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## SPIRIT WOMAN RANCH | SUN VALLEY, IDAHO | \$750,000



### EXECUTIVE SUMMARY

Owned by the same family for almost 25 years, the 80± acre Spirit Woman Ranch lies in a scenic, secluded canyon three miles north of the Wood River Valley community of Bellevue and 20 miles from downtown Ketchum and the well-known Sun Valley Resort. The property is surrounded by federal lands managed by the Bureau of Land Management and flanked by massive ridgelines and foothills that rise to over 8,000 feet atop nearby Patterson Peak. Spring-fed Slaughterhouse Creek flows through the ranch year-round and feeds a lovely, willow-lined wildlife pond that is home to wild brook trout, waterfowl, and wading birds. The ranch holds a single water right from the creek to irrigate up to two acres around the pond and provide water for livestock.

The property is largely undeveloped, and the only structure is a garage/utility building that includes a bathroom with a shower. The primary homesite for the ranch is adjacent to the garage and encompasses a level, grassy area above the pond with panoramic views of the canyon. The building site includes a septic system designed to service a future four-bedroom home. The ranch does not have electricity but is well-suited for the installation of an off-grid solar power system. Access from Bellevue and State Highway 75 is over Slaughterhouse Creek Road, an unmaintained, seasonal dirt road that crosses the west end of the property and leads further north into the Pioneer Mountains.

The surrounding public lands offer endless opportunities for hiking, horseback riding, cycling, ATV riding, and big game and upland bird hunting, while two of Idaho's top trout streams, the Big Wood River and Silver Creek, are only minutes from the ranch. Spirit Woman Ranch is ideal for those who desire to own and develop a seasonal retreat that provides a feeling of remoteness yet is only minutes away from the amenities of a full-sized community.

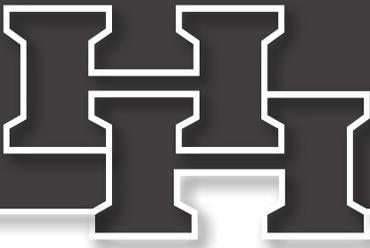


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## JUST THE FACTS

- 80± acres in a canyon setting surrounded by federal lands
- Three miles from Bellevue via Slaughterhouse Creek Road, an unmaintained, seasonal road
- Less than 10 miles from the airport in Hailey and 20 miles from Ketchum/Sun Valley
- Year-round spring creek and a trout-filled pond
- Adjudicated water right to irrigate up to two acres
- Undeveloped except for a 1,080± square-foot garage/utility building
- Off-grid building site with a septic system in place
- Cellular phone service to the property
- Wildlife includes elk, deer, chukar, gray partridge, doves, ducks, and a host of non-game species
- Miles of hiking, trail riding, and cycling from the property
- Elevation of approximately 5,500 feet
- Annual property taxes are approximately \$160 with an agricultural designation



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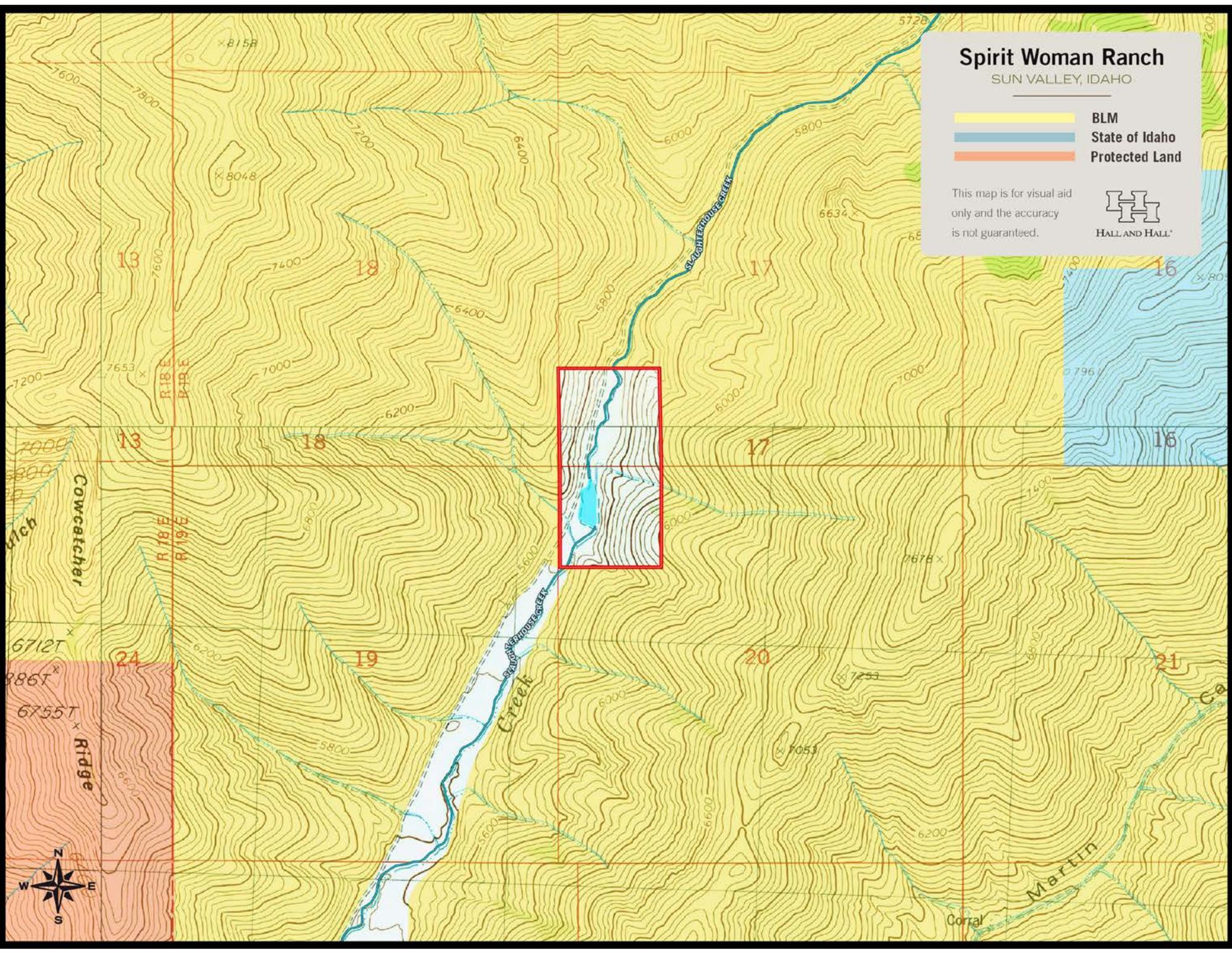
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# Spirit Woman Ranch

SUN VALLEY, IDAHO

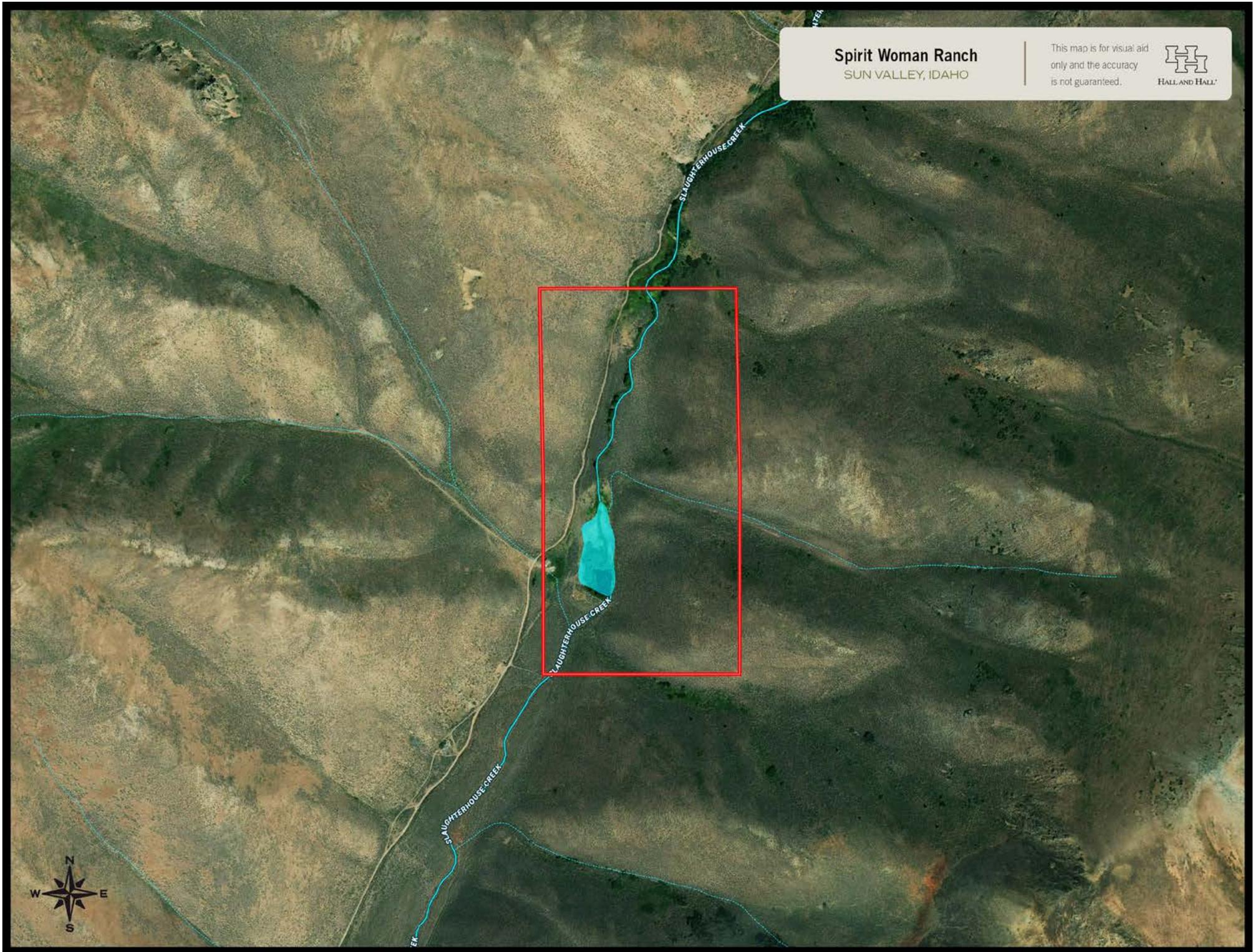
-  BLM
-  State of Idaho
-  Protected Land

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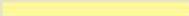
**Spirit Woman Ranch**  
SUN VALLEY, IDAHO

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