

A cowboy wearing a black hat and a dark vest over a pink shirt is riding a brown horse. He is holding a lasso and herding a group of dark-colored cattle in a dirt corral. The background shows a green metal fence and a cloudy sky.

# FAY RANCHES<sup>®</sup>*Inc.*

## BRANCH KEYHOLE RANCH

Midvale, Idaho

10,705± Deeded Acres | 86,673 Acres Grazing Lease

\$15,900,000

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS





Branch Keyhole Ranch | Midvale, Idaho

# INTRODUCTION

Located below the West Mountains in Central Idaho, the Branch Keyhole Ranch spans across a vast expanse of undulating hills and fragmented waterways. It shares its eastern border with the Payette National Forest, encompassing timbered drainages. The ranch comprises 10,705± deeded acres and an additional 86,673± acres of grazing leases, encompassing areas managed by the Forest Service, Bureau of Land Management (BLM), and Idaho State Land.

Traditionally, the ranch supported approximately 950 pairs of cattle year-round. As the grass matures, the cattle can be led from the lower elevations into the higher regions. Due to a fire that occurred south of the forest service allotment last summer, the grazing capacity for the next two summer seasons will be limited to a total of 375 pairs of the 710 allotted.

The home place includes approximately 600± acres of irrigated cropland and an additional 600± acres of dryland farming. The ranch features three residences, necessary infrastructure, and corrals, epitomizing the classic Western cattle ranch setting.

The Little Weiser River, along with the South Fork of Grays Creek and King Hill Creek in the upper summer pastures, runs through the property. Crane Creek meanders through the home ranch for approximately 3.2± miles, while Granger Creek flows into Crane Creek. Numerous smaller tributaries and springs dot the ranch, making it highly suitable for productive grazing. Abundant water sources and diverse wildlife populations, including elk, mule deer, turkey, bear, and upland birds, thrive within the ranch's big sagebrush hills and timbered areas. This natural environment serves as a haven for wildlife. The Branch Keyhole Ranch offers year-round versatility, boasting some of the finest grasslands in Southern Idaho, as well as various recreational opportunities typical of a mountain ranch throughout all four seasons.



# QUICK FACTS

- 10,705± deeded acres
- 86,673± acres of grazing leases on FS, BLM and ID State land
- 3 homes along with corrals, barns, equipment sheds hay storage and more
- No shipping needed, this is the ideal drift ranch
- 600± acres of irrigation with 5 pivots and wheel lines, plus 600± acres of dryland. Crops grown include alfalfa, corn, oats, and wheat
- Wildlife consisting of elk, mule deer, turkey, and bear
- World-class pheasant and upland game hunting
- Borders the Payette National Forest and BLM Land
- Four live creeks flow through the ranch
- Historically the ranch can support up to 950 pair
- 115 miles north of Boise, Idaho







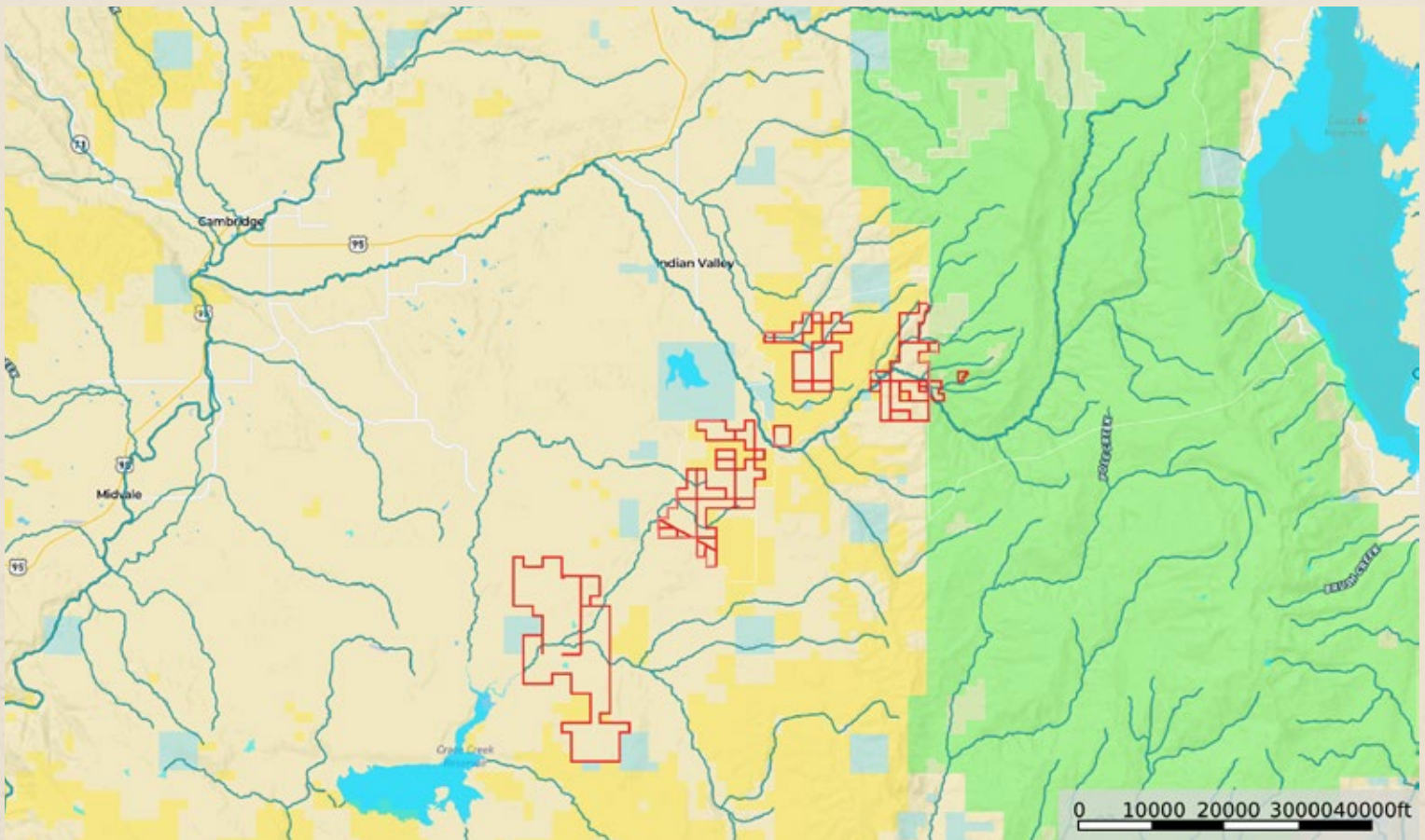


# LOCATION

The ranch is located approximately 16 miles east of the town of Midvale (population 200), a small friendly town, and Council and Cambridge are 18 and 25 miles distances, where most agricultural needs can be met along with a good steak! The Payette National Forest is located adjacent to the ranch, and the recreation is vast. Ranching is the main economic driver, with recreation pursuits a big draw to the area.

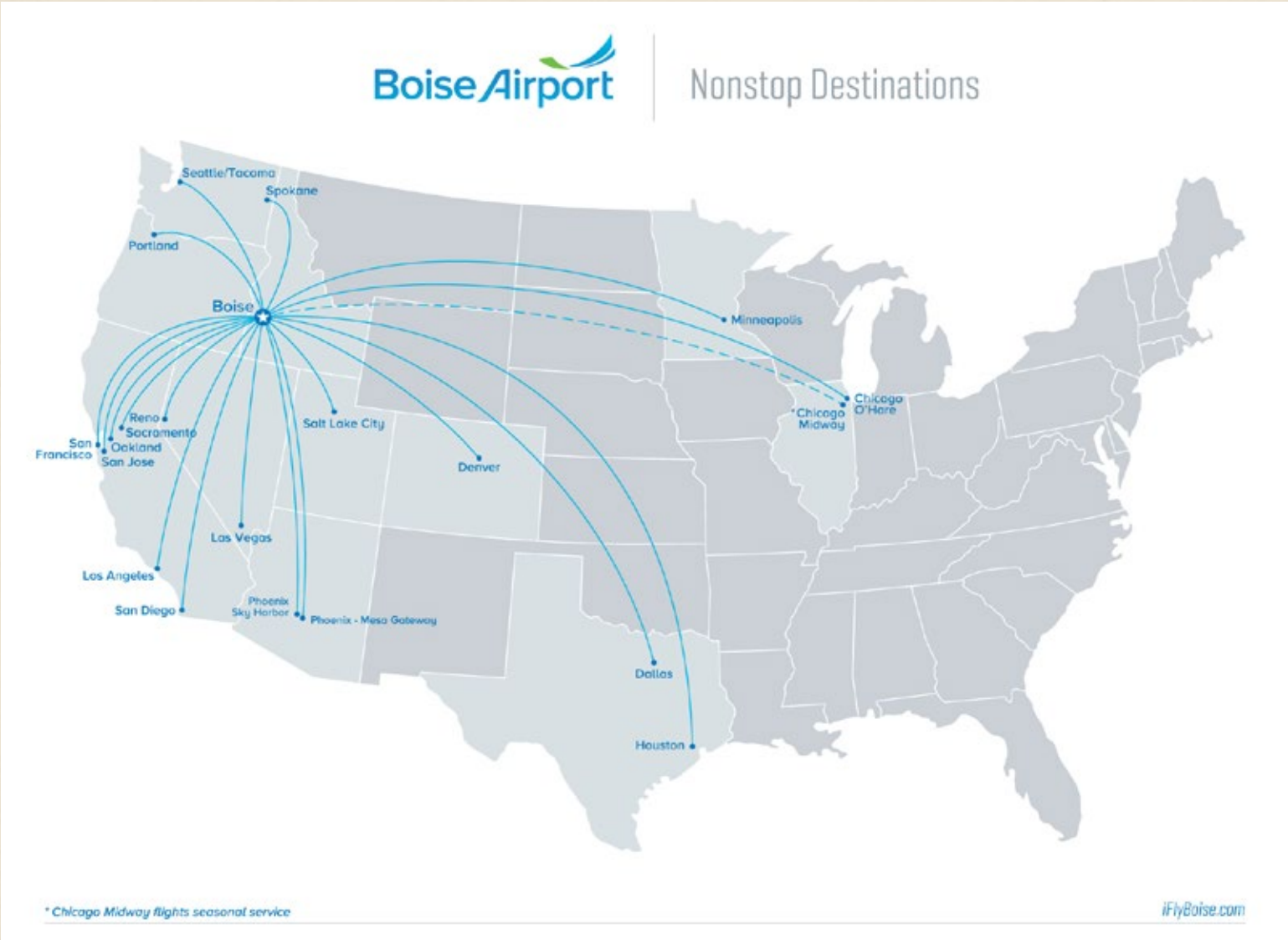
The closest commercial airport is in Boise, 115 miles to the south, with the nearest landing strip in Council, Idaho, a 3,600-foot asphalt runway.

- Boise, 115 miles south
- Council, 18 miles north
- Weiser, Idaho (population 5,600), 40 miles south, with the closest hospital



# GETTING THERE

Keyhole Ranch is located in West Central Idaho off Highway 95, east of Midvale, Idaho.



# ACREAGE

- 10,705± deeded acres
- 86,673± leased acres
- 97,378± total acres



The ranch consists of 10,705± deeded acres with a variety of open meadows, sagebrush slopes, and drainages filled with willows and patches of timber in the numerous drainages. The elevation of the deeded land ranges from 3,200 to 5,230 feet at the highest. The unique aspect of the grazing ranch is its location and the diverse, high-quality habitat that is considered some of the best high-country grazing in the state, with elevations up to 7,200 feet.

The Forest Service grazing permit is approximately 77,000± acres, along with 8,346± acres of BLM and 1,327± acres of Idaho State Land. All the deeded acres and lease lands are tied together, allowing for an ideal cattle drive into the high country. The allotments have good water with running creeks, springs, and small stock ponds.

There are 600± acres of irrigated farm ground that has produced a variety of crops in the past. Corn, oats, wheat, and alfalfa have been grown; presently, alfalfa, grass hay, and wheat are growing. At the elevation of the home place at 3,200 feet, three cuttings of hay can be expected with production numbers in the 5.5 tons per acre.

The Forest Service lease has been cut back to 375 pair for the next two years due to a fire last year on the southern portion of the lease. The lease will be brought back to the original number of 710 on the Forest Service in 2025.

## Summary:

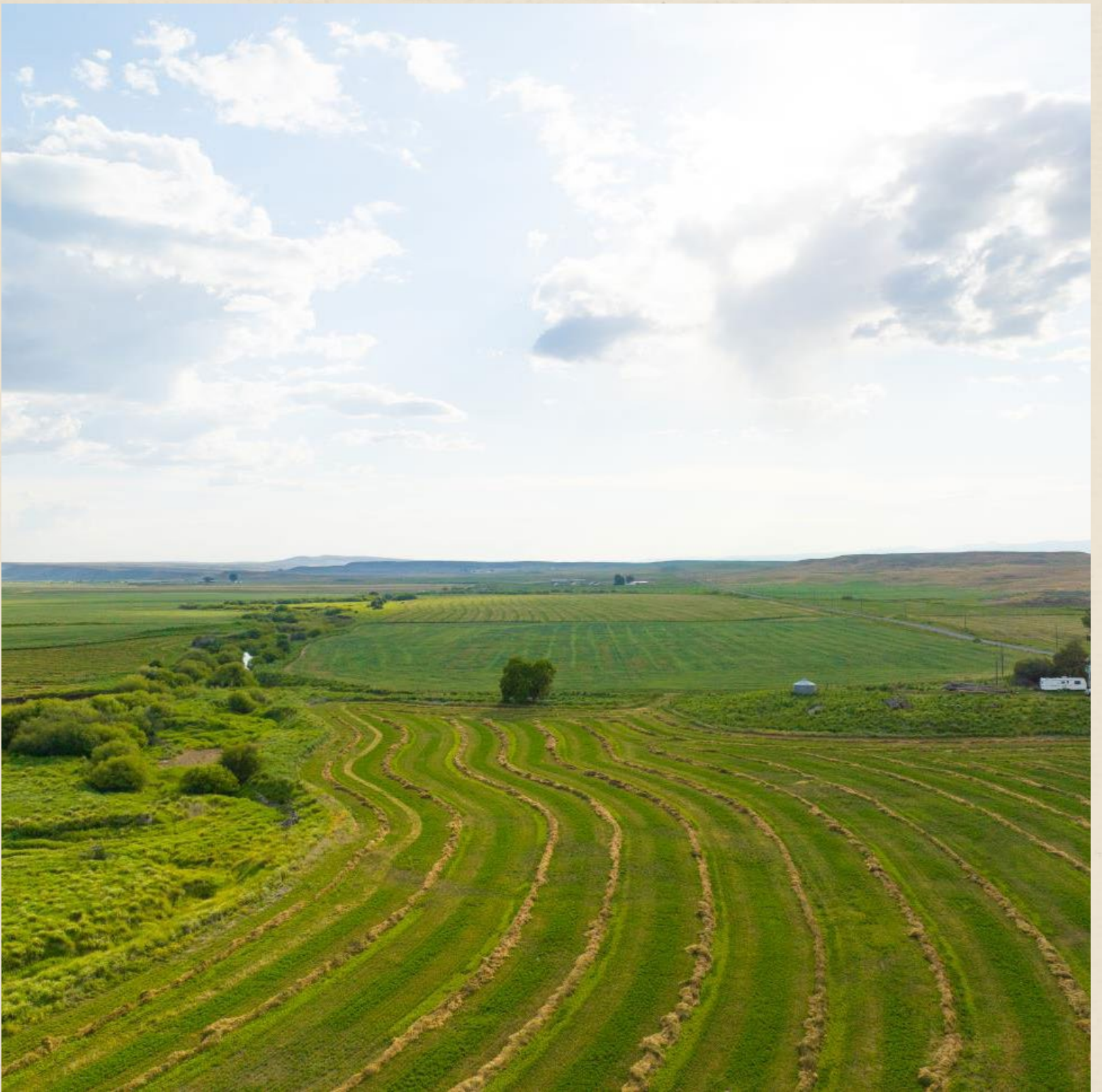
- 10,705± deeded acres
- Over 86,673± acres of permitted grazing leases, 77,000± acres of Forest Service Land, 8,346± acres of BLM land, and 1,327± acres of Idaho State Land
- 600± acres of irrigated ground along with 600± acres of dry farming
- Four creeks run through the ranch
- Fenced and cross-fenced
- Elevation ranges from 3,200 to 7,200 feet on the forest
- Borders National Forest and BLM land



















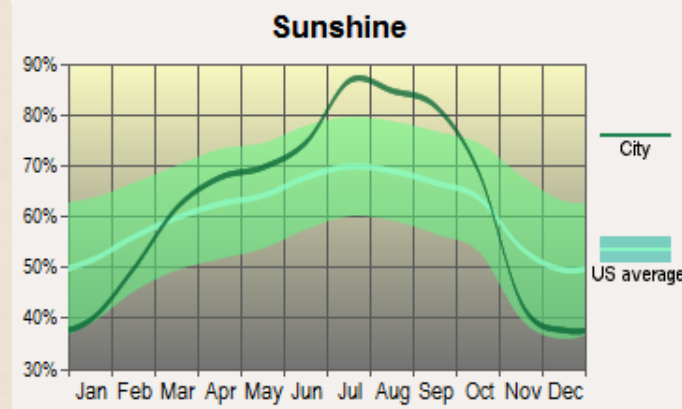
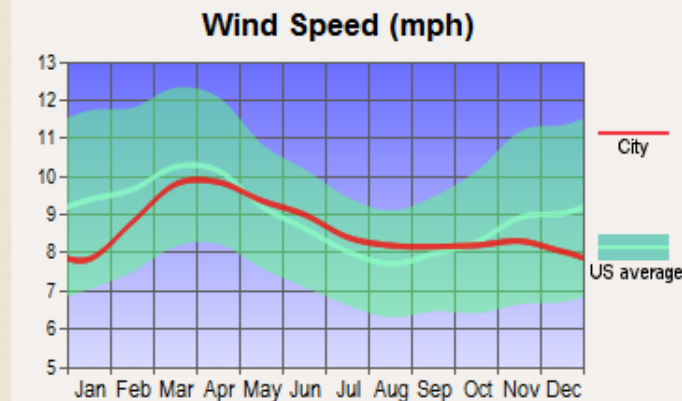
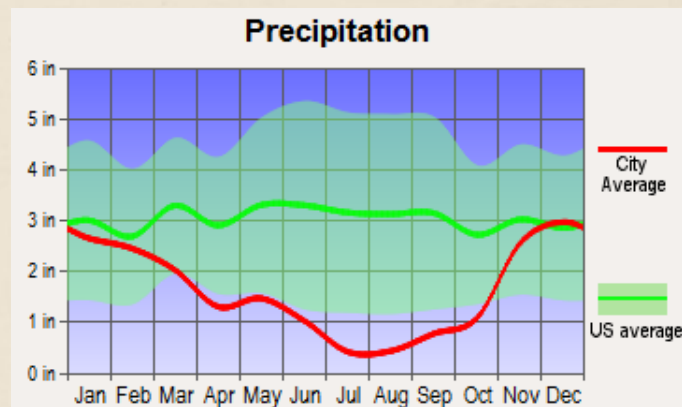
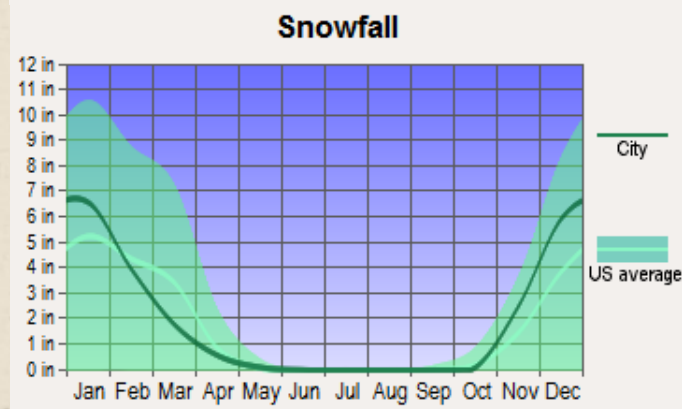
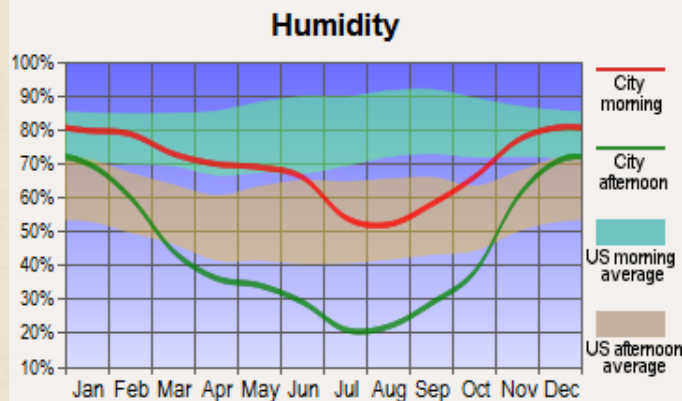
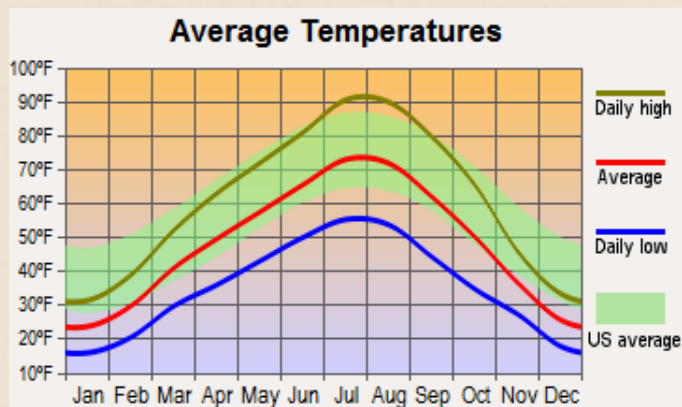
# TIMBERLAND

The timber on the property is located on the eastern border, adjacent to the national forest, and consists of mainly ponderosa pine and Douglas fir, along with patches of aspen. Approximately 800± acres of timber with cottonwood and aspen trees are along the creek drainages.

# CLIMATE

Climate data for Midvale, Idaho courtesy of <http://www.city-data.com/city/Midvale-Idaho.html>

Precipitation in the area averages 20 inches annually, with less than half coming during the growing season. There are many sunny days per year, with July and August temperatures the highest, with an average of 92 but can be in the high 90s, with very little humidity. The winter lows are typically in January, with an average of 21 degrees. It averages 140 days of growing.







*Bull and cow on the Little Weiser*



# IMPROVEMENTS

The ranch features three homes, barns, hay storage, machine sheds, corrals, and all the infrastructure needed for a year-round ranch. There are two sets of corrals on the upper grazing acres, with one on the Little Weiser River just before you get into the forest service grazing allotment. The lower corral is the location of the turnout in the spring and is used during the fall as the cattle return home. A 30-gallon per minute (GPM) well supplies three tanks in this field.

- Three homes
- Hay storage
- Machine sheds
- Barns
- Garage and shop
- Grain storage
- Multiple working corrals



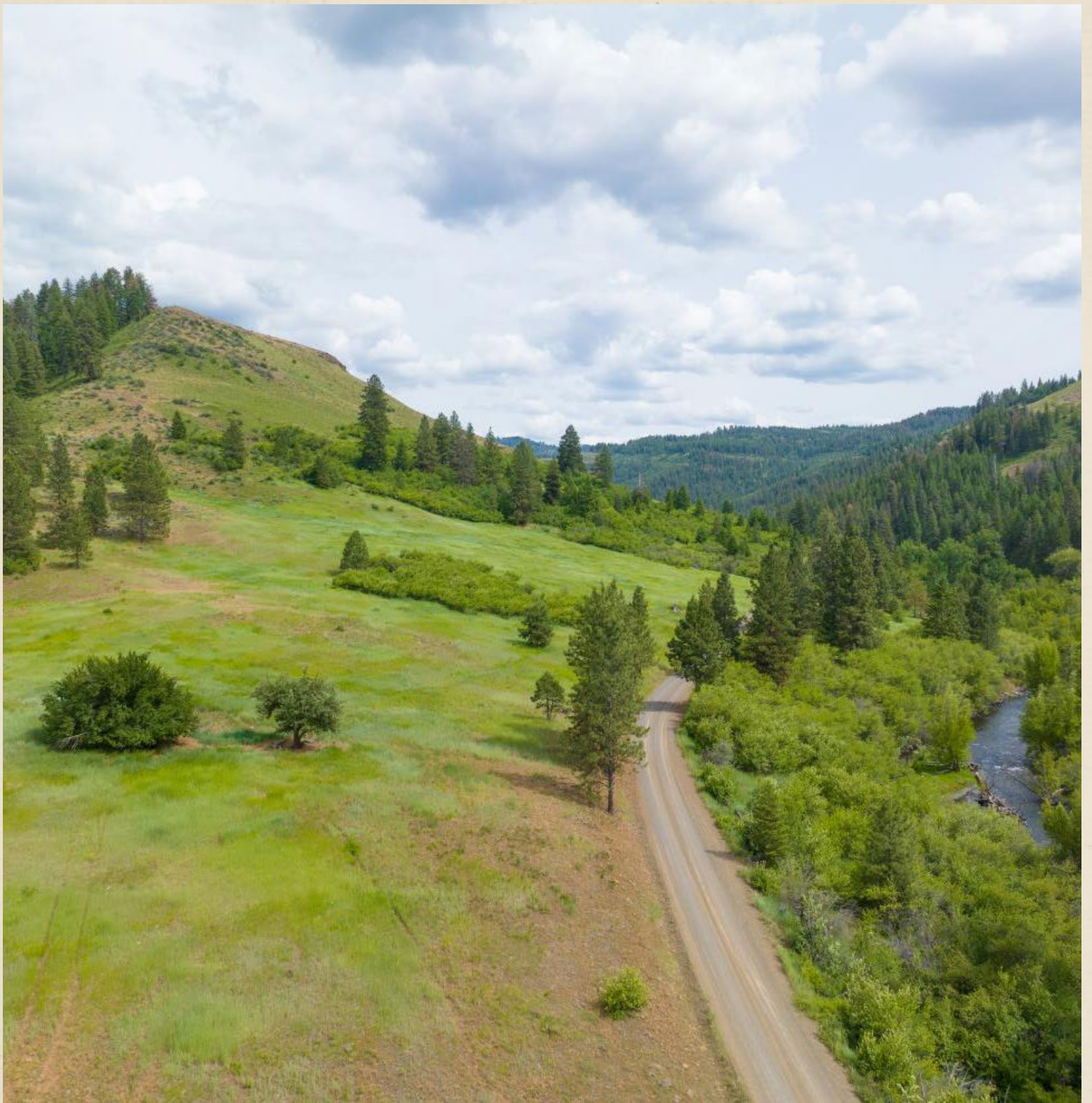










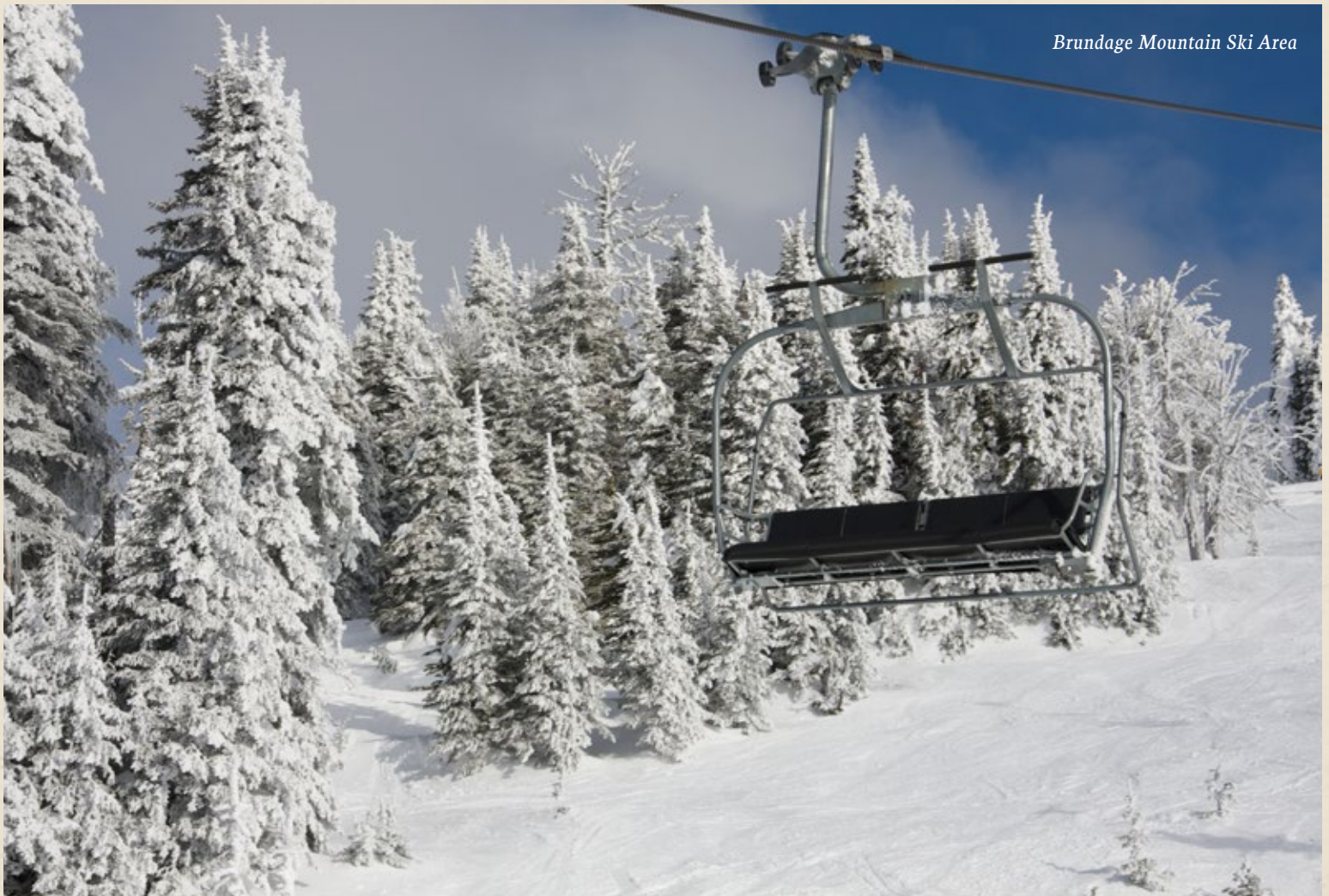




# RECREATION

The mountains in the area average over 200 to 300 inches of snow a year and offer nothing but delight to the locals. There are endless miles of snowmobiling and cross-country skiing on the open ridges that will take you on trails throughout the national forest—just up the road from the ranch.

Brundage Ski Resort, just a few miles from McCall, is approximately 55 miles north of the ranch, offering some of the best powder skiing in the area with close to 400 inches of snow a year. You will find that the mountain has five lifts that support 1,800 vertical feet of skiing, with the longest run being just over two miles long. The back-country snowcat skiing at Brundage takes in over 19,000± acres of terrain. The mountain is known for having the “Best Powder in Idaho.”



*Brundage Mountain Ski Area*





*Little Weiser River*

## FISHING

The Little Weiser River is a small trout stream with fish but not your classic fly-fishing water, although there are holes in the river that will hold decent fish. One would call it combat fishing in the brush. Brownlee Reservoir/Hells Canyon is 40 miles to the west and offers a variety of fishing with boat ramps that are up-to-date and easy to use. Every spring, you will find the spawning crappie and bluegill in the shallows offering fast action fishing. As the temperatures warm and the days become longer, bass fishing takes over as the reason to be on the water. The large reservoir also has some big rainbow trout hanging in the cool waters in the deeper main channel.



*Photo not taken on property*



## HUNTING & WILDLIFE

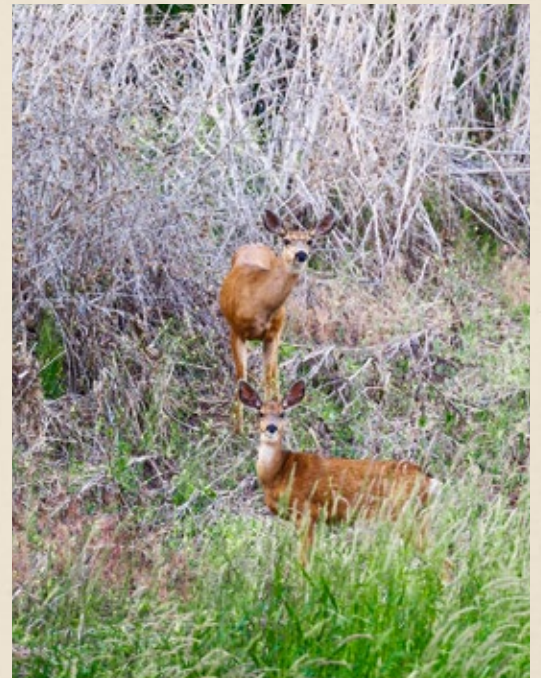
The ranch is located in hunting unit #32A, managed for big game animals, including elk and mule deer, on the property and in the surrounding mountains. Come September, archery season starts, and pressure begins to ramp up on the national forest; elk tend to move down into the solitude of private lands. The big sagebrush country is wonderful elk and mule deer habitat, with big open hillsides and brush-filled drainages. This unit has various hunts, starting with archery in early September and continuing into November with rifle hunts, and ending in December with a draw, muzzle load hunt. Most tags are sold on a first-come basis. The turkey hunting is only improving, along with good numbers of Hungarian partridge and quail.



The Highlight of the ranch is the pheasant hunting, and I can attest to the incredible number of birds and the quality habitat. With two creek bottoms to hunt, which cover over four and a half miles of thick brush and high grass, all adjacent to farm ground, the hunting is on par with the popular midwest states.









# INCOME OPPORTUNITY

The primary income source is the high-quality grazing available on the deeded land and grazing leases that make up the ranch. Weight gains for calves can be about two to three pounds daily. Six hundred± acres of irrigated, high-quality, versatile farm ground can produce various crops, support the cattle, or act as a cash crop.





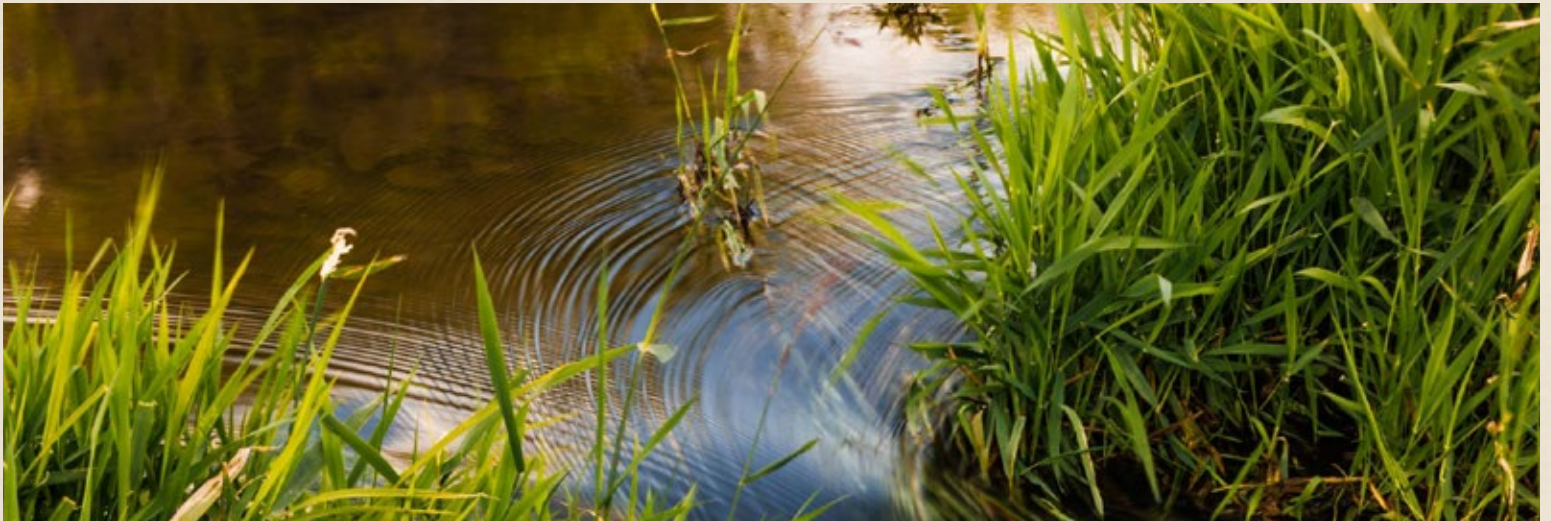
# WATER RIGHTS | WATER SOURCES

Water rights consist irrigation and stock water rights.

- Ground Water and surface rights, 600± acres
- Thirteen developed springs
- One 30 gallons per minute (GPM) well for cattle, granger field
- Five ponds and/or reservoirs
- Four live creeks
- Two deep wells and pumps
- Two pumps surface rights out of Crane Creek

## MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.



## CONSERVATION | STEWARDSHIP

The ranch is not encumbered by a Conservation Easement. Each of us at Fay Ranches loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape. The ranch is not encumbered by a Conservation Easement.



# SUMMARY

The Branch Keyhole Ranch is a rare and highly sought-after family ranch operating for over 50 years. It offers a legitimate grazing capacity for 950 pairs of cattle during the spring, summer, and fall seasons. The ranch provides excellent grazing opportunities and boasts exceptional hunting prospects for various species. Its outstanding grasslands and abundant water sources contribute to substantial weight gain in livestock, making it a highly desirable investment for those looking to stay competitive in the market. This presents a wonderful opportunity that rarely becomes available in the market.







# PRICE

\$15,900,000

# TERMS

Cash, Conventional Financing, 1031 Tax Exchange

# CONTACT

Please contact **Dave Halgerson** at **(208) 869-8807** | **[dhalgerson@fayranches.com](mailto:dhalgerson@fayranches.com)** to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at [www.fayranches.com](http://www.fayranches.com).

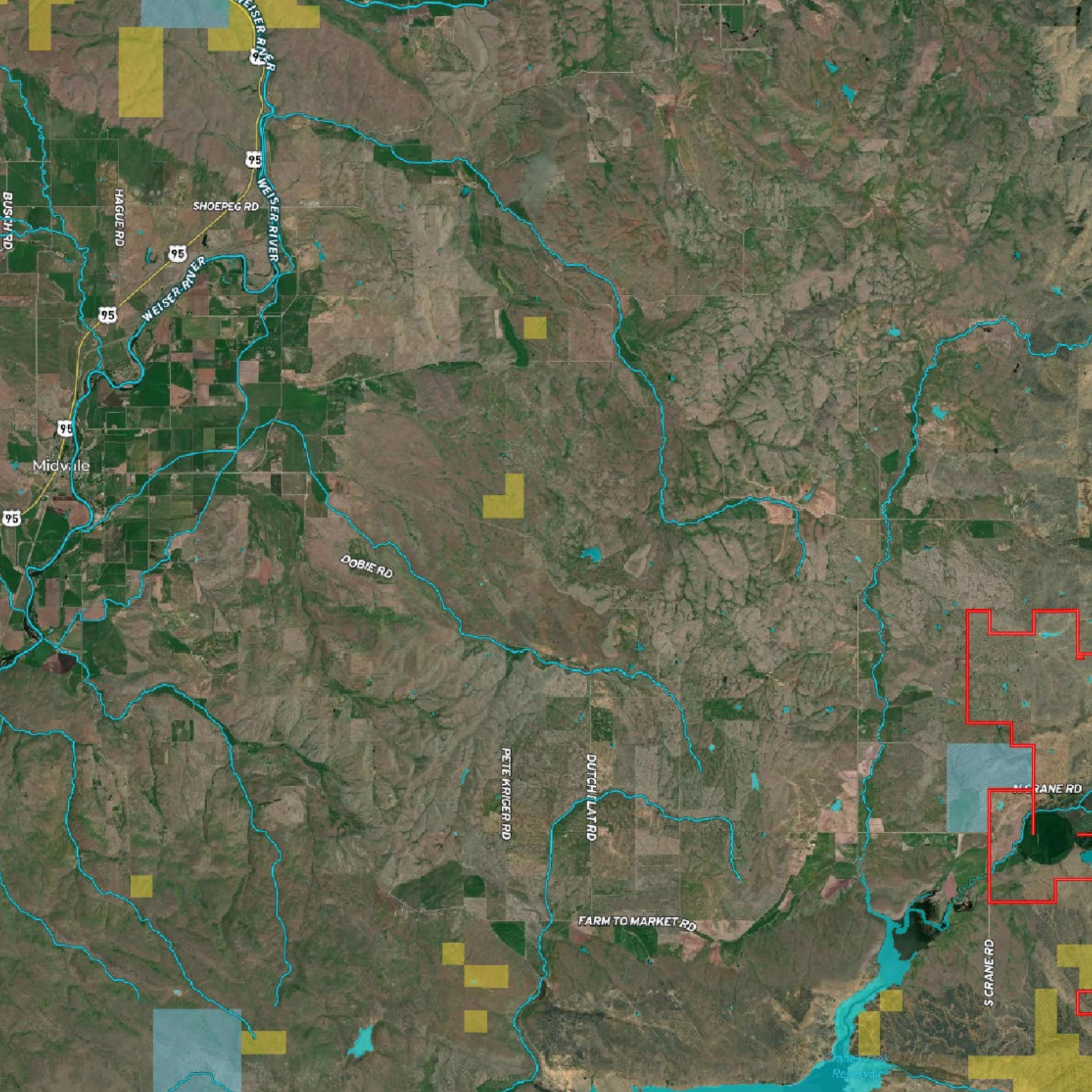
# NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.









BUSH RD

HAGUE RD

SHOEPEG RD

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95

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WEISER RIVER

WEISER RIVER

Midvale

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DOBIE RD

PETE KRIGGER RD

DUTCH LAT RD

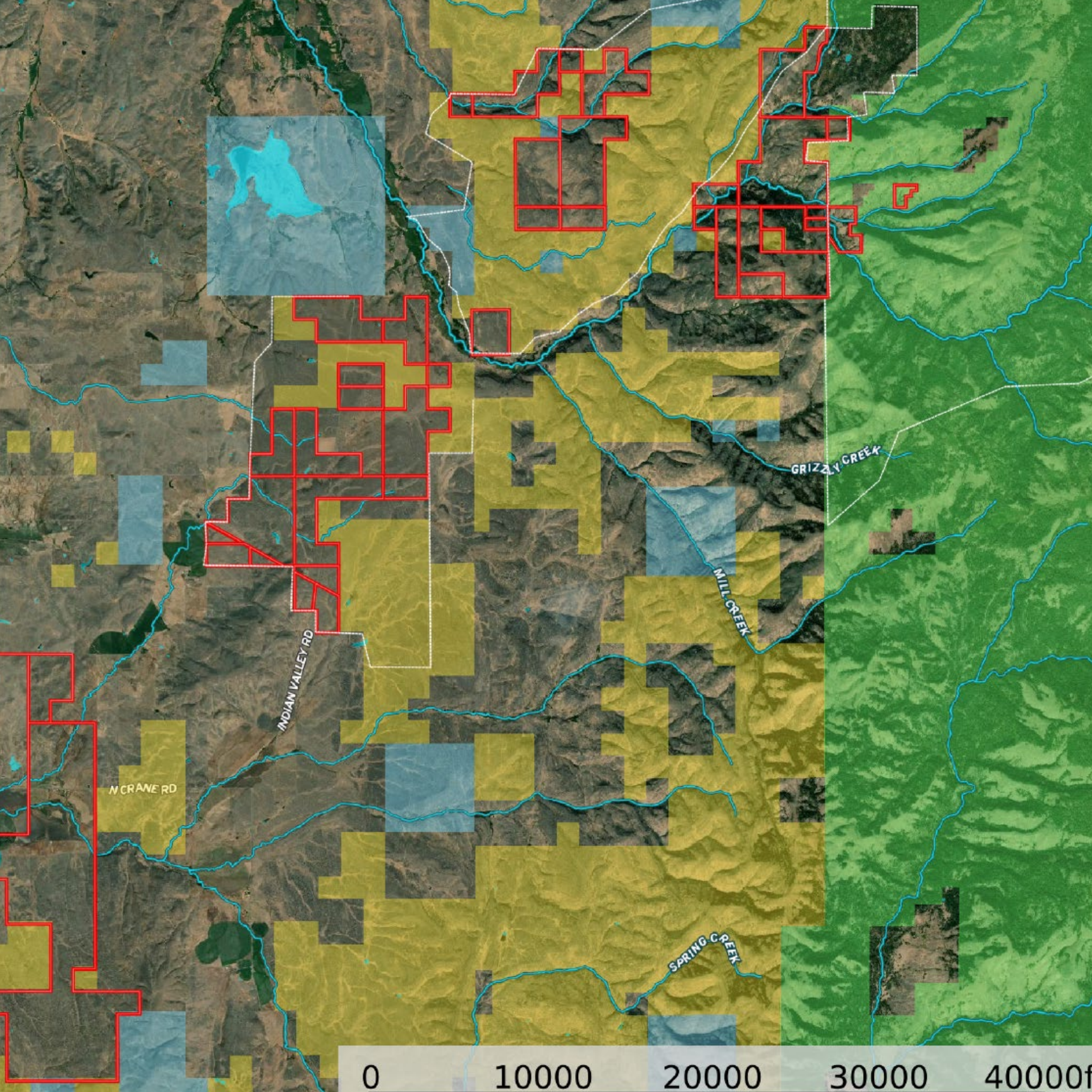
FARM TO MARKET RD

S CRANE RD

N CRANE RD

Crane Lake Reservoir















# Agency Disclosure Brochure

## A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions



Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the "Idaho Real Estate Brokerage Representation Act." Idaho Code 54-2082 through 54-2097.



This informational brochure is published by the Idaho Real Estate Commission.

**Effective July 1, 2018**

### Right Now You Are a Customer

Idaho law says a real estate brokerage and its licensees owe the following "Customer" duties to all consumers in real estate transactions:

**"Agency" is a term used in Idaho law that describes the relationships between a licensee and the parties to a real estate transaction.**

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose "adverse material facts" which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

**If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.**

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

- Be available to receive and present written offers and counter-offers to you or from you.

### You May Become a Client

If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

**Important Notice:**  
Never wire money without double-checking that the wiring instructions are correct. Cyber criminals are hacking email accounts and sending fake wiring instructions. Always independently confirm wiring instructions in person or via a telephone call TO a trusted and verified phone number.

- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account for money or property you place in the care and responsibility of the brokerage;
- Find a property for you or a buyer for your property, and assist you in negotiating an acceptable price and other terms and conditions for the transaction;
- Disclose all "adverse material facts" which the licensee knows or reasonably should have known, as defined above; and
- Be available to receive and present written offers and counter-offers to you or from you.

**The above Customer or Client duties are required by law, and a licensee cannot agree with you to modify or eliminate any of them.**

**A "Sold" price of property is not confidential client information, for either buyers or sellers, and may be disclosed by a licensee.**

If you have any questions about the information in this brochure, contact:  
Idaho Real Estate Commission  
(208) 334-3285  
[rec.idaho.gov](http://rec.idaho.gov)



## Agency Representation (Single Agency)

Under "Agency Representation" (sometimes referred to as "Single Agency"), you are a Client and the licensee is your Agent who represents you, and only you, in your real estate transaction. The entire brokerage is obligated to promote your best interests. No licensee in the brokerage is allowed to represent the other party to the transaction.

**If you are a seller**, your Agent will seek a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assist with your negotiations. If you request it in writing, your Agent will seek reasonable proof of a prospective purchaser's financial ability to complete your transaction.

**If you are a buyer**, your Agent will seek a property for you to purchase at an acceptable price and terms, and assist with your negotiations. Your Agent will also advise you to consult with appropriate professionals, such as inspectors, attorneys, and tax advisors. If disclosed to all parties in writing, a brokerage may also represent other buyers who wish to make offers on the same property you are interested in purchasing.

## Limited Dual Agency

"Limited Dual Agency" means the brokerage and its licensees represent both the buyer and the seller as Clients in the same transaction. The brokerage must have both the buyer's and seller's consent to represent both parties under Limited Dual Agency. You might choose Limited Dual Agency because you want to purchase a property listed by the same brokerage, or because the same brokerage knows of a buyer for your property. There are two kinds of Limited Dual Agency:

**Without Assigned Agents** The brokerage and its licensees are Agents for both Clients equally and cannot advocate on behalf of one client over the other. None of the licensees at the brokerage can disclose confidential client information about either Client. The brokerage must otherwise promote the non-conflicting interests of both Clients, perform the terms of the Buyer and Seller Representation Agreements with skill and care, and other duties required by law.

**With Assigned Agents** The Designated Broker may assign individual licensees within the brokerage ("Assigned Agents") to act solely on behalf of each Client. An assigned Agent has a duty to promote the Client's best interests, even if your interests conflict with the interests of the other Client, including negotiating a price. An Assigned Agent must maintain the Client's confidential information. The Designated Broker is always 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 Written Agreement with a Brokerage

A Buyer or Seller Representation Agreement or Compensation Agreement should answer these questions:

- How will the brokerage get paid?
- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I cancel this agreement, and if so, how?
- Can I work with other brokerages during the time of my agreement?
- What happens if I buy or sell on my own?
- Under an Agency Representation Agreement, am I willing to allow the brokerage to represent both the other party and me in a real estate transaction?

### Real Estate Licensees Are Not Inspectors

Unless you and a licensee agree in writing, a brokerage and its licensees are not required to conduct an independent inspection of a property or verify the accuracy or completeness of any statements or representations made regarding a property. To learn about the condition of a property, you should obtain the advice of an appropriate professional, such as a home inspector, engineer or surveyor.

### Audio/Video Surveillance

Use caution when discussing *anything* while viewing a property; audio or video surveillance equipment could be in use on listed properties.

If you sign a Representation Agreement or Compensation Agreement with a licensee, the contract is actually between you and the licensee's brokerage. The Designated Broker is the only person authorized to modify or cancel a brokerage contract.

The licensee who gave you this brochure is licensed with:

Name of Brokerage: Fay Ranches - Idaho Phone: 208-869-8807

## RECEIPT ACKNOWLEDGED

Rev 07/01/10

By signing below, you acknowledge only that a licensee gave you a copy of this Agency Disclosure Brochure.  
This document is not a contract, and signing it does not obligate you to anything.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS

# FAY RANCHES<sup>®</sup> *Inc.*

Invest & Enjoy

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