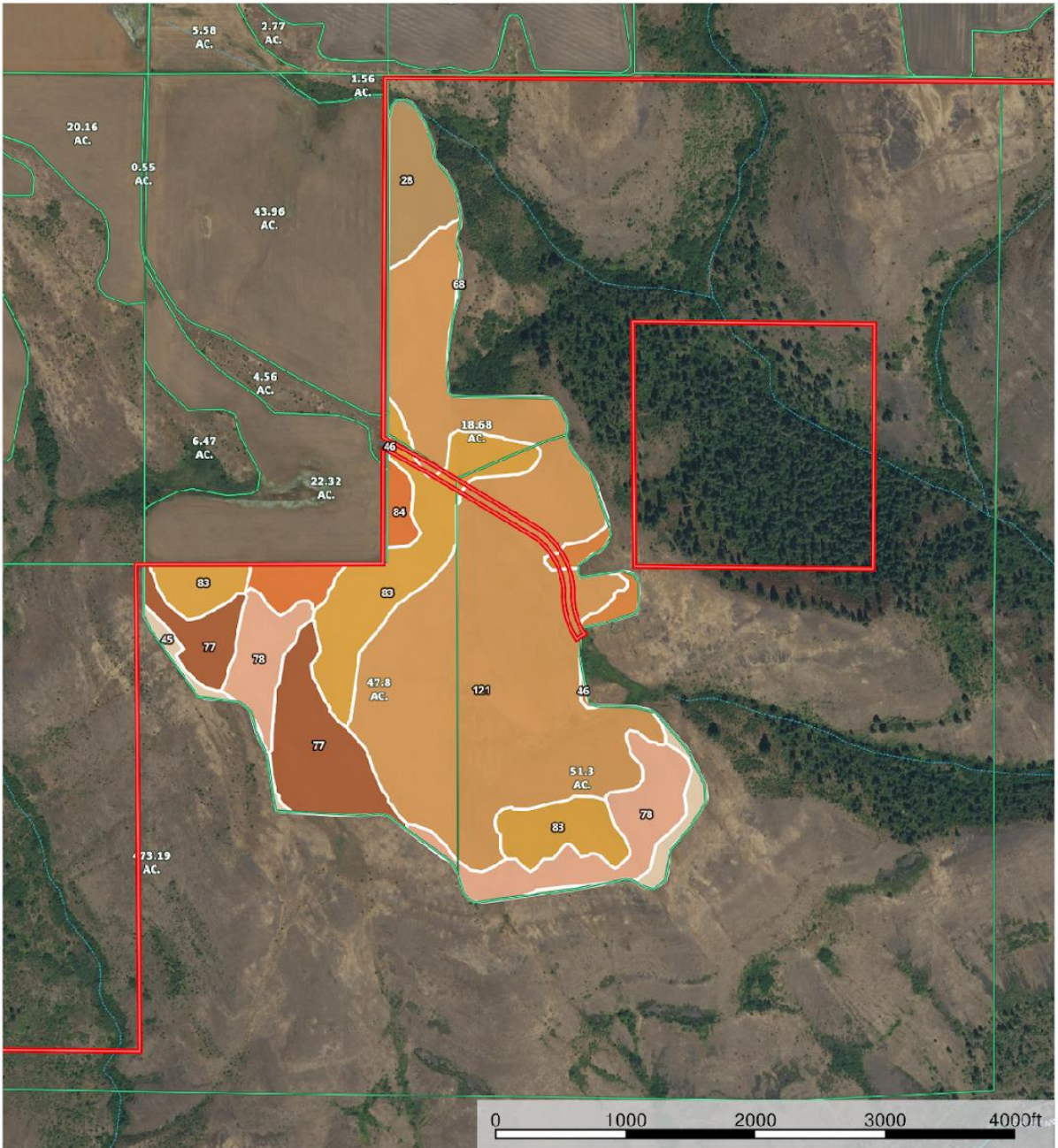


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Soils Map

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Soils Map

| 230.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
28	Chicane silt loam, 12 to 25 percent slopes	8.8	3.81	4e
84	Nez Perce silt loam, 7 to 12 percent slopes	14.8	6.43	4w
45	Ferdinand-Flybow-Riggins complex	17.4	7.53	4e
83	Nez Perce silt loam, 2 to 7 percent slopes	42.0	18.19	4w
77	Meland silt loam, 3 to 7 percent slopes	26.4	11.43	4s
68	Klickson-Bluesprin complex, 30 to 75 percent slopes	0.1	0.04	7e
78	Meland silt loam, 7 to 25 percent slopes	31.2	13.53	4e
67	Klickson-Suloaf complex	1.4	0.62	8
122	Uhlorn silt loam, 12 to 25 percent slopes	3.2	1.38	4e
85	Nez Perce silt loam, 12 to 25 percent slopes	2.8	1.2	4e
92	Riggins-Meland complex	20.3	8.78	7s
46	Ferdinand-Riggins complex	1.9	0.83	4e
121	Uhlorn silt loam, 7 to 12 percent slopes	60.5	26.21	4e
TOTALS		230.7	100%	4.29

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

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For additional information please contact:

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