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## TWO FORKS RANCH | SUN VALLEY, IDAHO | \$4,250,000



### EXECUTIVE SUMMARY

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Two Forks Ranch is an expansive, undeveloped grazing and wildlife property located in the foothills of the Pioneer Mountains, 45 miles east of the airport in Hailey. Spanning 7,557± contiguous, deeded acres, the ranch features diverse foothills and canyons, several creeks, numerous springs, sub-irrigated meadows, aspen and chokecherry stands, and plentiful wildlife, including elk, mule deer, antelope, moose, upland game birds, and a multitude of non-game species. Given its size, the ranch qualifies for two landowner appreciation tags for controlled big game hunts in coveted unit 49. The mainstem of Fish Creek flows through the property for a half-mile amidst a vibrant riparian corridor and is the source for two water rights to irrigate up to 45 acres. The ranch offers excellent grazing resources and, together with an associated Bureau of Land Management (BLM) grazing permit and state of Idaho grazing lease, is managed for spring and summer livestock use. Adjoining federal and state lands and other private ranch holdings, Two Forks Ranch is part of a large, undeveloped landscape that features exceptional public lands and over 95,000 acres of conserved private lands. Just north of the ranch is BLM's Friedman Creek Wilderness Study Area with access to thousands of acres of lightly used, wilderness-quality backcountry. Craters of the Moon National Monument and Preserve (jointly managed by the National Park Service and BLM) lies a short distance southeast of the property and encompasses ancient lava flows and over 400 square miles of protected sagebrush steppe grasslands. A series of conservation easements cover the ranch and allow for a broad set of agricultural, recreational, and residential uses.



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## JUST THE FACTS

- 7,557± deeded, undeveloped acres
- 45 miles from the airport in Hailey and 15 miles from Carey
- Surrounded by high quality federal and state lands and other undeveloped private ranches
- Managed for spring and summer grazing in conjunction with a BLM grazing permit and state grazing lease
- Accessible year-round from Fish Creek Road, with power to the property
- Wildlife includes elk, mule deer, antelope, moose, sage grouse, chukar, and gray partridge
- Qualifies for up to two landowner appreciation permits for controlled hunts in Idaho hunt unit 49
- Conservation easements in place to preserve the property's open space features, grazing resources, and wildlife values
- Elevation ranges from approximately 5,400 feet to 7,200 feet
- Annual property taxes are approximately \$3,325



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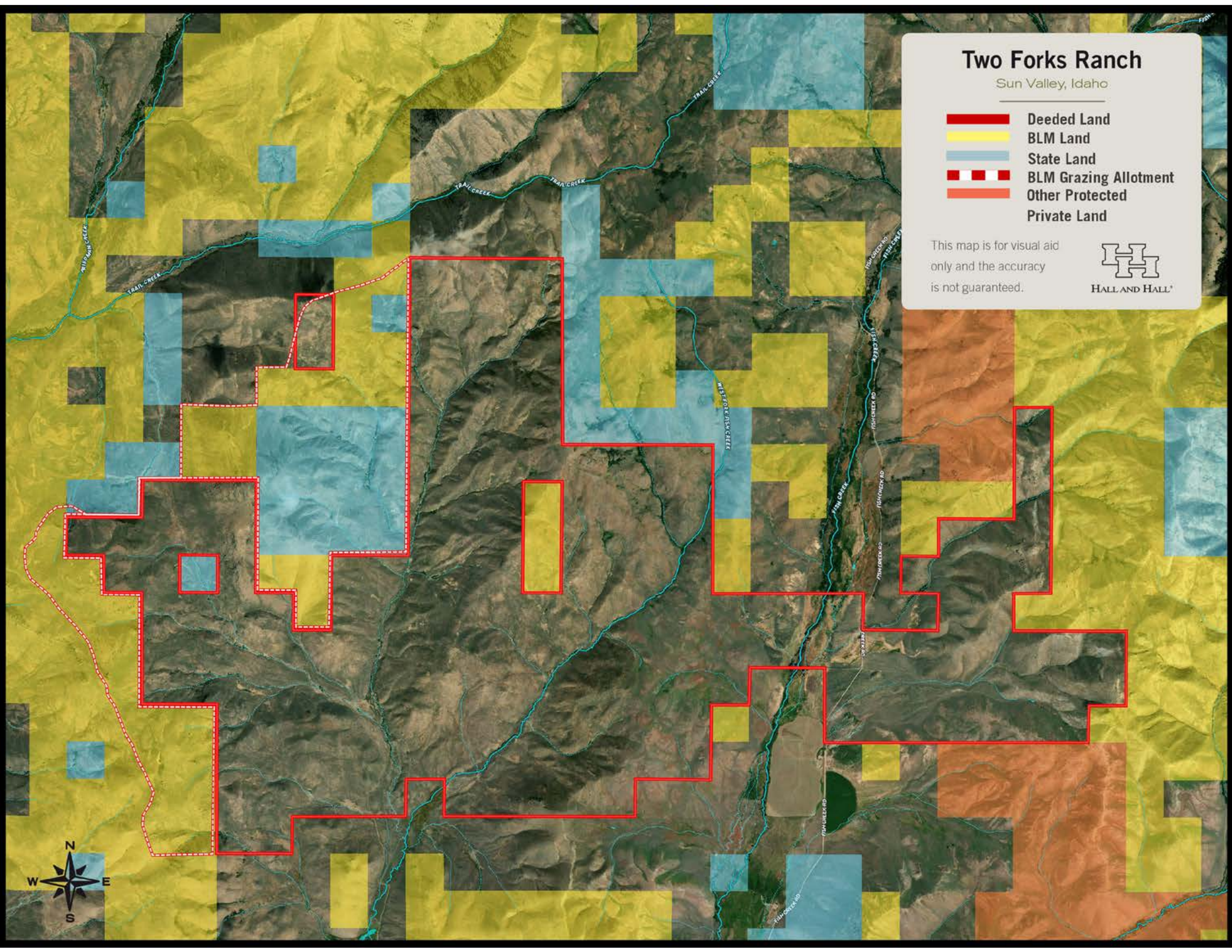
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# Two Forks Ranch

Sun Valley, Idaho

-  Deeded Land
-  BLM Land
-  State Land
-  BLM Grazing Allotment
-  Other Protected Private Land

This map is for visual aid only and the accuracy is not guaranteed.

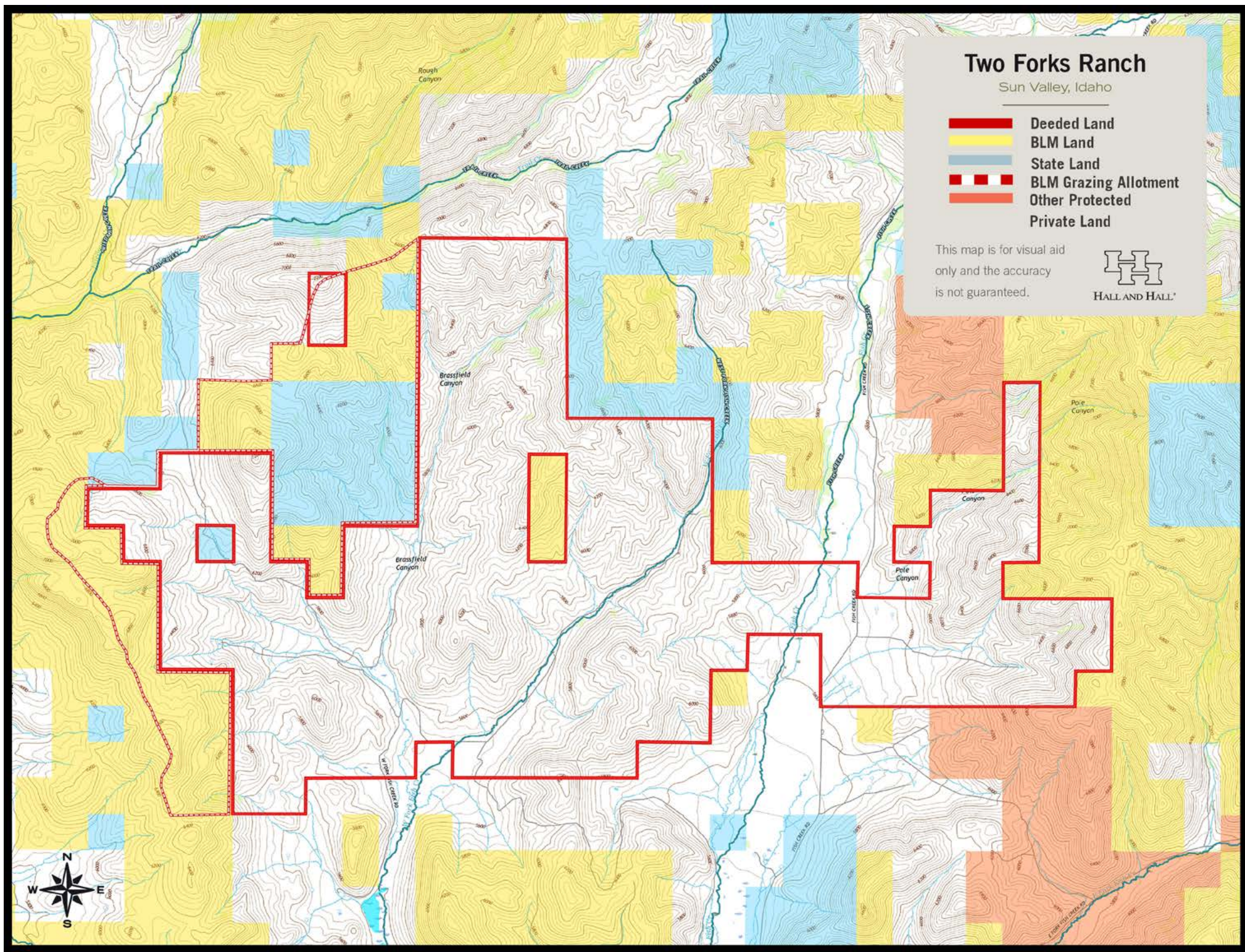


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# Two Forks Ranch

SUN VALLEY, IDAHO

-  Deeded Land
-  State of Idaho
-  BLM
-  USFS
-  Other Protected Private Land
-  Craters of the Moon Nat'l Monument & Preserve

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