

Gold Ranch

REXBURG, IDAHO



FLY FISHING | HUNTING | RANCHING | CONSERVATION

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Introduction:

The Gold Ranch is comprised of 980 deeded acres nestled along the river bottom of the famed Henry's Fork River in the heart of eastern Idaho's agricultural landscape. In addition to nearly 1.5 miles of Henry's Fork River frontage there are three spring-fed sloughs that meander through the property for nearly 3.5 miles: Texas Slough, Mulligan Slough and Bannock Jim Slough. The abundance of water resources coupled with the agricultural component creates a setting on the Gold Ranch for premier waterfowl hunting in the Rocky Mountain West. Through a cooperative effort with local land trusts and government agencies the current owners have completed numerous enhancement projects, providing additional habitat and placing approximately 807 acres of the ranch in protective easements. The Gold Ranch is a true sporting ranch located within close proximity to everyday conveniences in nearby Rexburg and Idaho Falls.



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Location:

Located 6 miles southwest of Rexburg, Idaho, the Gold Ranch is situated on the banks of the famous Henry's Fork River. The city of Idaho Falls is 20 minutes south and provides all major conveniences including commercial air service. Grand Targhee Ski and Summer Resort is nearby, just over one hour drive east. Rexburg represents the junction of Highway 33 and Highway 20 and is home to BYU-Idaho's four-year university. Highway 20 runs south to Idaho Falls and north to Island Park or Yellowstone's western entrance in West Yellowstone, Montana. Highway 33 runs east to the resort valley surrounding the town of Driggs and over Teton Pass to Jackson Hole. Within three hours by Highway 33 is Sun Valley or Beaverhead, Big Hole and Ruby River areas in Southwestern Montana. The Teton, South Fork, Warm, Fall, Snake and Madison Rivers are all within 90 minutes. Targhee National Forest surrounds the entire basin with thousands of acres for hiking, biking, horseback riding, camping, snowmobiling, skiing, photography and rafting. Yellowstone National Park's southwestern backcountry entrance is 35 minutes northeast of the ranch. The Gold Ranch lies among eastern Idaho's agricultural landscape with wonderful views of the Big Hole Mountains and year round county road access.

Acreage:

The ranch consists of 980 deeded acres defined by numerous wildlife-rich water resources and the operational agricultural component. The western portion of the property borders the Henry's Fork River for 1 ½ miles while three spring-fed sloughs bisect the property on an east-to-west path for nearly 3 miles and offers great habitat for fish and waterfowl. Enhancement work has been completed on several areas of the ranch to include a Trumpeter Swan Preserve, a mallard marsh, a turkey pond as well as the implementation of several watering systems that allow for seasonal flooding of the agricultural fields following the fall harvest.



The agricultural operation on the ranch currently consists of approximately 300 tillable acres currently planted in grain. There is an existing 5-year lease in place with a neighboring tenant farmer for the time period beginning on May 15, 2012, and expiring on May 15, 2017. This lease is transferable and assumable for an incoming buyer. The current lease rate is \$65 per farmable acre and the tenant is financially responsible for general repair and maintenance on the property. The tenant is also required to plant up to \$3,500 of millet and legumes per year in the designated

areas outlined by the conservation easement. Please reference the tillable acreage and required planting areas found in the attached maps. Two building sites are allowed in accordance with the existing conservation easement. A 3-acre building envelope exists along Texas Slough and allows an incoming owner to build a 10,000 sqft home within the 3-acre tract. Another 3-acre building envelope exists that can be built upon when the life estate of current resident expires. Contact the listing agents for more details.

Conservation Easement:

There are two conservation easements protecting 807 acres of the 980 deeded acres on the Gold Ranch. The Bureau of Land Management (BLM) holds the easement on the northern 571 acres. This easement is managed and monitored by the Teton Regional Land Trust. The southern 237 acres have been enrolled in a Wetlands Reserve Program (WRP), a conservation easement through the Natural Resources Conservation Service (NRCS) under the umbrella of the United States Department of Agriculture (USDA). Details of each of these easements and their limitations and allowances can be explained in detail by the listing agents or with either of the two entities holding the easements.



Live Water:

Henry's Fork River, meanders through the Gold Ranch for 1 ½ miles, and it is a classic wild trout fishery, perhaps the most notable in the western United States. From its inception near Island Park, the river takes on a spring creek and tailwater quality through the famous Railroad Ranch section, transitioning into freestone canyon habitat and back into a freestone meadow river above the Ashton Reservoir. Another tailwater emerges downstream of Ashton and is joined by water from the Fall River and both forks of the Teton River before heading downstream of the Gold Ranch. The confluence of the Henry's Fork and the South Fork is 3 miles downstream of the ranch.

This section of the Henry's Fork does not carry as many trout per mile as the upper, more heavily trafficked sections of the river. However, the average size of the trout in this section is double that of the upper sections. The largest fish in the two river systems are found in this area. Hopper or dropper fishing is very good for the larger fish in the river in addition to streamer fishing that is typical in spring and fall. Trophy trout in the 6-8 pound range are not uncommon here, and rainbow trout have been landed up to 14 pounds.

Mulligan Slough is a small, slow moving, spring fed slough that courses its way through the southern central portion of the property for over ¾ mile providing habitat for juvenile fish populations and waterfowl late into the winter season. Bannock Jim Slough is a small spring-fed slough similar to Mulligan slough located on the southern most portion of the property over ¾ mile in length.



Live Water: (Continued)

Texas Slough is a large spring creek that runs through the ranch for approximately 1 ½ miles with the average flow of 100 cubic feet per second (CFS). The cottonwood groves, instream weed growth and undercut banks provide substantial cover for the large resident rainbow trout populations. Food sources are prolific in the spring waters with a variety of mayflies, midges, scuds, snails and leeches. These rainbow trout are known to break the snails loose from the weeds with their tails and subsequently circle downstream to eat them as they drift free. Many areas on the ranch are conducive to fishing the stream from the bank or wading to casting positions below downed timber or undercut banks. Slow drifting in a float tube is also a very effective way to cast large terrestrial patterns along the undercut banks.

Approximately midway through Texas Slough's meander on the ranch is a land bridge with a large culvert underneath. Downstream of the land bridge is a huge plunge pool that provides excellent cover for trophy trout and perhaps the best location for catching the trout of a lifetime. After the plunge pool, the slough settles over clean gravel where spawning beds are located and typical feeding stations for trout are plentiful. The slough continues with faster water downstream of the land bridge for ½ mile providing excellent fishing from the banks prior to its confluence with the Henry's Fork.



Water Rights:

The landowners have natural flow water rights from Mulligan Slough in the amount of 2.4 cubic feet per second (CFS) for the irrigation of 242 acres. The landowners also have shares in the Liberty and Texas Slough Canal Companies, which transport water diverted from the South Fork of the Snake River near the town of Archer, Idaho. Most of the ranch east of the bridge over Texas Slough is flood-irrigated with water from the Texas Slough Canal. Lands west of the bridge are irrigated from Mulligan Slough and Liberty Canal. Irrigation water from Mulligan Slough is distributed to croplands and wetlands via an electric three-phase pump and mainline irrigation pipe.



Mulligan Slough originates approximately $\frac{1}{2}$ mile south of the ranch via two forks and flows through the southwestern portion. Mulligan Slough joins the Henry's Fork nearly $\frac{1}{2}$ mile southwest of the ranch. Mulligan Slough is sometimes referenced as McMillan Slough in water rights documentation.



Waterfowl Hunting:

It is no secret that this Rexburg region on the Henry's Fork provides tremendous waterfowl migrations for ducks and geese, and the Gold Ranch is ideally located within this flyway. With 1 ½ miles of Henry's Fork frontage, three separate spring-fed sloughs totaling 3 miles, grain fields, numerous waterfowl enhancement projects coupled with a sound management practice have made this an amazing waterfowl hunting ranch.

The typical waterfowl season runs from early to mid-October through the first week in January. As the season carries on, this ranch enjoys a distinct advantage over nearby properties with private hunting clubs when most water sources ice over. As pothole ponds freeze completely in December and large chunks of ice float down the river, Texas Slough, Mulligan Slough and Bannock Jim Slough provide open, warmer water. These sloughs continue to attract and hold large numbers of ducks and geese through the entire winter, even well after the hunting season has closed.



Summary

The Gold Ranch is conveniently located within 20 minutes of the Idaho Falls commercial airport and in the middle of the finest fly fishing region in the country. With a quiet, pastoral setting the Gold Ranch offers fantastic trout fishing and exceptional waterfowl hunting, making it an ideal sporting ranch retreat.

PRICE: \$2.6M, Was \$3.5M

TAXES: \$7,869 in 2013



CONTACT:

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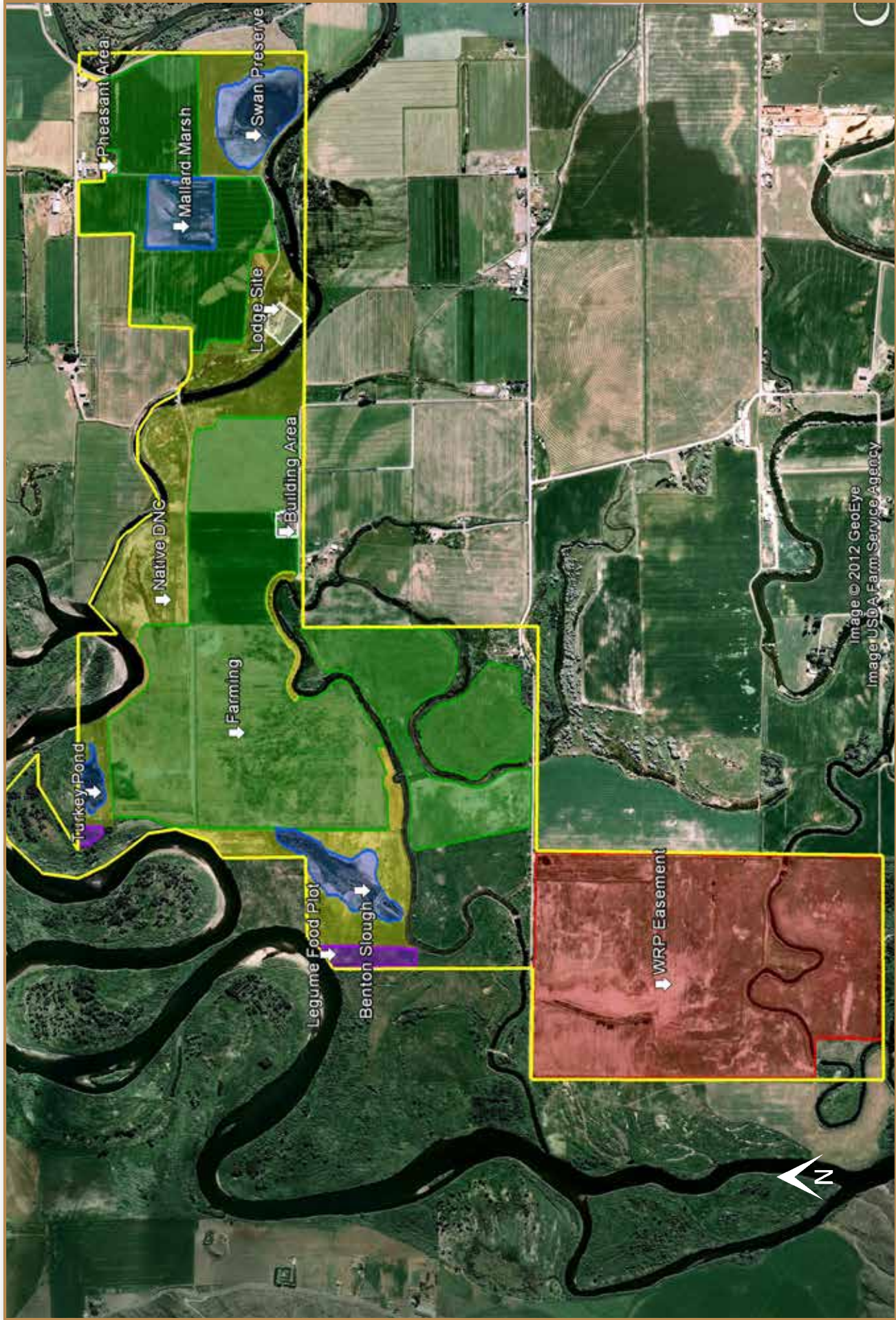
Notes:

- 1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you.
- 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.
- 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



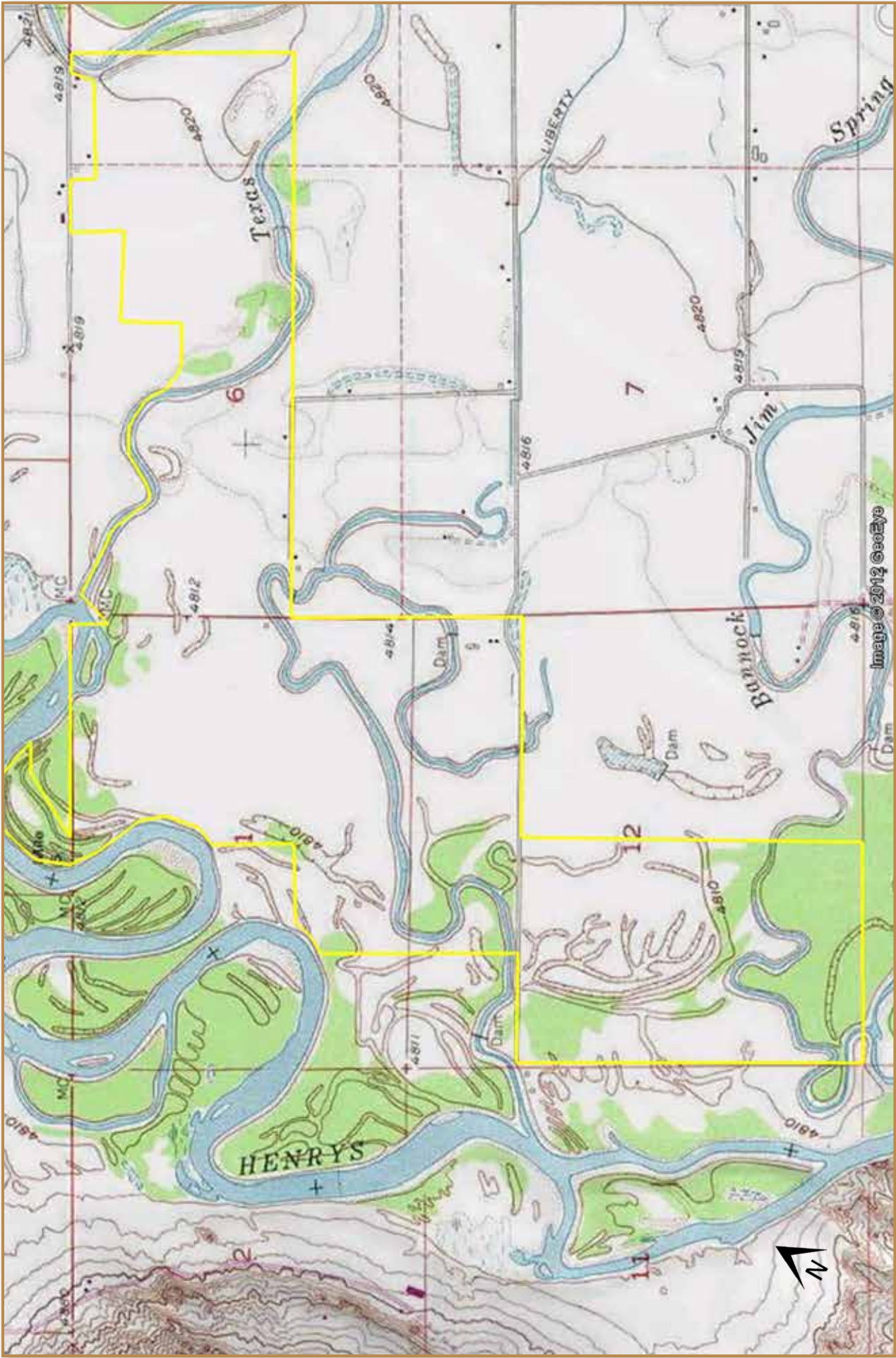
Gold Ranch Location Map

Maps are for visual aid only ~ accuracy is not guaranteed.



Gold Ranch Aerial Map

Maps are for visual aid only ~ accuracy is not guaranteed.



Gold Ranch & Topographical Map

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