



LYON CREEK RANCH, SALMON RIVER CHALLIS, IDAHO

A true mountain and river ranch “featuring the longest stretch of privately held Salmon River frontage”, as the river flows nearly 4 miles through the heart of this amazing Ranch.

- +/- 4 miles private Salmon River frontage. (see Dropbox), provides outstanding wade and float fishing, or simply summer time rafting, kayaking or paddle boarding.
- Borders BLM for +/- 7 miles (see maps in Dropbox), providing access to countless thousands of acres of BLM, USFS and State of Idaho Public Lands.
- Nearly unimaginable hunting, with generous populations of elk, whitetails, mule deer, antelope, bear and mountain lion, but also amazing numbers of chukars and waterfowl, with the Ranch’s hay fields, year-round creek bottoms, ponds and river, affording vital resources and habitat for all.

+/- 770 Deeded Acres

(Note: Seller retaining approximately 10 acres)

- With decreed Water Rights dating to 1884 irrigating 353.1 acres (see Dropbox)
- Ranch is primarily irrigated by:
Three pivots, plus wheellines, some handlines and flood contour ditches

Custer County Real Estate Taxes: 2023 - \$3,094.08





Location: just 15 miles south of Challis on Idaho State Highway 75, with the east river side of ranch accessible immediately from Hwy 75 and the west river side by the ranch's private bridge off of Hwy 75 or from the south via Poverty Lane Road, which ends at the ranch, converting then to a BLM trail road into the mountains.



Improvements: are modest, with some waiting to be restored and brought back to their glory, as this ranch was once “the” showplace of the upper Salmon River.

South Headquarters:

- 48' x 48' pole equipment storage building/shop plus older utility sheds
- 40' x 60' horse and cattle barn with corrals, plus cattle calving and feed pens
- Two bedroom/one bath manufactured home

Main Ranch, Lyon Creek Headquarters:

- 3668 sq. ft., five bedroom, three bath, classic “ponderosa” ranch house with fantastic great room. Two fireplaces, with attached spacious garage, plus maid, cook or guest apartment. ALL WAITING FOR A REMODEL!
- Balance of Headquarters buildings are historic log barns and cabins, perfect for restoration.



PRICE: \$6,500,000 (cash)

Broker's Note: While we attempt to capture the highlights of such an amazing property (see Dropbox photos), one can only appreciate its vastness and incredible views by being on the ground.

We've known folks to spend years, and travel who knows how many miles, trying to find a River Ranch that is also in the mountains, that's easily accessible, with untold recreation opportunities and 15-20 minutes to town on a paved highway. Yet, today you have that opportunity before you.

So come take a look, you will not be disappointed.

DISCLOSURES:

Water & Minerals:

All minerals owned by Seller, which are appurtenant to the Subject Property will transfer to Buyers without any reservations.

All Water Rights and ditch rights owned by Seller and appurtenant to the Subject Property will also convey, subject to the ongoing Snake River adjudication process.

NOTICE: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by Broker. Prospective purchasers are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.



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