



DEEP CREEK RANCH
GRAND VIEW, IDAHO





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\$3,900,000 | 2,535± ACRES



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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Located in the heart of the Owyhee Uplands 50 miles southwest of the farming community of Grand View, Deep Creek Ranch is a highly productive, seasonal cattle grazing operation that features 2,535± deeded acres in ten individual parcels of land surrounded by two Bureau of Land Management (BLM) grazing allotments permitted to the ranch and an associated State of Idaho grazing lease. The ranch's deeded parcels are strategically positioned within the grazing allotments and control water sources and access points.

The Owyhee Uplands (or simply the “Owyhees”) is an immense, sparsely populated region spanning portions of Idaho, Nevada, and Oregon, where sheer canyon walls swell to broad sagebrush plateaus and juniper-covered hills that roll across one of the largest intact and undeveloped expanses of public land remaining in the Lower 48. Deep Creek represents the best of the Owyhees, encompassing robust grasslands, sage-covered mesas, juniper forests, aspen stands, red rock canyons, and numerous creeks, springs, and seasonal lakes.

The only building improvements on the ranch are two off-grid cow camps, each with a small cabin and horse pen. These camps provide basic living accommodations during the grazing and hunting seasons and are situated on separate deeded tracts connected by an internal ranch road. A set of loading corrals is located along the county road linking the ranch with Grand View and Jordan Valley, Oregon, to the northwest.

The ranch supports abundant big game, including elk, mule deer, and antelope, as well as upland birds and a host of non-games species. Deep Creek, Pole Creek, and Dickshooter Creek, all part of the Owyhee River system, offer fishing opportunities for native redband trout and introduced smallmouth bass. Because of its size, the ranch qualifies for landowner appreciation program tags for controlled hunts in highly coveted unit 42.

LOCATION

Deep Creek Ranch lies 50 miles southwest of Grand View and 100 miles south of the capital city of Boise. Access to Deep Creek is via Mud Flat Road, a seasonal county road that connects the ranch with Grand View and Jordan Valley, Oregon, to the northwest. Designated as the Owyhee Uplands National Backcountry Byway, Mud Flat Road is the primary route into central Owyhee County, a remote section of southwest Idaho that includes four federal Wilderness Areas and three federal Wild and Scenic Rivers. The city of Mountain Home, the site of Mountain Home Airforce Base, is located 25 miles north of Grand View and offers a variety of retail and commercial services as well as a general aviation airport with a 5,000-foot by 75-foot lighted runway and 24-hour Jet-A and 100LL fuel service. Boise is home to an excellent, mid-sized commercial airport with direct flights to cities across the United States.





LOCALE

The Owyhees is a vast region of southwestern Idaho, northern Nevada, and southeastern Oregon that is home to an undeveloped labyrinth of high desert plateaus and juniper-covered mountains incised by spectacular, sheer-walled river canyons. Often referred to as “America’s Outback,” the Owyhees encompass an area twice the size of Yellowstone National Park and are considered to be one of the most biologically rich desert ecosystems in the country. The area supports an array of important wildlife, including California big horn sheep, mule deer, elk, antelope, mountain lion, sage grouse, golden eagles, peregrine falcons, and Redband trout (a desert-tolerant strain of rainbow trout). There are few remaining places in the American West where native sagebrush and bunchgrass ecosystems have escaped development and fragmentation, and the Owyhees are one of them.

In addition to sustaining critical wildlife habitat, the complex geology of the Owyhees is unique and nationally significant. Carving through the heart of the region, the Owyhee, Bruneau, and Jarbidge Rivers and their various forks and tributaries twist northward toward the Snake River through steep and often vertical canyons typically composed of volcanic tuff and rhyolite extending from 400 to more than 1,000 feet deep. Geologists site the area as one of the largest concentrations of sheer-walled, volcanic-origin canyons in the western US.

From a cultural perspective, the Owyhees hold a profound significance for Native Americans who have called the region home for thousands of years. Evidence of their existence can be found in the many pictographs, petroglyphs, and artifacts that these original inhabitants left behind. Cattle ranching has a long history in the Owyhees as well, and remnant structures from the early days of the Idaho cowboy dot the area’s side canyons and river bottoms.

GENERAL DESCRIPTION

Deep Creek Ranch consists of 2,535± deeded acres in ten individual parcels surrounded by two BLM grazing allotments permitted to the ranch and an associated state grazing lease. Ranging in size from 20± acres to over 640 acres, the deeded tracts are strategically positioned within the grazing allotments and control water sources and access points. The largest deeded parcels are fenced separately from the BLM and state lands, adding flexibility to livestock management. The allotments, including the state lease, cover approximately 47,500 acres and extend for nearly 20 miles from Mud Flat Road at the north end to the confluence of Deep Creek and Dickshooter Creek at the south end. The allotments are flanked by broad tablelands and plateaus that give way to steep, rugged canyons through which Deep Creek, Pole Creek, and Dickshooter Creek flow year-round. Deep Creek Ranch is defined in large part by its abundance of water. Creeks, springs, meadows, reservoirs, playas, ponds, and dugouts are spread throughout the allotments and deeded properties supporting livestock and wildlife alike.

The primary entrance to Deep Creek is from Mud Flat Road through a locked gate located at the northernmost of the deeded parcels. Referred to as the Avery, this tract is also the largest of the private parcels and is home to one of the ranch's two off-grid cow camps with a two-room log cabin, storage shed, and horse pen. An excellent road maintained by the ranch leads south from the Avery and provides vehicular access into the Big Springs allotment and to the other deeded parcels further south. The site of the second cow camp is located approximately eight miles south of the Avery on a deeded tract referred to as Indian Crossing. Highlighted by nearly two miles of Pole Creek, Indian Crossing consists of 471± acres and a two-room buckaroo cabin with metal siding and a horse pen. An ATV trail extends south from Indian Crossing and provides access to the south end of the Big Springs allotment, as well as a dramatic area referred to as Big Point above the confluence of Deep Creek and Dickshooter Creek.

Bordering the eastern side of the ranch and encompassing portions of the Big Springs allotment are two federal Wilderness Areas: the 12,000± acre Pole Creek Wilderness at the northeast end of the ranch and the 267,000± acre Owyhee River Wilderness at the southeast end. Designated by Congress in 2009, these Wilderness Areas underscore the remoteness and undeveloped nature of the region, and because Wilderness regulations prohibit motorized and mechanized uses, they also help to preserve the solitude and privacy of the ranch by limiting vehicular access into the area around Deep Creek. A third Wilderness Area, the 43,000± acre North Fork Owyhee Wilderness, is located just a mile northwest of the ranch and encompasses the headwaters of the North Fork Owyhee River as well as several tributaries to Deep Creek.



ACREAGE

It is estimated that Deep Creek Ranch consists of 50,085± total acres. This amount breaks down as follows:

- 2,535± deeded acres (per the Owyhee County assessor)
 - 46,270± acres under two BLM grazing permits
 - 1,280± acres under a State of Idaho grazing lease





GRAZING PERMITS AND LEASES

Deep Creek Ranch is the base property for two BLM grazing allotments and a State of Idaho grazing lease. The primary BLM allotment is referred to as Big Springs and is permitted to three different cattle operators, each with its own designated grazing area and pastures. Deep Creek Ranch operates on the westernmost portion of the allotment and historically has been authorized for 547 head of cattle and 3,021 animal unit months (AUMs) from May 1st to October 15th of each year. It is estimated that Big Springs covers approximately 45,778 acres of BLM lands. The Nahas fenced federal range (FFR) allotment is a small, private-use allotment located at the north end of the ranch along Mud Flat Road and is permitted for 54 cattle and 80 AUMs from April 1st to November 30th. The Nahas FFR allotment covers an estimated 492 acres. The state grazing lease encompasses several tracts of state land totaling approximately 1,280 acres. The state lands are managed in conjunction with the Big Springs and Nahas FFR allotments. The BLM allotments are overseen by the Bruneau Field Office, while the state lease is administered by the Southwest Supervisory Office of the Idaho Department of Lands. It is important to note that the grazing permit covering the Big Springs allotment is undergoing renewal, and, therefore, the terms and conditions of the permit are subject to change pending the outcome of the renewal process. Contact Hall and Hall for more information on the status of the permit renewal.

IMPROVEMENTS

Deep Creek Ranch is minimally improved and includes two off-grid cow camps, one at the Avery and the other at Indian Crossing. These camps provide basic living accommodations during the grazing and hunting seasons, and each consists of a basic two-room cabin and a fenced horse pen. A set of loading corrals is located at the Avery along Mud Flat Road. A road maintained by the ranch provides vehicular access into the allotment and to other private tracts. The largest of the deeded properties are perimeter-fenced. Exterior and interior fencing is in place on portions of both allotments, while natural features, such as canyons and rock formations, aid in livestock management in numerous locations.



CLIMATE

Elevations at Deep Creek range from approximately 5,000 feet at the south end of the Big Springs allotment at the confluence of Deep Creek and Dickshooter Creek to over 5,700 feet at the north end near the ranch entrance. The climate for the area is best described as semi-arid with total annual precipitation of approximately 15 inches. Summers tend to be very warm regularly reaching the 90s in July and August, while winters are cold and can experience heavy snowfall.



GENERAL OPERATION

Deep Creek Ranch is currently leased to a local ranching enterprise as part of its grazing operations. In general, cattle are hauled to Deep Creek beginning May 1st and are then trailed to the south end of the ranch to start the season. Cattle graze and move north through the summer, ending up at the north end of Deep Creek in the fall. Traditionally, Calves are weaned at Deep Creek around October 15th, and cows return to the winter ranch two weeks later.



WILDLIFE AND RECREATIONAL CONSIDERATIONS

The privacy and solitude that one experiences at Deep Creek Ranch cannot be overstated, and opportunities for backcountry recreation and wilderness-quality outdoor experiences are available at every turn. The ranch and adjoining Wilderness Areas offer miles of hiking, horseback riding, hunting, fishing, and other pursuits in a landscape where it is the rare exception to come across another human. The Owyhees are rich in wildlife, and the ranch is home to elk, mule deer, chukar, and sage grouse. Because of its size, Deep Creek is eligible for landowner appreciation program tags for controlled elk, deer, and antelope hunts in highly coveted unit 42. For the angling enthusiast, Deep Creek, Pole Creek, and Dickshooter Creek are year-round streams and provide habitat for both redband trout and smallmouth bass. Night skies at the ranch are among the darkest in the nation, offering stargazers unimpeded views of the galaxy.



TAXES

Annual property taxes are approximately \$800.



MINERAL RIGHTS

All mineral and subsurface rights owned by the seller will transfer to the new owner at closing.



WATER RIGHTS

The ranch holds the following five stock water rights associated with the deeded parcels:

55-10338 • 55-10339 • 55-10340 • 55-10341 • 55-10342

These rights have been adjudicated through the Snake River Basin Adjudication and will convey to the new owner at closing. There are no irrigation rights associated with the ranch.



BROKER'S COMMENTS

Set in one of the Intermountain West's most dramatic landscapes, Deep Creek Ranch represents a special combination of privacy and seclusion, diverse scenery, quality hunting and outdoor recreation, and a highly productive, seasonal cattle operation with excellent grazing and water resources. Quality ranches, such as Deep Creek Ranch, rarely come for sale in the Owyhees.

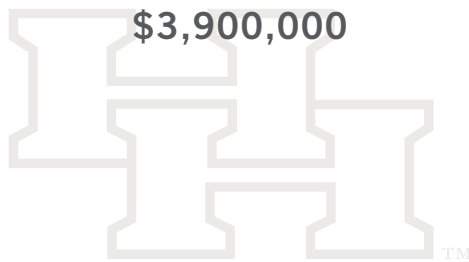




[Click on map above for link to MapRight map of property.](#)

PRICE

\$3,900,000



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ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

IDAHO BROKERAGE DISCLOSURE

The law requires all real estate licensees to perform certain basic duties when dealing with any real estate buyer or seller. You can expect any real estate licensee you deal with to provide the following “customer-level” services:

- To perform necessary and customary acts to assist you in the purchase or sale of real estate;
- To perform these acts in good faith and with reasonable care;
- To properly account for money or other property you place in his or her care; and
- To disclose “adverse material facts” which are, or should be, within that licensee's knowledge. These include facts that would significantly affect the desirability or value of the property to a reasonable person, and facts that would indicate to a reasonable person that one of the parties cannot, or will not, complete his obligations under the contract. (Note: Idaho law exempts “psychological” impacts from this disclosure requirement. See Section 55-2701, Idaho Code)

Unless or until you enter a written agreement with the brokerage for agency representation, you are considered a “Customer” of the brokerage, and the brokerage will not act as your agent. As a Customer, you should not expect the brokerage or its licensees to promote your best interest, or to keep your bargaining information confidential.

Whenever you speak to a licensee who represents a party on the other side of the transaction, (e.g., you are seeking to buy the property, and the licensee represents the seller), you should assume that any information you provide **will be** shared with the other party.

If offered by the real estate brokerage, you may enter a written agreement for “Agency Representation,” requiring that the brokerage and its licensees act as an “Agent” on your behalf and promote your best interests as their “Client.” Idaho law authorizes three types of Agency Representation.

Single Agency:

If you enter a written agreement for Agency Representation, you, as a Client, can expect the real estate brokerage to provide the following services, in addition to the basic duties and obligations required of all licensees:

- To perform the terms of your written agreement with skill and care;
- To promote your best interest, in good faith, honest and fair dealing;
 - **If you are the seller**, this includes seeking a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assisting in the negotiation thereof; and, upon your written request, asking for reasonable proof of a prospective buyer's financial ability to purchase your property;
 - **If you are the buyer**, this includes seeking a property to purchase at an acceptable price, terms and conditions, and assisting in the negotiation thereof; and, when appropriate, advising you to obtain professional inspections of the property, or to seek appropriate tax, legal and other professional advice or counsel.
- To maintain the confidentiality of specific client information, including bargaining information, even after the representation has ended.

Limited Dual Agency:

At a time you enter an agreement for Agency Representation, you may be asked to give written consent allowing the brokerage to represent both you and the other party in a transaction. This “dual agency” situation can arise when, for example, the brokerage that represents you, the seller, also represents buyers who may be interested in purchasing your property. When this occurs, it is necessary that the brokerage's representation duties be “limited” because a buyer and seller have built-in conflicts of interest. Most significantly, the buyer typically wants the property at the lowest price, while the seller wants top dollar. **As a “limited dual agent,” the brokerage and its licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning price negotiations, terms or factors motivation the client/buyer to buy or the client/seller to sell.** However, the brokerage must otherwise promote the best interests of both parties, perform the terms of the

written representation agreement with skill and care, and perform all other duties required by law.

Buyers and sellers alike often find it desirable to consent to limited dual agency: buyers do not want the brokerage to be restricted in the search for suitable properties, and sellers do not want the brokerage to be restricted in the search for suitable buyers. Thus, when all parties agree in writing, a brokerage may legally represent both the buyer and the seller in the same transaction, but only as a **“limited dual agent.”**

Limited Dual Agency with Assigned Agents:

In some situations, a brokerage that has obtained consent to represent both parties as a limited dual agent may assign individual licensees (“sales associates”) to act solely on behalf of each party. (The brokerage must have an office policy that ensures client confidences are protected.) Where this is the case, the sales associate, or “assigned agent,” is not limited by the brokerage’s agency relationship with the other party, but instead has a duty to promote the best interest of the client that he or she is assigned to represent, including negotiating a price. The designated broker (the licensee who supervises the sales associates in the brokerage firm) remains a limited dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients.

What to Look For in Any Agreement for Agency Representation:

Whatever type of representation you choose, your written Agency Representation Agreement should answer these questions:

- How will the brokerage be paid?
- When will this Agreement expire?
- What happens when a transaction is completed?
- Can I cancel the Agreement, and if so, how?
- Can I work with other brokerages during the time of the Agreement? And what happens if I sell or buy on my own?
- Am I willing to allow this brokerage to represent me and the other party in the same transaction?

Real Estate Licensees Are Not Inspectors:

Even if you have a written agreement for agency representation, you should **not** expect the brokerage or its licensees to conduct an independent inspection of the property, or to independently verify any statement or representation made by any party to the transaction or other reasonably reliable sources (such as a licensed appraiser, home inspector, or the county assessor’s office). Real estate licensees are entitled to reasonably rely on the statements of their clients and other third-party sources. ***If the condition of the property is important to you, you should hire an appropriate professional, such as a home inspector, surveyor, or engineer.***

Idaho Real Estate Brokerage Representation Act:

The specific duties owed by the real estate brokerage and its licensees to a customer or client are defined by the “Idaho Real Estate Brokerage Representation Act,” located at Idaho Code Section 54-2052, et seq.






When you sign a real estate Purchase and Sale Agreement as a buyer or seller, you will be asked to confirm:

1. that this disclosure was given to you and that you have read and understand its contents; and
2. the agency relationship, if any, between you and the brokerage working with you.

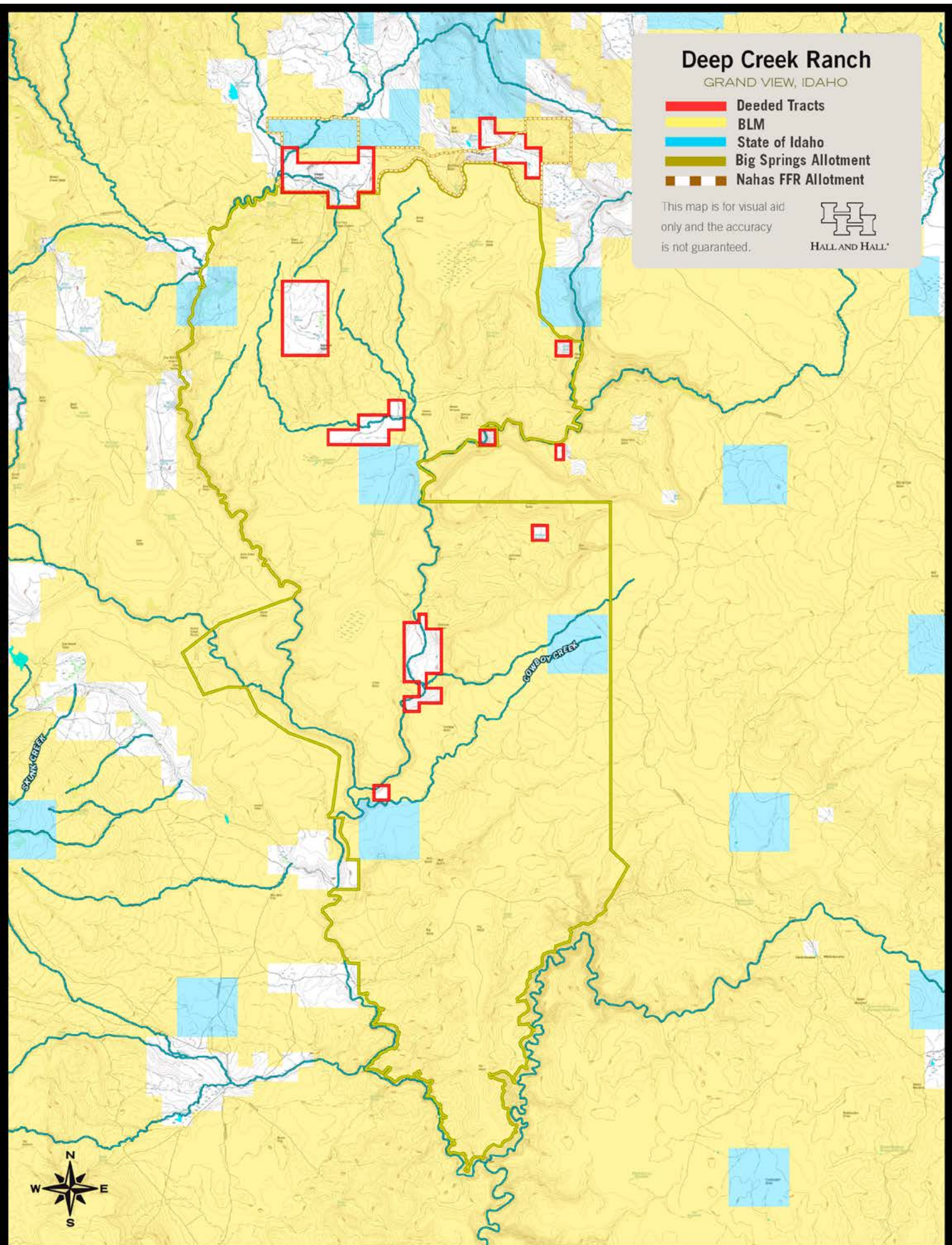
Trent Jones of Hall and Hall is the exclusive agent of the Seller.

Deep Creek Ranch

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-  Deeded Tracts
-  BLM
-  State of Idaho
-  Big Springs Allotment
-  Nahas FFR Allotment

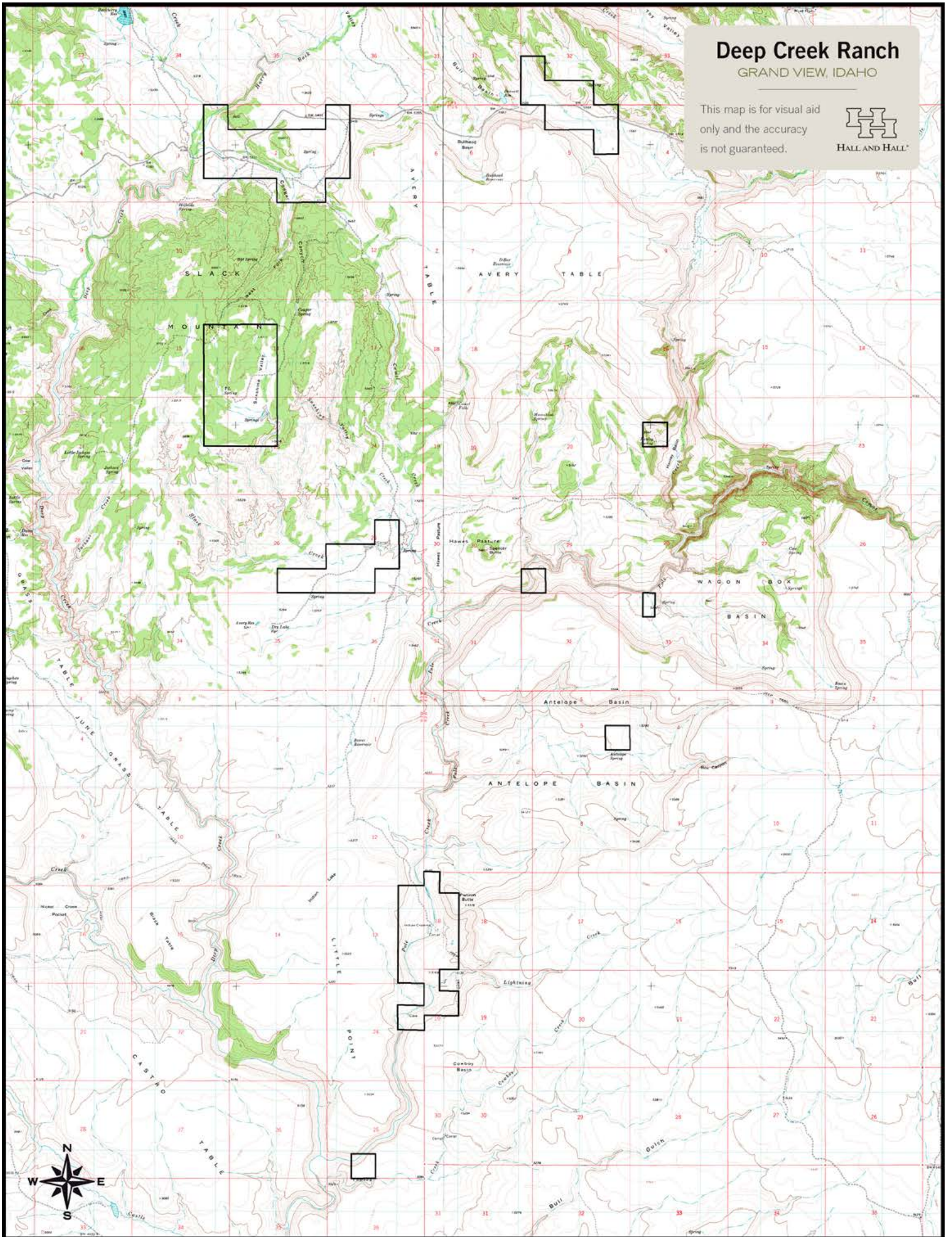
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