



Y-3 RANCH
SUN VALLEY, IDAHO





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\$6,250,000 | 2,375± 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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EXECUTIVE SUMMARY

Owned by the same Idaho family for nearly 50 years, the Y-3 Ranch is a longstanding, year-round cattle operation located in the Wood River Valley 30 miles south of Ketchum and the resort amenities of Sun Valley. The ranch consists of three separate units totaling 2,375± deeded acres plus an adjoining 600± acre state grazing lease. Combining productive sprinkler irrigated cropland and reliable summer pasture, the operation has historically supported 350± breeding cows. Water resources are diverse and feature a half-mile of the Big Wood River, a 1.5± acre trout pond, and multiple springs and stock tanks. There are approximately 450 acres under irrigation with 375± acres of cropland irrigated by multiple wheel lines and a single center pivot. Ranch and residential improvements include a four-bedroom owner's home, the original two-story farmhouse, employee housing units, equipment storage, machine shop, hay barns with covered feed bunks, and cattle-handling facilities. Elk, deer, antelope, and moose call the ranch home, while trout fishing is available in the river and pond. The ranch is located in hunt units 48 and 52 and qualifies for landowner appreciation program tags for controlled big game hunts in both units. Boating, water skiing, and fishing are nearby on Magic Reservoir, and the area is home to a number of destination trout streams as well as excellent hunting. Sun Valley, with its world-class skiing, fine dining and shopping, and excellent golf courses, is located a half-hour north of the ranch.



LOCATION

The Y-3 Ranch is located in south central Idaho's Wood River Valley 15 miles south of Hailey, the county seat for Blaine County and home to Friedman Memorial Airport, and 30 miles south of Ketchum and the resort amenities of Sun Valley. The headquarters tract for the Y-3 lies in a private setting approximately a mile north of US Highway 20 and the bridge at Stanton Crossing. Access to the headquarters is over land owned by the State of Idaho and a neighboring private ranch. The two additional ranch units (referred to as Timmerman and East Magic) are located a short distance from the headquarters. The Timmerman tract lies along State Highway 75 three miles southeast of the headquarters, while East Magic is situated five miles southwest of Timmerman and accessed from Highway 75 by a year-round county road. Friedman Memorial Airport in Hailey offers commercial air service through Delta, United, and Alaska/Horizon Airlines as well as a fix-based operation, Atlantic Aviation, that services and accommodates all sizes of general aviation aircraft. Estimated driving distances to major regional communities are as follows: Twin Falls, 60 miles to the south; Boise, 125 miles to the west; Idaho Falls, 130 miles to the east; Jackson Hole, 230 miles to the east; and Salt Lake City, 270 miles to the southeast.



LOCALE

Located on the southern edge of the vast central Idaho wilderness, Blaine County encompasses 2,655± square miles and supports a current population of approximately 21,000. Most of the county's residents live in the Wood River Valley communities of Hailey, Bellevue, Ketchum, and Sun Valley. Of the nearly 1.7 million acres that comprise the county, 77 percent of the landmass is state or federally owned, assuring ample open space and public lands recreation opportunities. With the Y-3 Ranch, one is able to take advantage of the amenities and activities typically found in a first-class resort community while also enjoying the low-key lifestyle afforded by rural living. As part of the larger Sun Valley community, an owner has access to one of the nation's most prestigious year-round resort areas. Top-rated golf courses, fine dining and cultural opportunities, excellent hunting and fishing, and world-class downhill and cross-country skiing are all available within a short distance of the property. At the same time, the ranch is situated in the lower Wood River Valley which offers a lovely pastoral setting with high-quality fish and wildlife resources only minutes away from Wood River Valley's more populated communities. Among other features, the lower valley is famous for blue ribbon trout fishing on Silver Creek, flights of ducks and geese crisscrossing the skyline, herds of elk, deer, and antelope, and working farms and ranches. With the Y-3 Ranch, an owner truly enjoys the best of everything the area offers.



GENERAL DESCRIPTION

The ranch consists of three separate units totaling 2,375± deeded acres plus an adjoining 600± acre State of Idaho grazing lease. At 1,559± deeded acres, the headquarters tract is the Y-3's largest parcel and bordered by the ranch's state grazing lease, lands managed by the Bureau of Land Management (BLM), and two other private ranches, including one covered by a conservation easement. Water resources at the headquarters feature a half-mile of the Big Wood River, a 1.5± acre trout pond, and multiple springs and stock tanks. There are approximately 450 acres under irrigation at the headquarters with 375± acres of cropland irrigated by multiple wheel lines and a Zimmatic center pivot. Ranch and residential improvements include a four-bedroom owner's home, the original two-story farmhouse, employee housing units, equipment storage, machine shop, hay barns with covered feed bunks, and cattle-handling facilities with certified cattle scales.



The East Magic and Timmerman tracts are located a short distance from the headquarters and are utilized during summer months for pasture and hay production. The 176± acre Timmerman tract features 55± acres of irrigated pasture and cropland and an additional four acres of irrigated land managed as a tree farm planted with conifers. A 55± acre dry pasture with a seasonal spring and stock pond is located west of the irrigated lands.



The Timmerman parcel encompasses a set of older buildings used for employee housing purposes and is also the site of the Timmerman Hill pioneer cemetery where some of Blaine County's earliest settlers were laid to rest. Five miles southwest of Timmerman is the 640± acre East Magic unit. This unimproved parcel features strong native grasses and stock water resources that support early season grazing. Depending on annual moisture conditions and management objectives, East Magic supports 50-100 pairs for May and June before cattle are moved to Timmerman for the remainder of the summer. There is power to the property servicing a stock well.

All three units of the Y-3 Ranch offer excellent building locations with elevated views north across the Wood River Valley to Bald Mountain, Kelly Mountain, and the peaks of the Pioneer Range. Boating, water skiing, and fishing are nearby on Magic Reservoir, and the area is home to a number of destination trout streams as well as excellent big game hunting and wingshooting for waterfowl and upland birds. Sun Valley, with its world-class skiing, fine dining and shopping, and excellent golf courses, is located just a half-hour north of the ranch.

ACREAGE

The Y-3 Ranch consists of 2,375± deeded acres in three separate tracts: the headquarters (1,559± deeded acres), Timmerman (176± deeded acres), and East Magic (640± deeded acres). The headquarters also includes an adjoining 600± acre state grazing lease.





IMPROVEMENTS

The Y-3 Ranch offers all of the infrastructure necessary for a viable livestock operation. The majority of ranch and residential improvements are located at the headquarters and include a comfortable four-bedroom owner's home, the original two-story, four-bedroom farmhouse, two employee housing units, equipment storage, machine shop, four hay barns with covered feed bunks, and cattle-handling facilities with certified cattle scales. The Timmerman parcel encompasses a set of older buildings located used for employee housing.





CLIMATE

The elevation of the Y-3 Ranch averages 4,900 feet. The climate for the area is best described as semi-arid with an average humidity of 30 percent and annual precipitation of 14 inches per year. Summers are comfortable with the temperatures reaching into the 80s and cooling to the mid-50s at night. Winters are generally cold with an average maximum temperature from November through February of 35 degrees and an average minimum temperature during the same period of 13 degrees.



GENERAL OPERATIONS

The ranch is managed as a balanced, year-round cow-calf operation with the capacity to run up to 350 breeding cows plus bulls utilizing the Timmerman and East Magic units and state grazing lease. The owner typically carries over steer and heifer calves until April. At the headquarters, there are approximately 450 acres under irrigation with 375± acres of cropland irrigated by multiple wheel lines and a 125-acre Zimmatic center pivot. The ranch raises its own winter feed, and cattle utilize the deeded rangelands, irrigated pastures, and state lease during the grazing season. Ranch improvements at the headquarters include equipment storage, a machine shop, hay barns with covered feed bunks, and cattle-handling facilities with certified cattle scales. Depending on moisture conditions and management objectives, East Magic and Timmerman support 50-100 pairs for the summer. Cattle are hauled to East Magic in early May and remain there until July when they are moved to Timmerman for the remainder of the summer. East Magic features strong native grasses, and there is power to the property servicing a stock well. Timmerman features 55± acres of irrigated pasture and cropland. A 55± acre dry pasture with a seasonal spring and stock pond is located west of the irrigated lands.



WILDLIFE AND RECREATIONAL CONSIDERATIONS

Featuring a 1.5± acre trout pond and over a half-mile of frontage on the Big Wood River, the Y-3 offers excellent trout fishing through the season. In addition to onsite fishing opportunities, the ranch lies in the center of Idaho's best collection of trout waters. From classic spring creek fishing on world renown Silver Creek to the excellent freestone fisheries of the Big Wood, Little Wood, and Big Lost Rivers to stillwater fishing on nearby Magic Reservoir, an owner of the Y-3 is only minutes away from an outstanding fishing experience.

The area is also rich with upland birds and waterfowl. Chukar and Hungarian partridge are plentiful in the surrounding foothills and grasslands, while sage grouse are abundant in sagebrush stands on adjacent BLM lands. Numerous springs and spring creeks are found in the lower Wood River Valley. Because of their flow and constant temperature, these bodies of water rarely freeze in the winter, which make them a haven for migrating and wintering ducks and geese.

The Wood River Valley is home to strong populations of big game. Elk, mule deer, antelope, and moose can all be found on the Y-3 taking advantage of the ranch's size and insulated location. The ranch is located in units 48 and 52 and the Smokey-Bennett elk management zone and qualifies for landowner appreciation program tags for controlled big game hunts in both units.

In addition to hunting and trout fishing, the Sun Valley area offers a variety of high quality, year-round outdoor recreation activities only minutes away from the ranch. Winter activities include skiing on famous Bald Mountain and cross-country skiing, snowshoeing, and snowmobiling on the area's extensive trail network. During the summer and fall, the area's diverse topography offers unparalleled hiking, trail riding, cycling, and ATV riding. Blaine County is also blessed with tens of thousands of acres of BLM and national forest lands that provide unlimited opportunities to experience the best of Idaho's backcountry.



TAXES

Annual Blaine County property taxes total approximately \$7,300 and breakdown as follows:

Headquarters – \$5,025

Timmerman – \$2,000

East Magic – \$275

WATER RIGHTS

The Y-3 Ranch holds nine surface and ground irrigation rights covering 514.7 acres. Of this total, the headquarters tract holds six irrigation rights for 455.4 acres, while the Timmerman parcel holds three irrigation rights for 59.3 acres. There are multiple stock and domestic water rights for each of the three parcels plus a recreation water right for the trout pond at the headquarters. Each of the water rights has been adjudicated through the State of Idaho's Snake River Basin Adjudication.

MINERAL RIGHTS

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





BROKER'S COMMENTS

Insulated by large, private ranches and undeveloped BLM and state lands, the Y-3 Ranch offers amazing seclusion and privacy in a beautiful foothill setting yet is easily accessible to the communities of the Wood River Valley. The Y-3 features excellent operational flexibility and can continue to be managed as a year-round livestock operation or with a focus on seasonal grazing and hay production, equestrian pursuits, recreation, and/or wildlife habitat enhancement. The ranch is also an outstanding candidate for a conservation easement in coordination with one of the Wood River Valley's conservation organizations active in preserving open space and working ranchlands in Blaine County.





Click on map above for link to MapRight map of property.

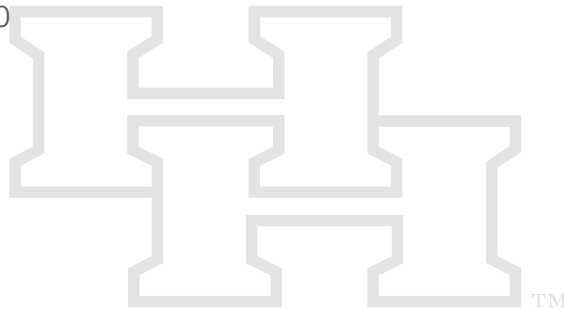
PRICE

\$6,250,000

The Seller is also offering the Timmerman and East Magic tracts individually as follows:

Timmerman -- \$650,000

East Magic -- \$725,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

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. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 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. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 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. [Scott Griswold](#) at (406) 656-7500, [Ben Gardiner](#) at (970) 520-4871 or [Stacy Jackson](#) at (903) 820-8499 are available to describe and discuss these services in detail and welcome 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

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[J.T. Holt](#) • (806) 698-6884

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.

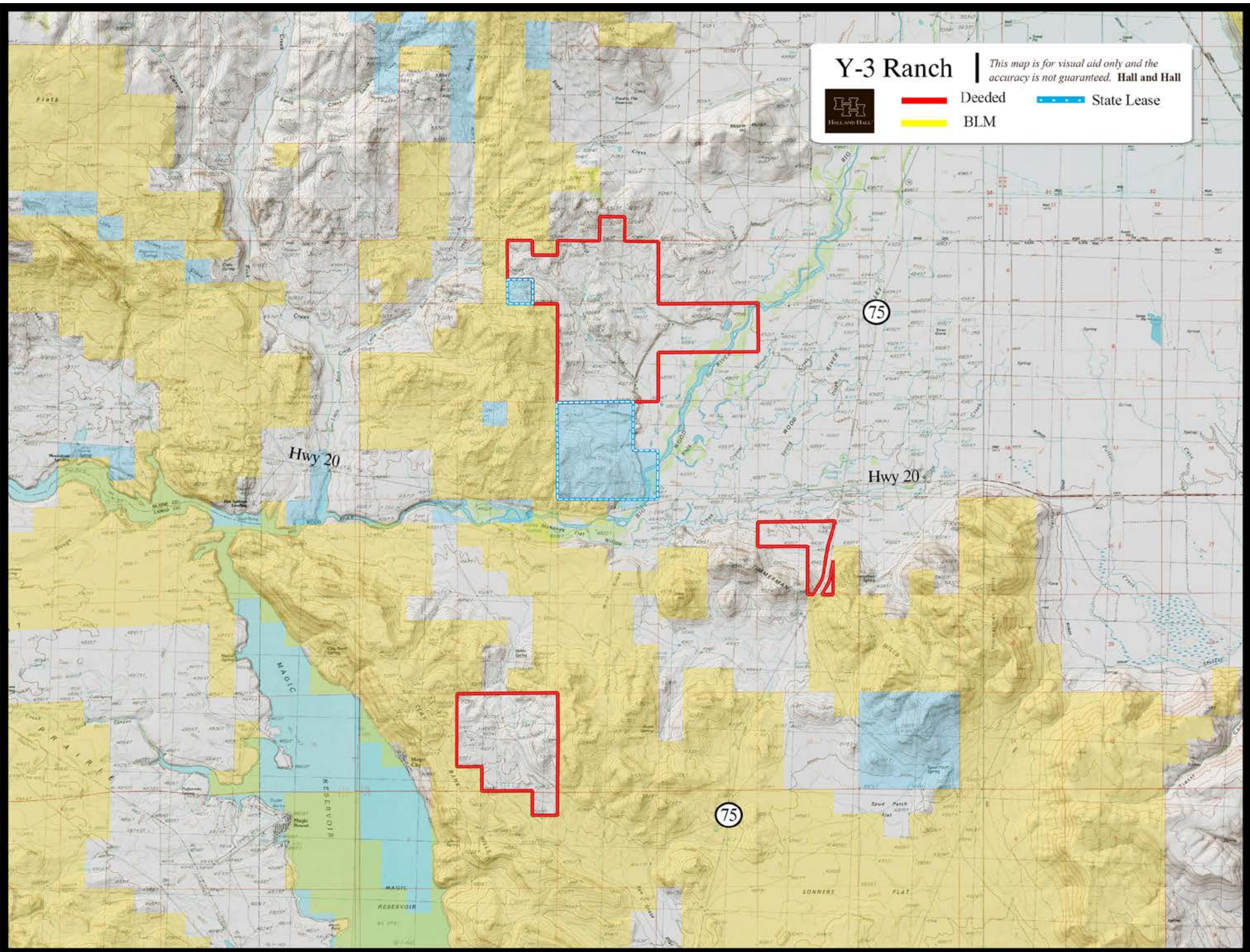
Trent Jones of Hall and Hall is the exclusive agent of the Seller.

Y-3 Ranch

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



- Deeded
- BLM
- State Lease

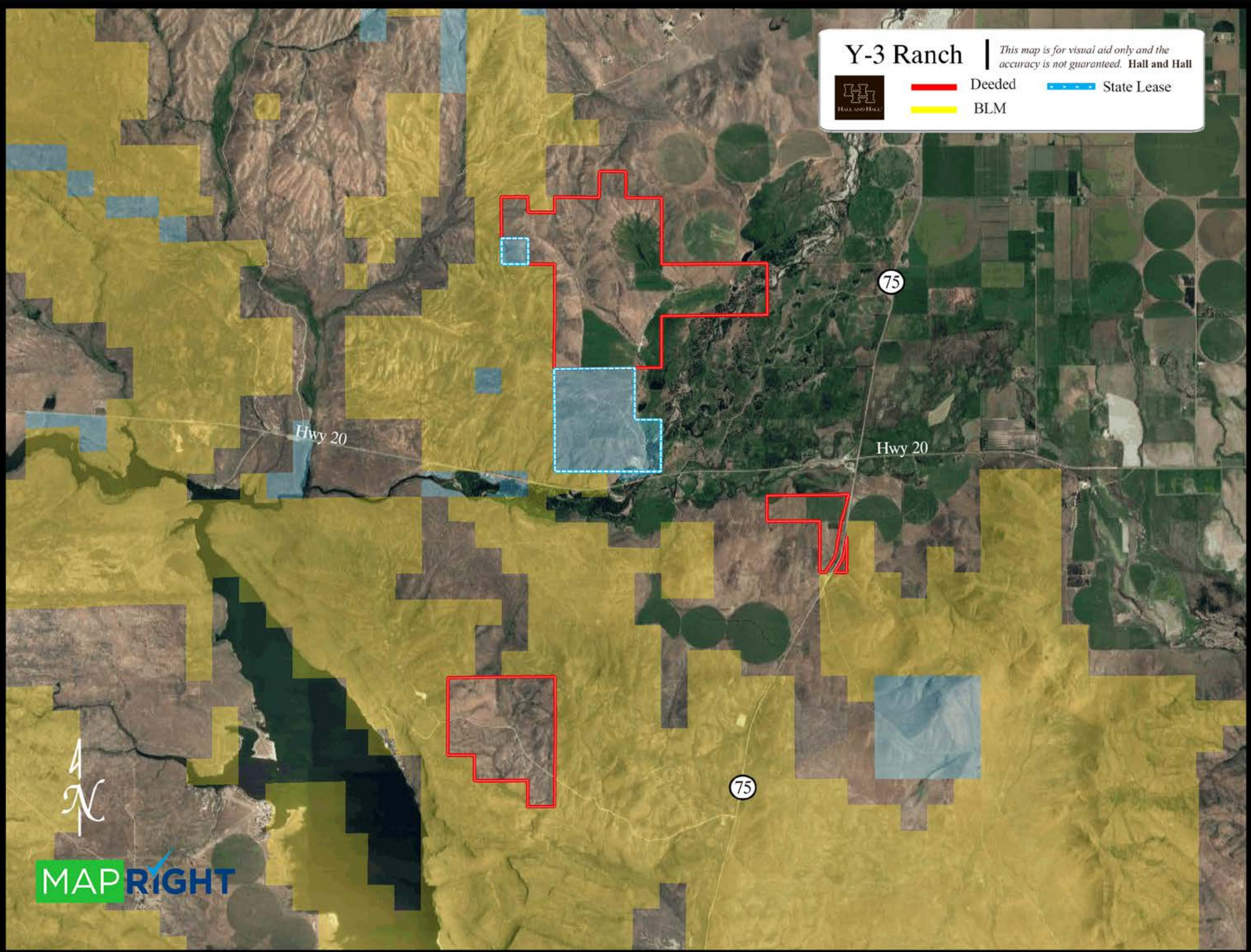


Y-3 Ranch

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-  Deeded
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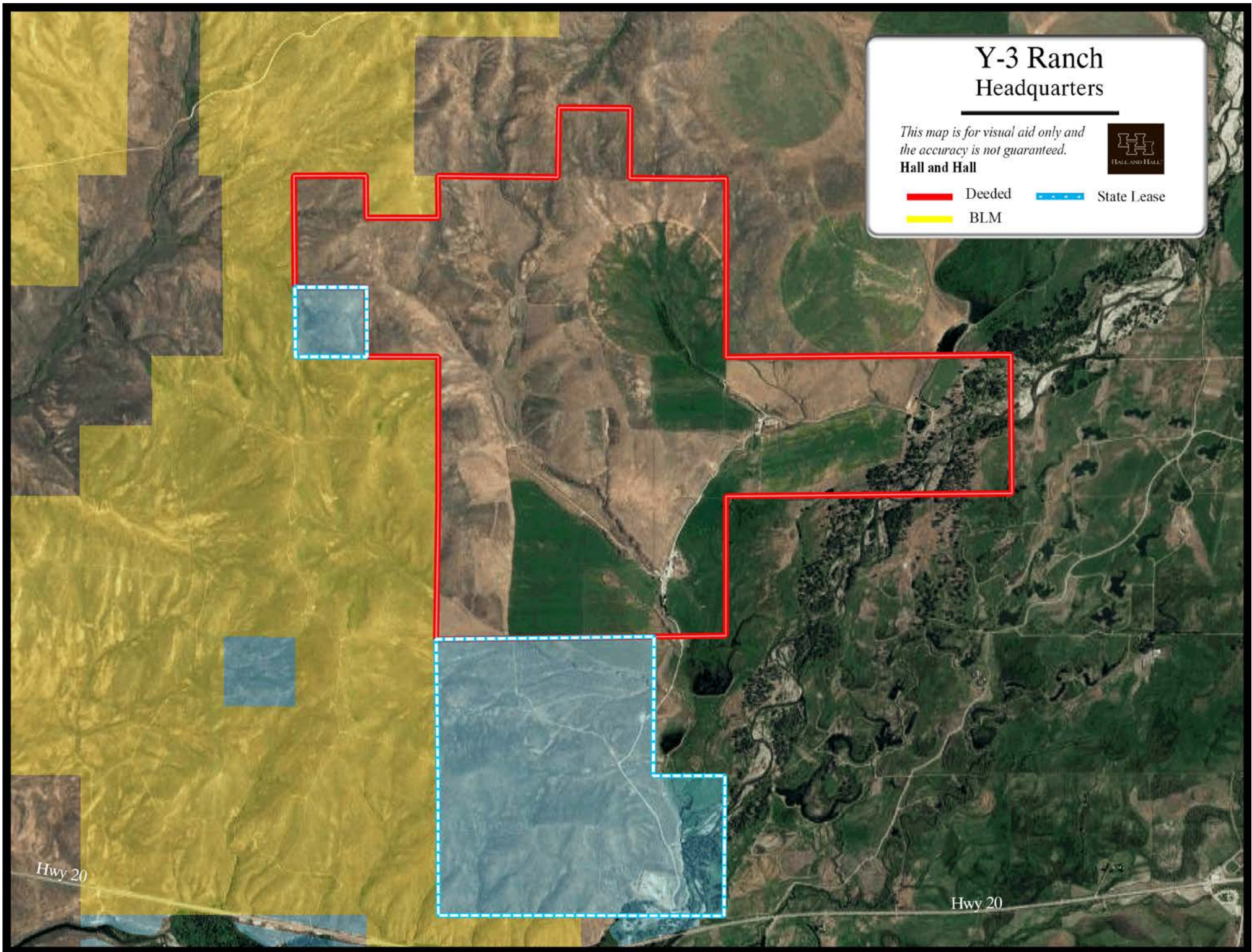
Y-3 Ranch Headquarters

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-  Deeded
-  State Lease
-  BLM



Y-3 Ranch

Timmerman & East Magic Units

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 Deeded

 BLM

