

HALL AND HALL®

Dedicated to Land and Landowners Since 1946

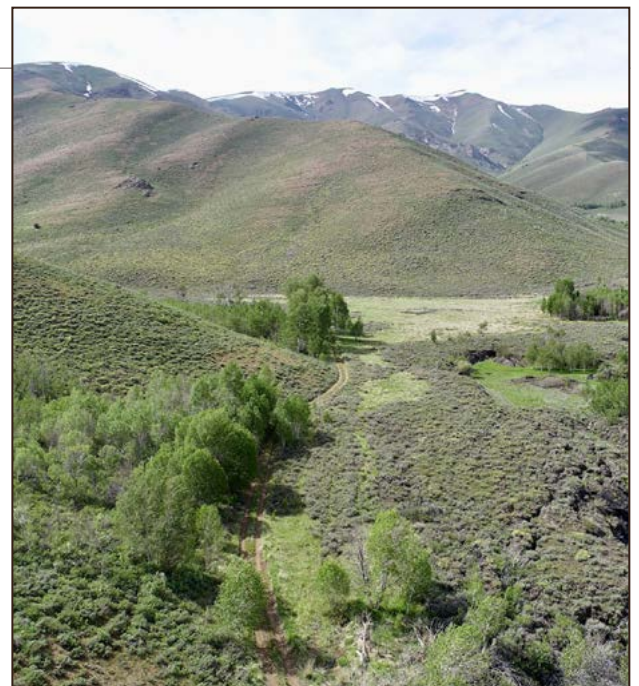
SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

COTTONWOOD RANCH | SUN VALLEY, IDAHO | \$3,200,000



EXECUTIVE SUMMARY

Rugged and secluded, Cottonwood Ranch encompasses 2,748± contiguous, deeded acres at the southernmost edge of the Pioneer Mountains 50 miles east of the airport in Hailey. The ranch is bordered on the east and south by Craters of the Moon National Monument and Preserve and on the northwest by Blizzard Mountain, which, at nearly 9,300 feet, is the last high point before the Pioneers plunge dramatically into the Snake River Plain. The property is remarkably diverse and features a network of steep ridgelines, aspen-laced draws and hillsides, gently sloping sagebrush flats, year-round creeks, sub-irrigated meadows, and seasonal ponds and wetlands. Views from the ranch are expansive and extend south for over 80 miles across the grasslands and lava flows of the Great Rift to the Albion Mountains near the Utah border. The property teems with elk and mule deer and, because of its size, qualifies for a landowner appreciation program permit for controlled big game hunts in Idaho hunt unit 50. A multitude of other species call the ranch home, including pronghorn, moose, sage grouse, forest grouse, chukar, and gray partridge.





HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS



Highlighted by strong perennial grasses, the ranch offers excellent grazing resources and, along with a Bureau of Land Management (BLM) grazing permit, supports summer and fall cattle use. Cottonwood Creek flows from the southern flank of Blizzard Mountain through stands of cottonwood, aspen, and willow and provides water for two irrigation rights covering approximately 50 acres. Adjoining federal and state lands and one other private ranch holding, Cottonwood Ranch is part of a large, undeveloped landscape that features exceptional public lands and nearly 100,000 acres of conserved private lands. Jointly managed by the National Park Service and BLM, Craters of the Moon National Monument and Preserve received its original monument designation in 1924 and encompasses ancient lava flows and over 400 square miles of protected sagebrush steppe grasslands. The visitor center and headquarters for Craters of the Moon is located a few miles east of the ranch. Primary access to the property is from U.S. Highway 20/26 following the route of the historic Goodale's Cutoff of the Oregon Trail. This is a seasonal road that crosses BLM lands for approximately three miles before ending at a private gate that leads to the heart of the property. A conservation easement held by The Nature Conservancy covers Cottonwood Ranch and allows for a broad set of agricultural, recreational, and residential uses.





HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

JUST THE FACTS

- 2,748± contiguous, deeded acres
- 50 miles from the airport in Hailey, midway between the small communities of Carey and Arco
- Diverse terrain with elevations ranging from approximately 6,000 feet to 7,800 feet
- Unparalleled privacy and seclusion
- Bordered by high-quality federal and state lands
- Undeveloped with excellent building sites
- Managed for summer and fall cattle grazing in conjunction with a BLM grazing permit
- Power runs to the property
- Unlimited recreation, including hiking, hunting, horseback riding, and backcountry skiing
- Teeming with big game and upland birds
- Qualifies for a landowner appreciation permit for controlled hunts in unit 50
- A conservation easement is in place to preserve the property's open space features, grazing resources, and wildlife values
- Annual property taxes are approximately \$1,235



TRENT JONES | tjones@hallandhall.com
560 2ND AVENUE NORTH | KETCHUM, IDAHO 83340
(O) 208-622-4133 | (M) 208-720-2871

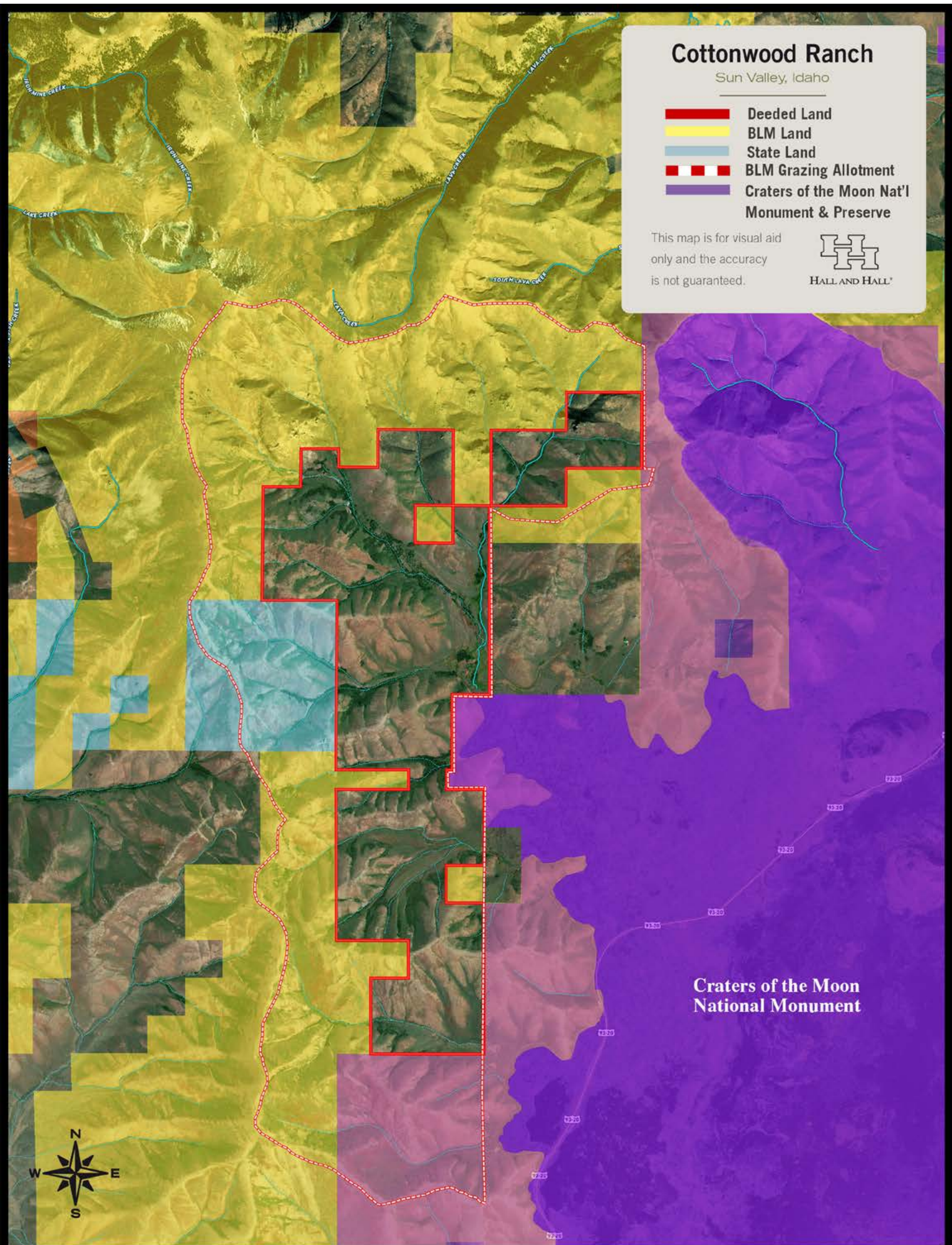
Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

Cottonwood Ranch

Sun Valley, Idaho

-  Deeded Land
-  BLM Land
-  State Land
-  BLM Grazing Allotment
-  Craters of the Moon Nat'l Monument & Preserve

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



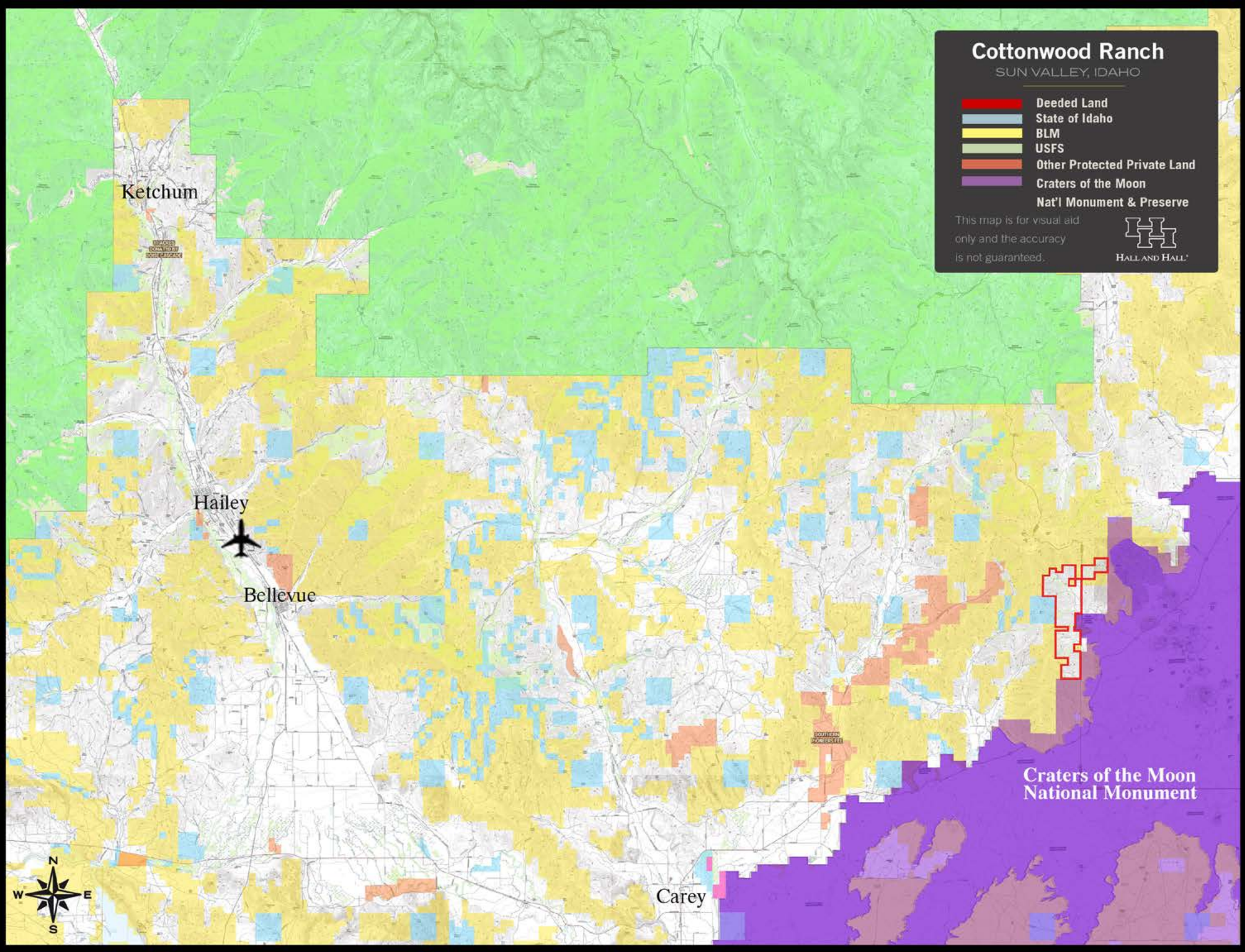
Craters of the Moon
National Monument

Cottonwood Ranch

SUN VALLEY, IDAHO

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

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



Craters of the Moon National Monument

