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IRON MINE RANCH | SUN VALLEY, IDAHO | \$4,500,000



EXECUTIVE SUMMARY

Rarely does a mountain property with the scale, beauty, and diversity of Iron Mine Ranch become available for purchase this close to Sun Valley. Lying along the southern flank of the Pioneer Mountains 50 miles from the airport in Hailey, the property is a virtually untouched wildlife and recreational paradise, with verdant meadows, forested hillsides, and several stunning wild canyons where five creeks join to form Fish Creek.

The ranch encompasses 5,308± deeded acres and includes three parcels surrounded by the Salmon-Challis National Forest totaling 160± acres. Collectively referred to as Sandy's Meadows, these parcels lie just north of the main ranch at the headwaters of Trail Creek and represent the splendor of the Pioneer Mountains high country. An additional 160± acre tract adjoining Bureau of Land Management (BLM) land lies south of the main ranch within the East Fork Fish Creek drainage. The ranch is undeveloped but offers numerous secluded, off-grid building sites with expansive views of the surrounding Pioneers landscape.

Encompassing the ranch are miles of largely roadless, wilderness-quality public lands offering solitude, endless recreation, and plentiful wildlife, including elk, mule deer, antelope, moose, upland game birds, and a host of non-game species. Given its size, the ranch qualifies for two landowner appreciation permits for controlled big game hunts in highly coveted unit 49. In addition, the ranch offers excellent summer grazing resources for cattle and sheep and includes two adjoining BLM sheep grazing permits and two state of Idaho sheep grazing leases.

Iron Mine Ranch is part of a large, undeveloped landscape with exceptional public lands and over 95,000 acres of conserved private lands. A series of conservation easements cover the ranch and allow for a broad set of agricultural, recreational, and residential uses.



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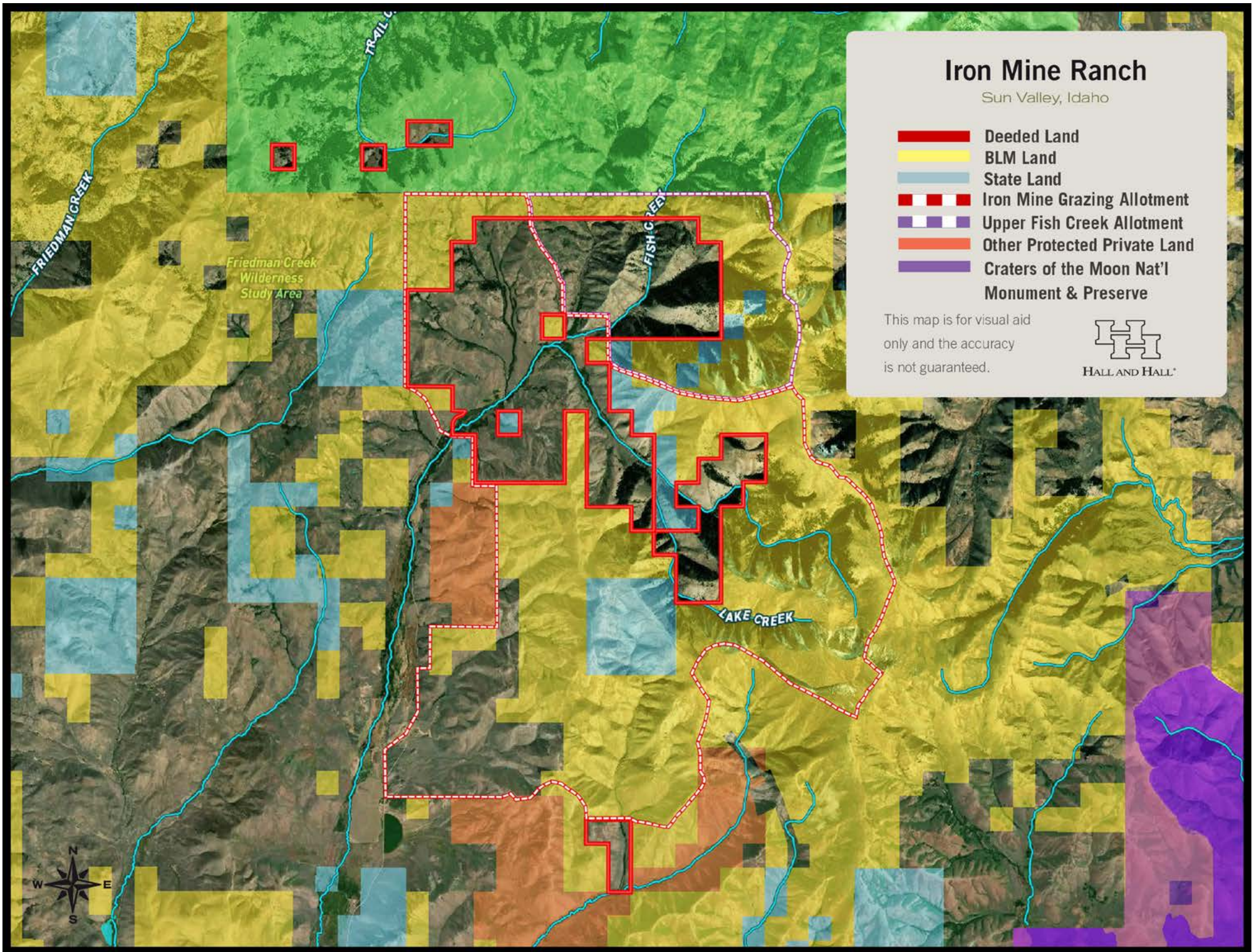
JUST THE FACTS

- 5,308± deeded acres
- 50 miles from the airport in Hailey and 20 miles from Carey
- Diverse terrain with elevations ranging from approximately 5,960 feet to 8,000 feet
- Features a mosaic of creeks, meadows, springs, beaver marshes, and stands of aspen and Douglas fir
- Undeveloped with excellent off-grid building sites and panoramic mountain views
- Unlimited recreation, including hiking, hunting, horseback riding, and backcountry skiing
- Bordered by high-quality federal and state lands and private ranches covered by conservation easements
- Wildlife includes elk, mule deer, antelope, moose, chukar, gray partridge, forest grouse, and sage grouse
- Utilized for summer grazing in conjunction with two associated BLM sheep allotments
- Qualifies for up to two landowner appreciation permits for controlled hunts in Idaho unit 49
- Conservation easements are in place to preserve the property's open space features, grazing resources, and wildlife values.
- Seasonally accessible via Fish Creek Road
- Annual property taxes are approximately \$2,430



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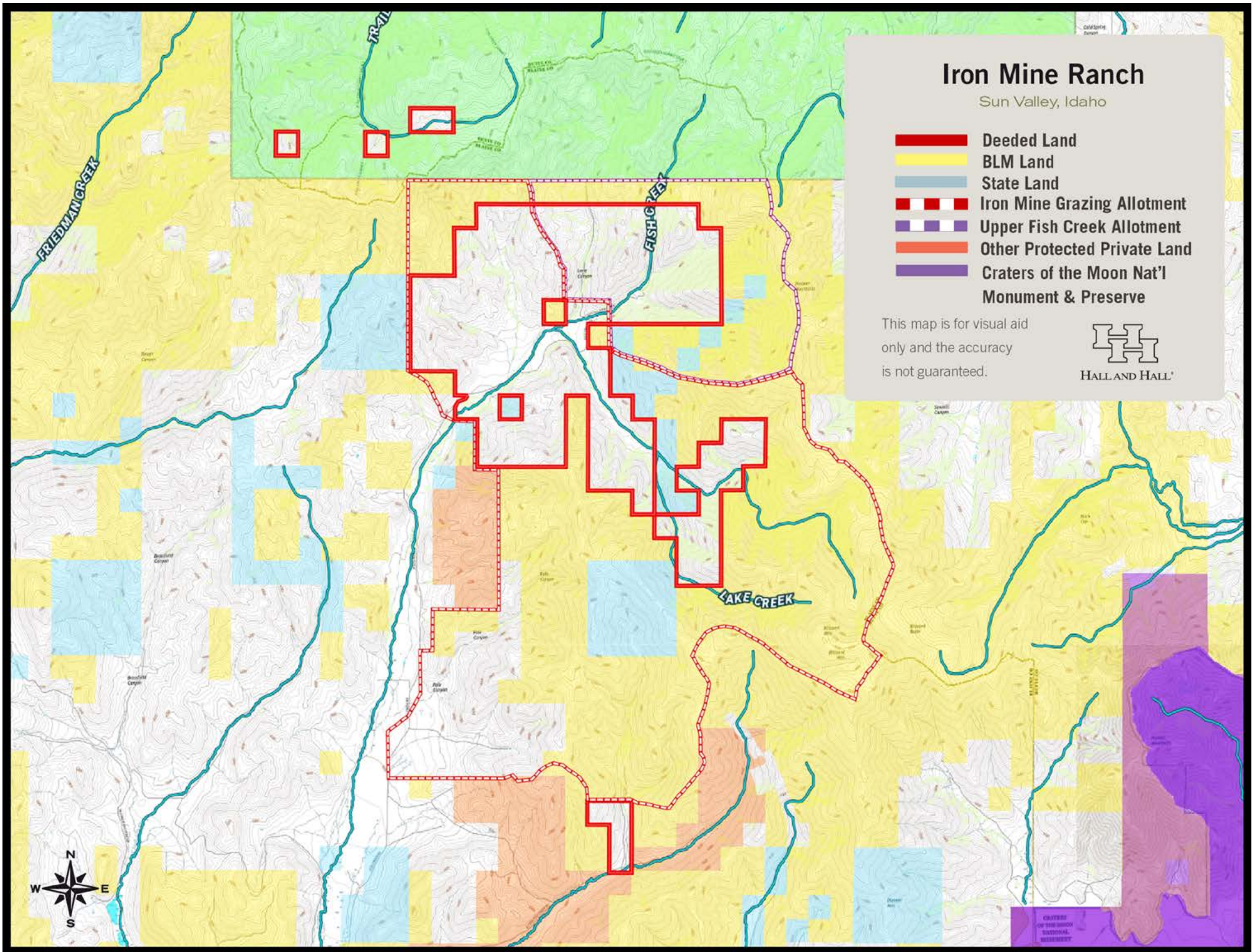
Iron Mine Ranch

Sun Valley, Idaho

-  Deeded Land
-  BLM Land
-  State Land
-  Iron Mine Grazing Allotment
-  Upper Fish Creek Allotment
-  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.





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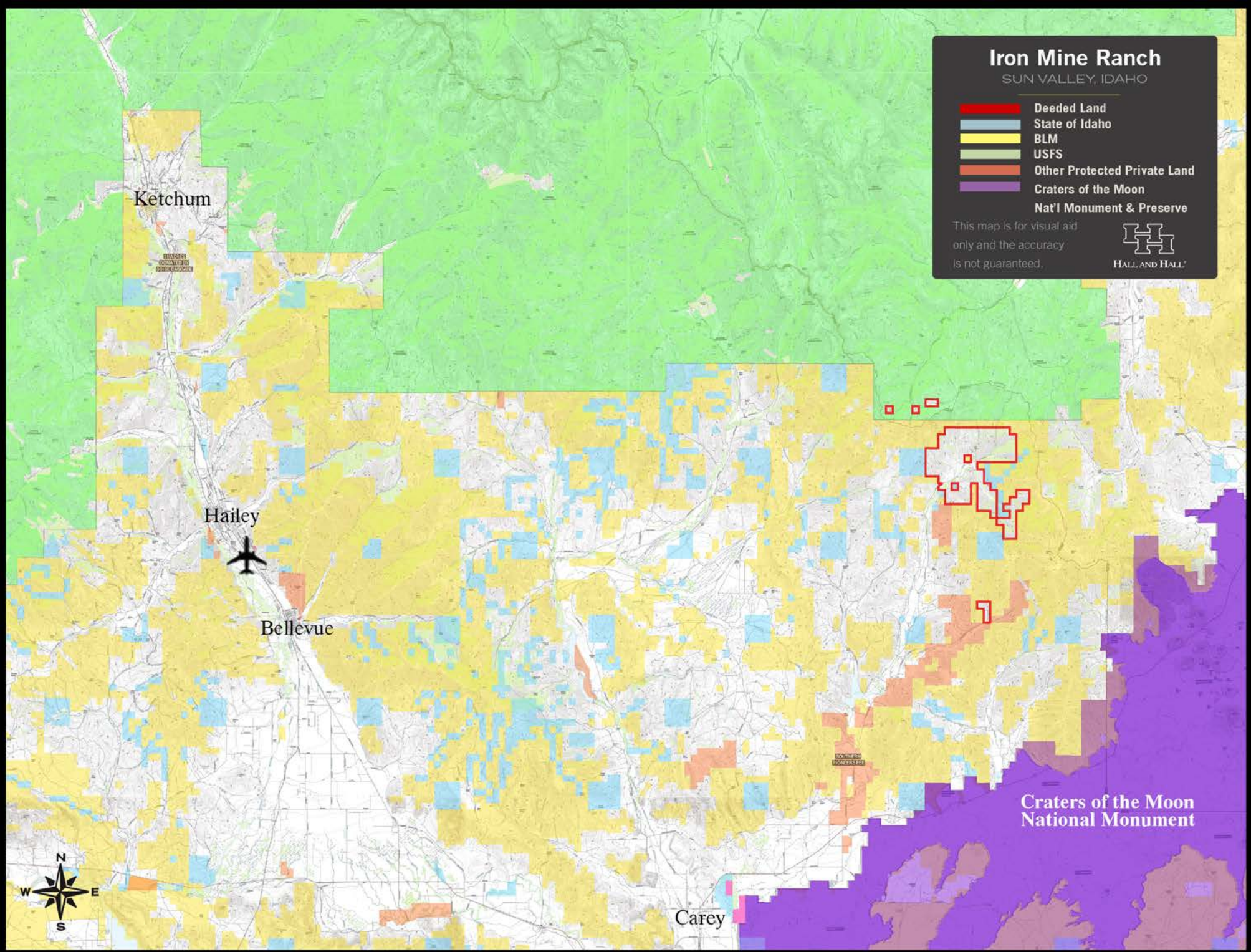
CRATERS OF THE MOON NATIONAL MONUMENT

Iron Mine 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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Craters of the Moon
National Monument

Carey

Ketchum

Hailey

Bellevue

