



# COVE RANCH

Bellevue, Idaho

\$14,500,000 | 4,487+ Acres

**BROKER - MARK BROWN**

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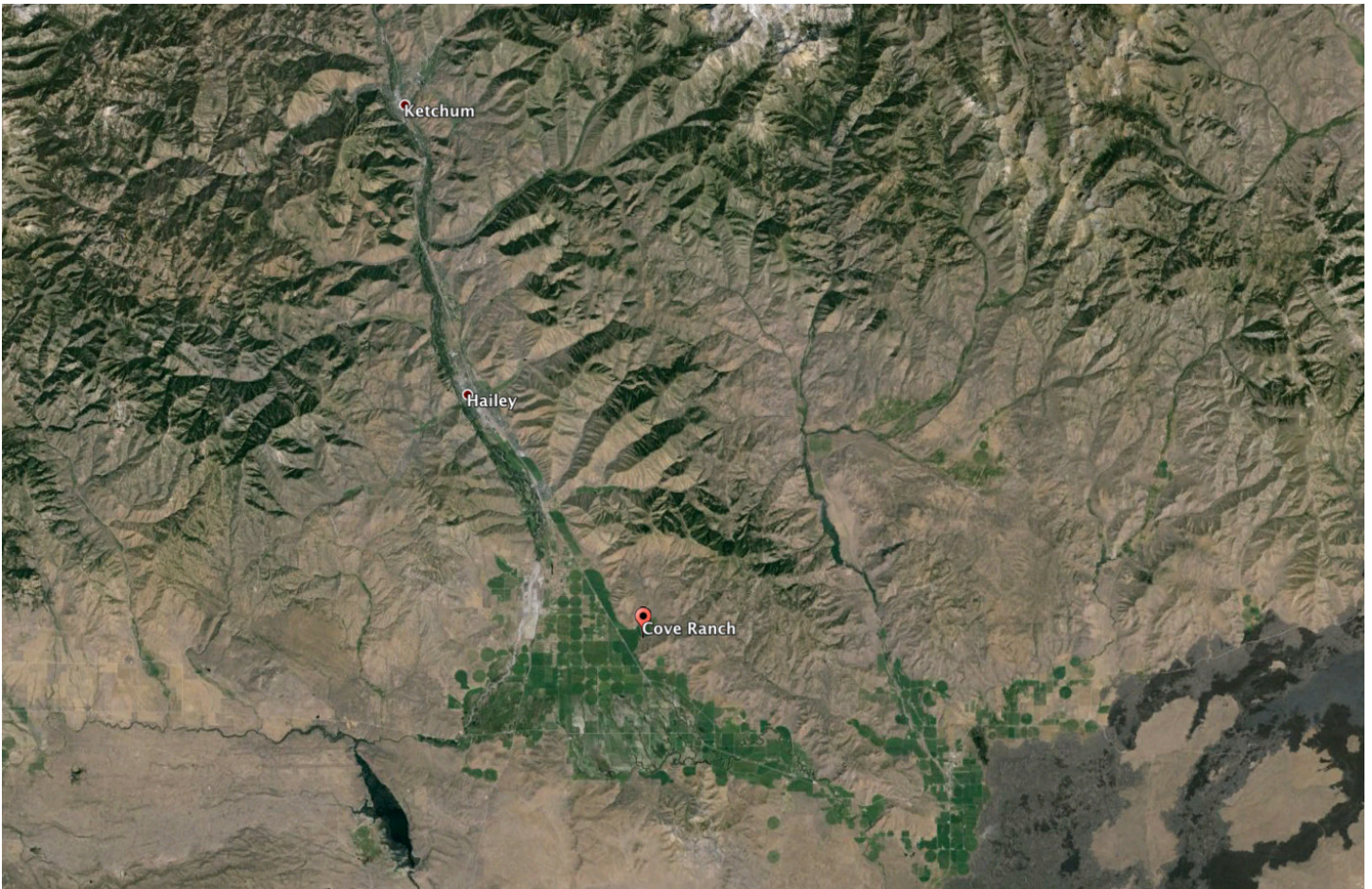


## INTRODUCTION

This beautiful ranch is located just 23 miles from world renowned Sun Valley, Idaho, the grand lady of U.S ski resorts. Located in the southern portion of the Wood River Valley, the Cove Ranch is nestled back into the foothills of the Pioneer Mountains. The ranch consist of 4,487 deeded acres and 8,000 leased acres forming a beautiful mountain valley. The ranch has 1,283 irrigated acres of highly productive alfalfa which are efficiently operated with 3 large, full pivots, wheel lines and hand lines. Grazing at present is underutilized but could support 200 cow/calf pair. The infrastructure of the ranch is extensive with six homes which are centrally located on the ranch. There are several seasonal creeks that flow into the property creating drainages rich in wildlife including mule deer, elk and antelope. Up to 300 elk can frequently be seen on the property throughout the year. Renowned Silver Creek trout stream is located just 5 miles South of the ranch and the Big Wood River is only six miles West of the ranch. This ranch is a true trophy ranch with beautiful mountain and valley views in all directions. The area offer world class big game hunting, renowned fly fishing and some the of finest snow skiing in North America. The valley also offers extensive cross country and skate skiing, horseback riding and dramatic mountain trails for hiking.

## ACREAGE

The Cove Ranch consists of 4,487 deeded acres with 8,000 acres of grazing lease which is comprised of both state and BLM ground. The upper portion of the ranch is covered with sage brush and native grasses which support the cow/calf operation and the wild game herds. The lower portion of the ranch transitions into lush, irrigated fields. The elevation of the irrigated fields is approximately 5,000 feet and transitions into the surrounding mountains on three sides. Blue-bunch wheatgrass, basin wild rye and a mix of currant and service berries flourish throughout the ranch property.



## LOCATION

Located 23+ miles south of Ketchum, Idaho and Sun Valley Resort (one of the premier resorts in North America) Cove Ranch calls Bellevue, Idaho (population 1,290+) home. The ranch is 12+ miles south of Hailey, Idaho (population 7,690) which is the county seat of Blaine County. The southern range of the Pioneer Mountains are located on the eastern border of Cove Ranch and a variety of BLM and state lands border the majority of the property. Paved Gannett Road gives access to the property and the main ranch headquarters is a private drive 3/4 of the way into the ranch. Hailey's Friedman Memorial Airport has commercial air service provided by Alaska, Delta and United Airlines. Other amenities can be found in Hailey with medical services available nearby at Ketchum, Idaho's St. Luke's Medical Center. Boise, Idaho, 98+ miles southwest, has commercial flights at Boise Air Terminal/Gowen Field serviced by United, Alaska, Delta, Southwest, Horizon and SkyWest Airlines.

## LOCATION FACTS:

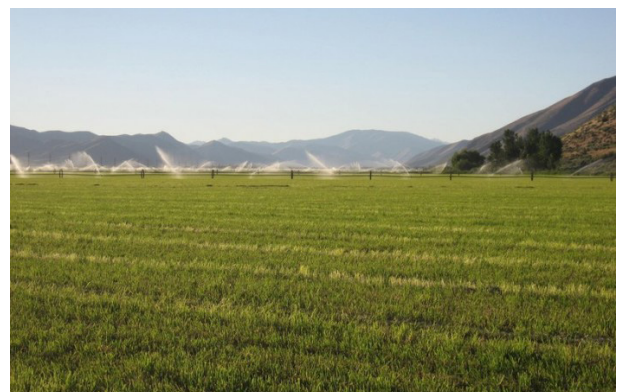
- 5+ miles to Bellevue, Idaho
- 12+ miles to Hailey, Idaho
- 23+ miles to Ketchum/Sun Valley, Idaho
- 98+ miles to Boise, Idaho
- Elevation: 4,990+
- Borders BLM and Idaho state land on 3 sides



## AGRICULTURE

Cove Ranch grows alfalfa on approximately 1,283 acres of irrigated land. There are 3 pivots on the property. The smallest pivot has 9 towers, the next largest pivot has 17 towers and the largest pivot has 19 towers. There are a number of wheel lines and lines in use to reach the corners. Hay production averages 4,500 ton a year typically in two cuttings. Some grass hay is cut and sold to the equestrian properties in the area, and the vast majority of alfalfa goes to the dairies in the Magic Valley. Cattle grazing on the ranch this year totals 140 cow/calf pairs. With the high quality of the feed, Cove Ranch is ideal for putting pounds on grass fed beef.

- 1,283+ irrigated acres
- 4,500+ ton of alfalfa produced per year
- Currently - 140+ cow/calf pairs on private and allotment acres
- BLM Permit - 8,000+ acres
- Total of 528 AUM's for 4.5 months





## MAIN HOUSE

The main house was built in 1965 as an estate home with tennis courts and wonderful outdoor living areas with expansive well manicured lawns. Currently the home is dated and does need work, but with some elbow grease, the flair and classic architecture of the home can be brought back to its former glory.

- 2 large bedrooms
- 2 full and 2 half baths
- Stone fireplace
- 2 car garage
- 3,800 sq. ft.
- Guest Home
- 3 bedrooms
- 2 bath
- 2 story



## RANCH HOMES

4 total used for ranch hands and one is rented



## OUT BUILDINGS

Machine shop and equipment storage  
Corrals and cattle and equine areas



# RECREATION

## SKIING

Bald Mountain is one of the finest ski mountains in North America and some would say it's "the world's best ski mountain." What makes Bald Mountain so memorable is the varying exposures found on the slopes and the perfect pitch with consistent vertical from its 9,150 ft. peak down to the 5,750 ft. base. No flats, no plateaus, just downhill skiing. Baldy has a total of 12 lifts and 3,400+ vertical feet. Sun Valley Resort's lift capacity is 29,717+ skiers/riders per hour, but rarely do you see crowds on the mountain. The area was appropriately named because the sun shines 80 percent of the ski season with a backdrop of blue skies. The wish for snow falling at night and a bright blue sunny day to follow happens on many days at Sun Valley. That's what put the resort on the map as a premier ski resort over 75 years ago, and it continues today. Bald Mountain Sun Valley Resort.



## HUNTING

Cove Ranch, in Pioneer Hunting Unit# 49, is managed for big game animals including elk and mule deer. The property and surrounding mountains have resident herds of both deer and elk. The open sage brush country is wonderful mule deer habitat with expansive hillsides and brush filled drainages. There is a variety of hunts in this unit starting with archery in early September and rifle and muzzleloader seasons continuing into November. The ranch and surrounding hills are home to chuckar and sage grouse.



## FISHING

The Big Wood River, 6± mile west of the property, has become a remarkable fishery in the past ten years. Browns and rainbows can be found in a healthy 16 to 18 inch range. Brown trout are typically found below Bellevue and with fairly expansive conservation work being done to the Big Wood, the lower stretches of the river will only get better. Within 5± minutes of Cove Ranch, Silver Creek is south of the property, and stands as one of the best spring-fed fly fishing waters in the world. Its highly educated large rainbows and brown trout draw a multitude of anglers to test their mettle.

## 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.

## WATER RIGHTS

The Cove Ranch's water rights date back to 1882 and are part of the Wood River Valley Irrigation District #45 and #37. There are 14 rights assigned to the ranch with a total of 1,435+ acres of water rights. Water rights documents are on record at Pioneer Associates. The ranch is serviced by the Wood River Irrigation District #45 canal. A section of the canal enters at the North end of the property, cuts across to the base of the mountains on the East of the property, flows past the guest and main houses to service the Eastern most pivot and exits the property at the South end near Gannett Road. The ranch has both surface and ground water rights.

Several natural streams exist in the Eastern mountain region of the ranch and drain down through the cove. These mainly flow following the winter thaw. Other natural springs exist on the property-Cove Springs and Chukar Springs. These springs provide water for grazing cattle in the cove area in the summer months. With the abundance of water that comes with the ranch, and the demand for water in the Wood River Valley makes the ranch a valuable source for water rights sales. This is something that can be discussed while viewing the ranch.







## **CONSERVATION STEWARDSHIP**

There are no conservation easements encumbering the property at this time although the Cove Ranch is an excellent candidate for a highly valuable conservation easement with development entitlements recorded. There are grants applications available that benefit habitat and water conservation in the area.

The ranch was approved for development in 2010 by Blaine County and the development agreement is on file with the county. The phase 1 portion was subdivided into 9 parcels, ranging in size from 98 to 152 acres with density varying from 11 units to as many as 37 with options to increase. The main ranch parcel totals 792 acres and has development potential of 29 units. Phase 2 totals 3,044 acres and could be by far the most valuable with conceptual building lots of Estate and Equestrian lots. With values in the valley continuing to rise, the tax benefits could be extensive!

Each of us at Pioneer Associates Ranch Brokers has a love of the land and a desire to see it remain as productive agricultural ground as well as critical wildlife habitat. Through promoting the use of thoughtful land stewardship, Pioneer Associates has guided owners representing tens of thousands of acres toward a legacy of conserving wide open spaces, enhancing and creating fisheries and wildlife habitat and implementing sustainable agricultural operations.

## PRICE

\$14,500,000

## TAXES

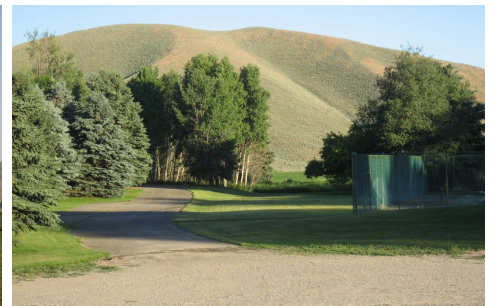
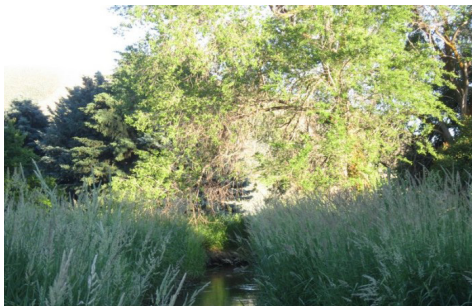
Approximately \$18,000

## TERMS

Cash

## QUICK FACTS

- Favorable zoning
- 1,283± acres of cultivated ground
- Numerous wells and documented water rights
- 3 pivots, wheel lines, hand lines and pumps for irrigation
- Over \$1.5 million invested in development studies and applications
- Home, barn and caretaker quarters at the ranch headquarters
- Wildlife on the property include but not limited to deer, elk, antelope, chukar and sage grouse.
- No conservation easement in place but the ranch is in a critical location for a substantial conservation easement.



## SUMMARY

Cove Ranch is a highly productive agricultural property in close proximity to one of the finest resort towns in North America, world famous Sun Valley. This makes the property one of the few large acreage ranches that can bring the best of both worlds to any owner. The developmental aspect of the ranch and the potential tax benefits that go along with it makes expanding Cove Ranch very appealing. Coupled with world class big game hunting, beautiful panoramic mountain views and world class fly fishing makes this ranch a true trophy property.

## CONTACT

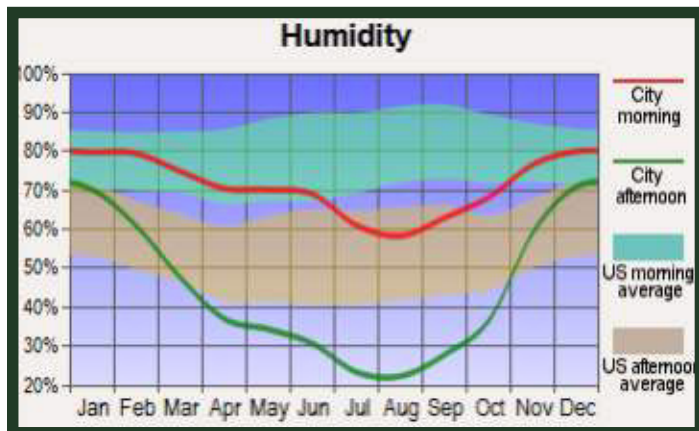
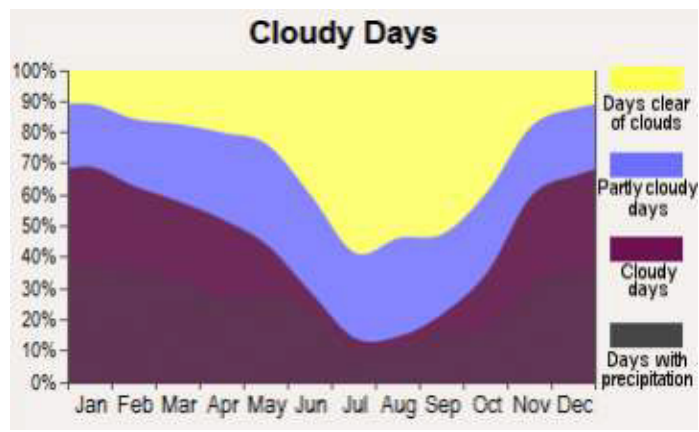
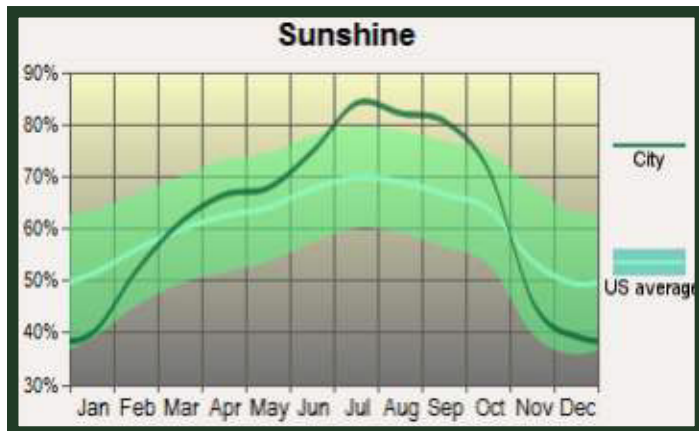
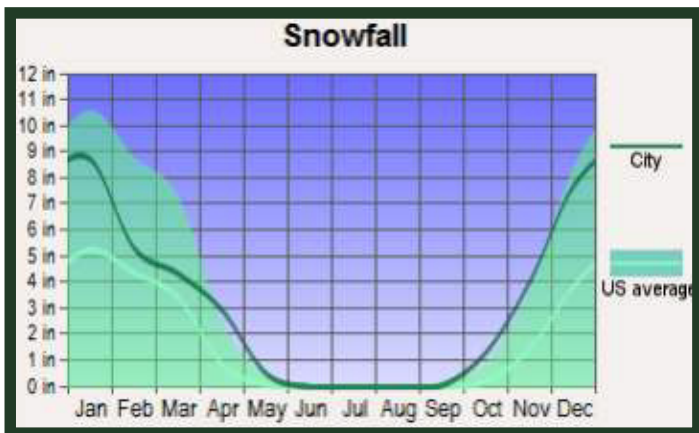
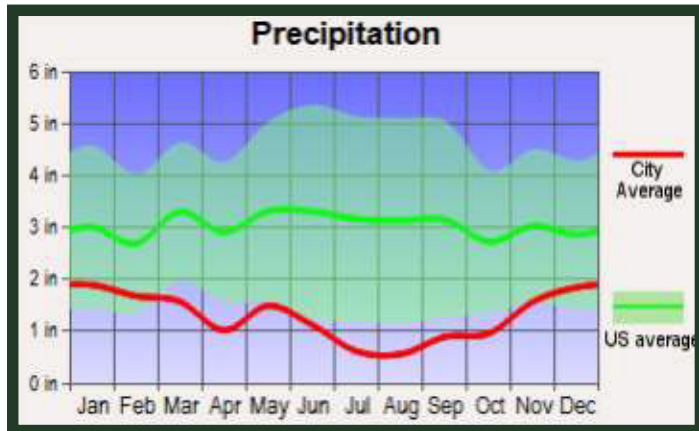
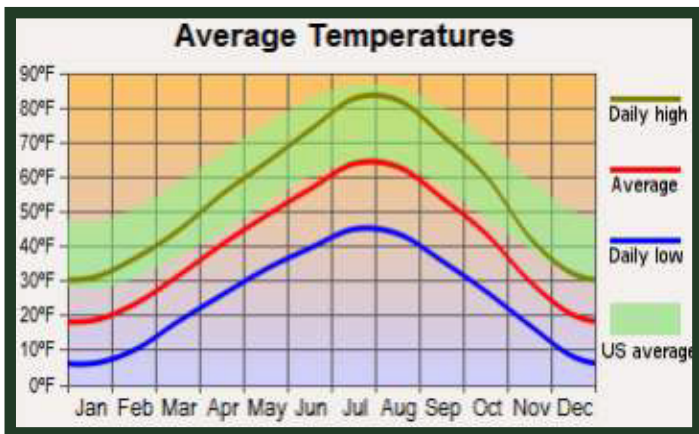
Please call Mark Brown 208.481.1519 to schedule a showing. Mark Brown, broker for Pioneer Associates Inc. must be present at all showings. Please visit our web site at [www.markcbrown.net](http://www.markcbrown.net).

## NOTICE

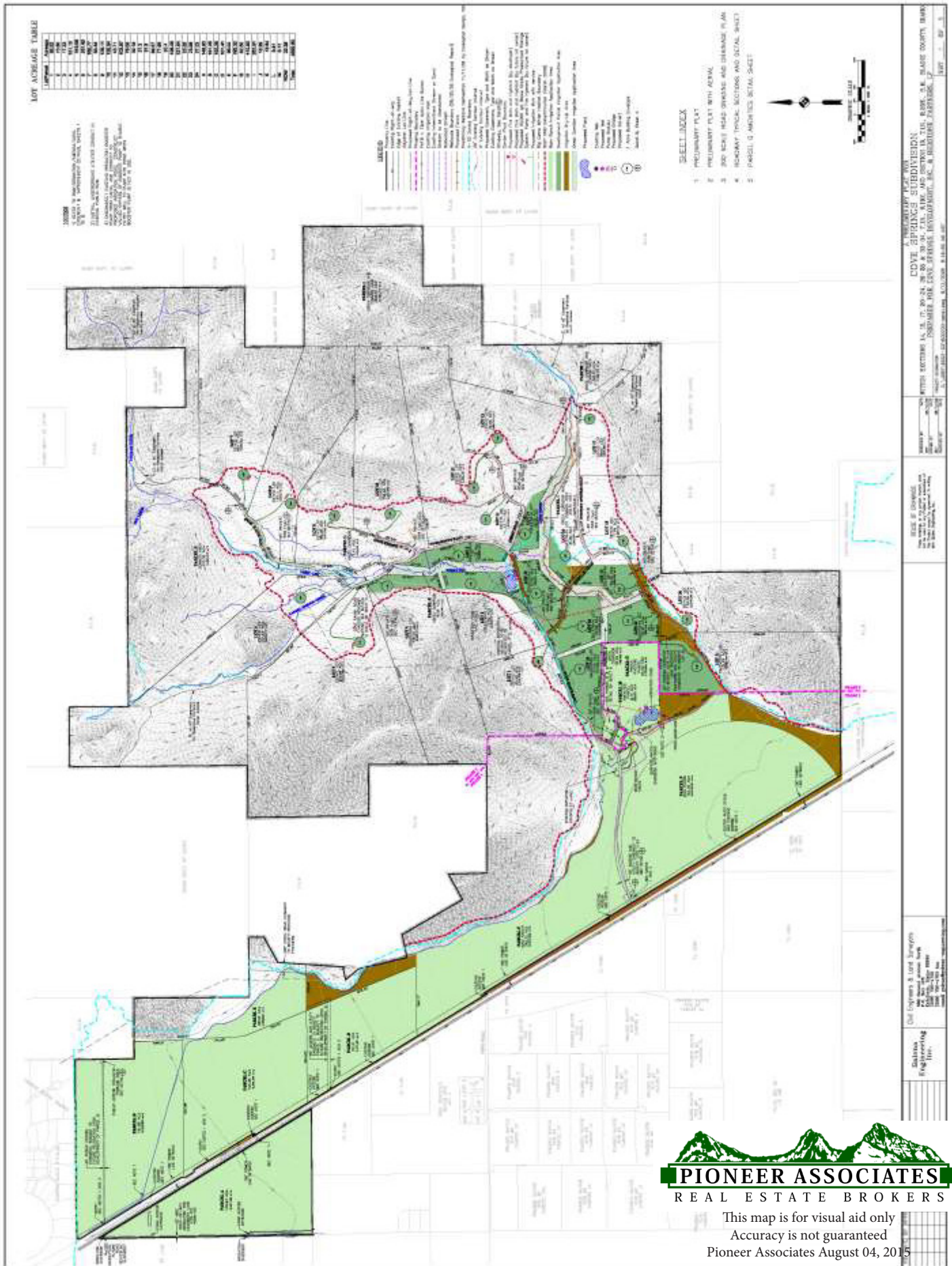
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# AVERAGE CLIMATE IN BELLEVUE, IDAHO

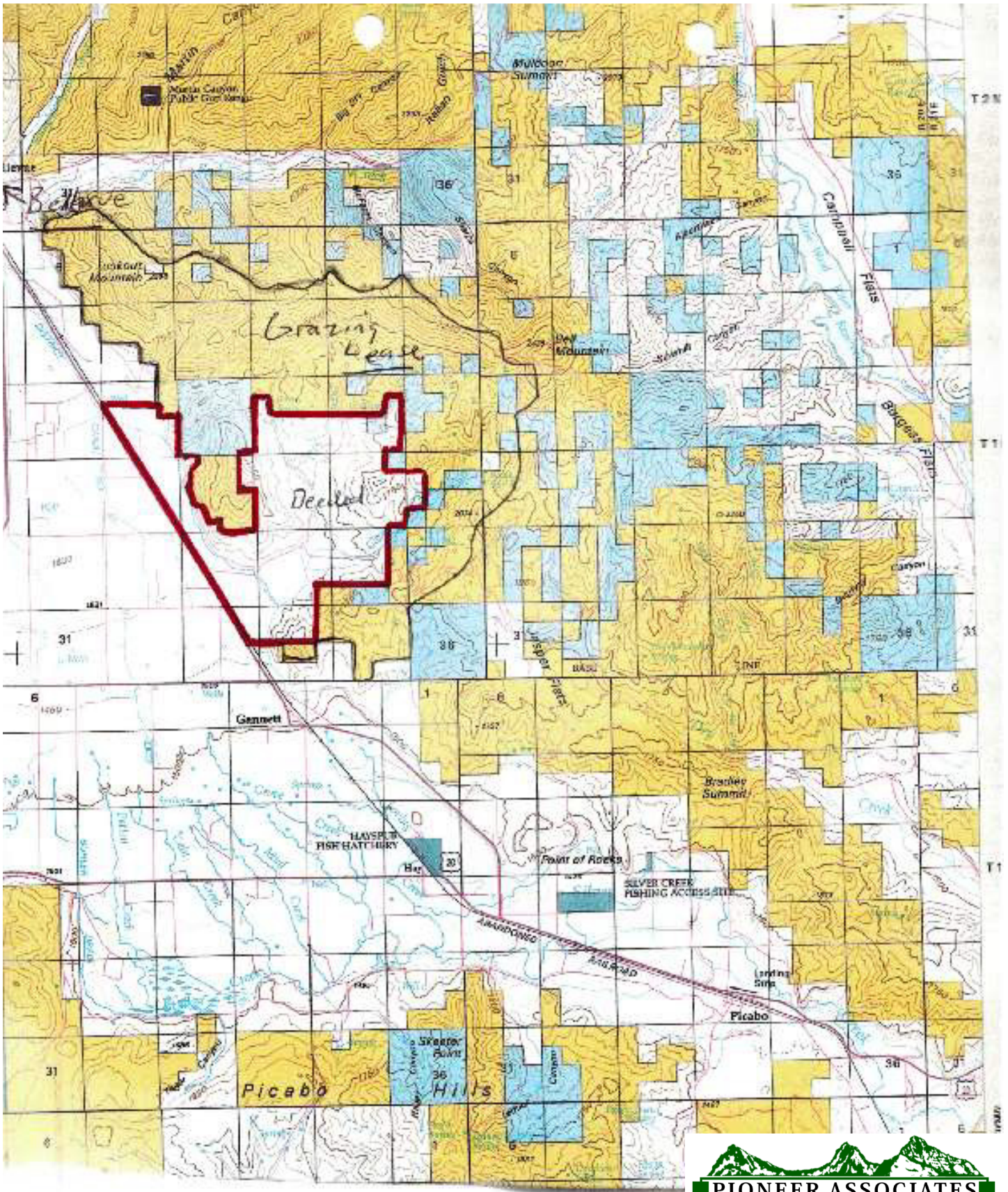
Based on data reported by over 4,000 weather stations



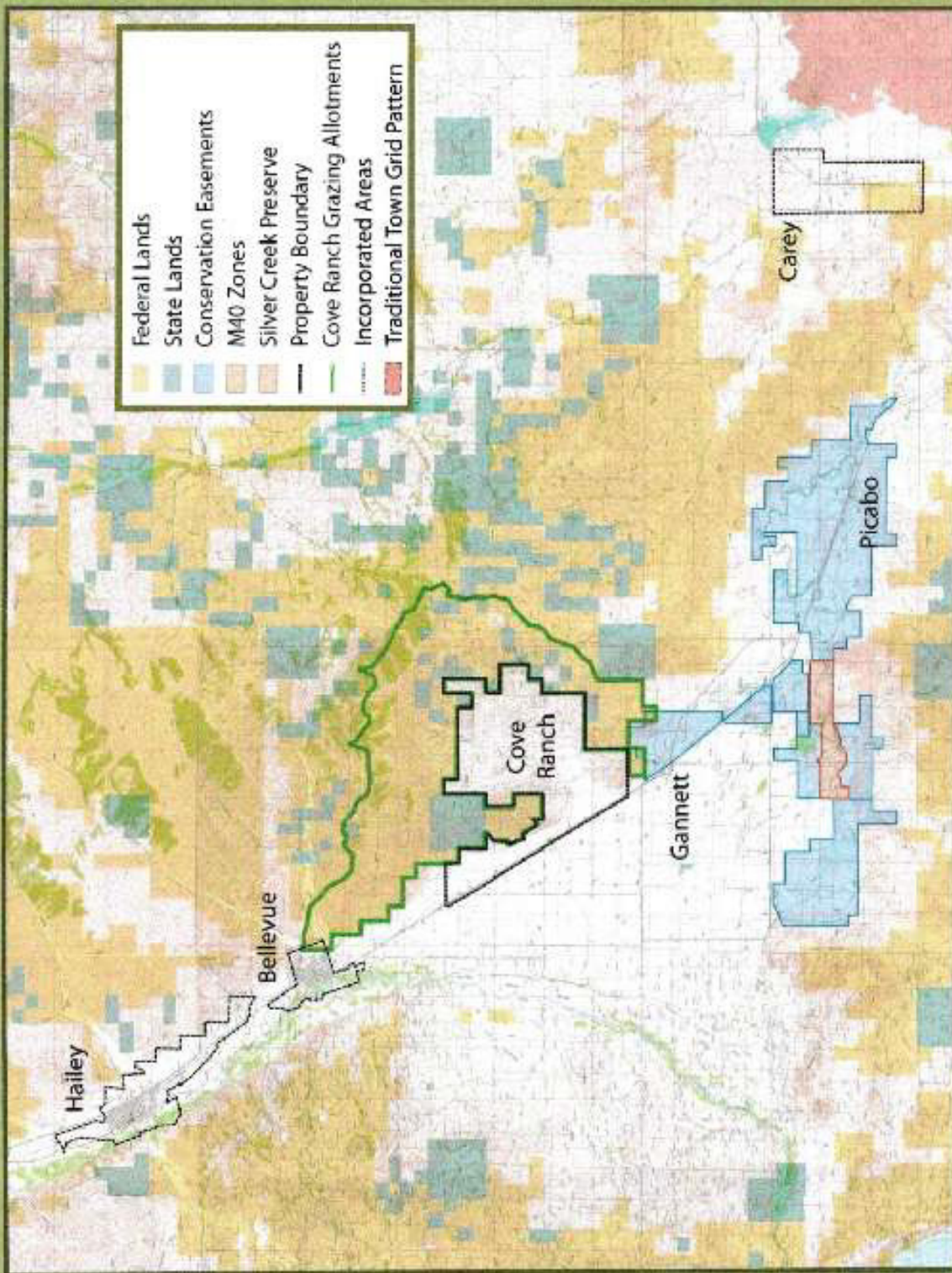
Reference: City-Data.com  
August 04, 2015



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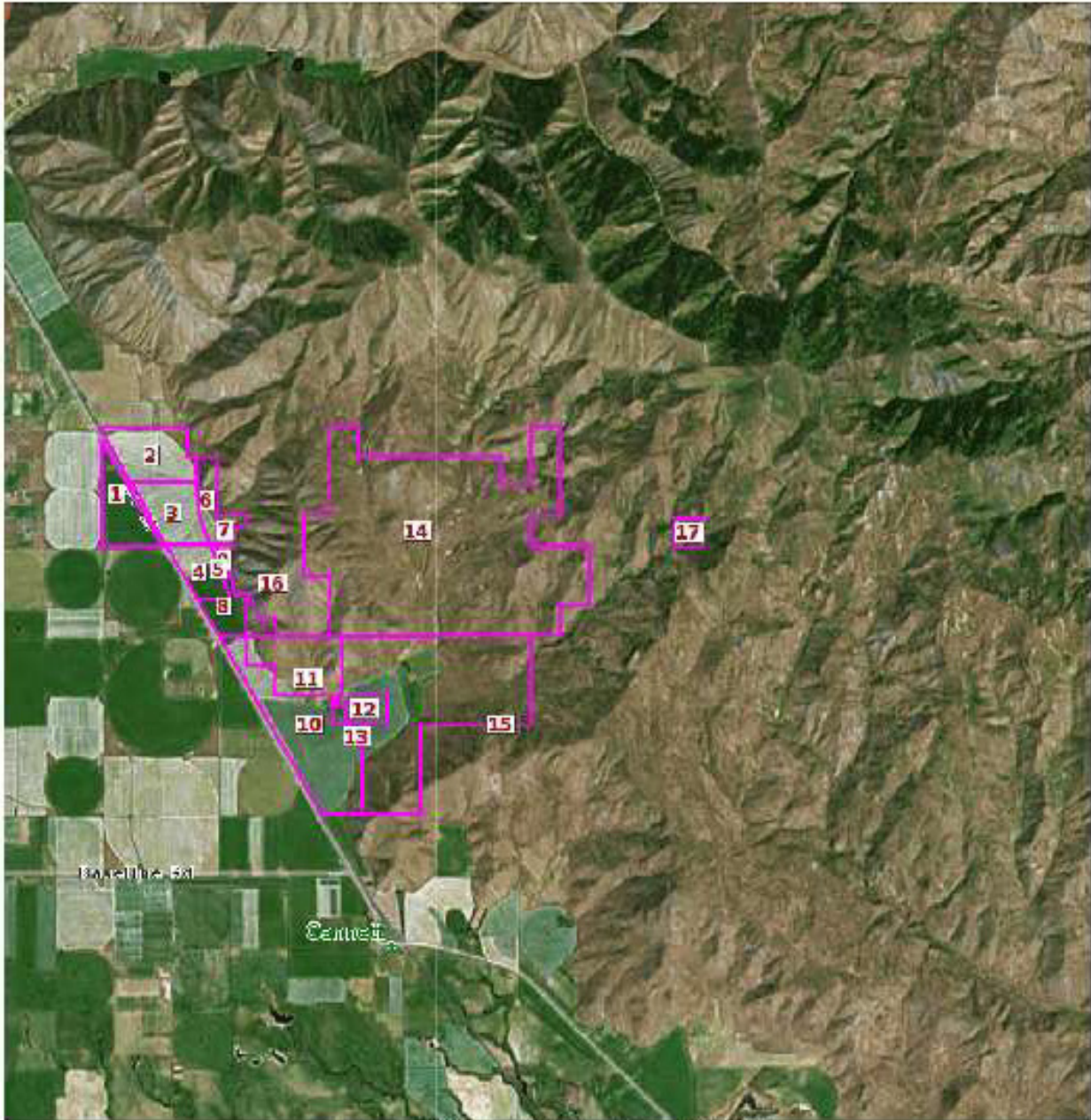


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# PHOTO MAP

Cove Springs Ranch

**ATLIS**  
AMERITITLE LAND INFORMATION SYSTEM



### LEGEND

- Country
- City
- US
- Property of Interest

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