



**Snake River Retreat**  
**GLENN'S FERRY, IDAHO**







## Snake River Retreat

GLENN'S FERRY, IDAHO

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**\$3,500,000 | 26± 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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MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**



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## Executive Summary

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*Developed by an avid waterfowl hunter and outdoorsman, this turn-key property offers a rare opportunity to immediately enjoy all aspects of a riverfront retreat. Situated on 26± rolling acres just outside of the historic agricultural community of Glens Ferry, the property features an impressive 1,700± feet of Snake River frontage and it includes all the equipment and accoutrements necessary to take advantage of miles of river for watersports, world-class waterfowl hunting, wildlife viewing, and fishing for bass, trout, and sturgeon. Well-suited as either a seasonal recreational retreat, full-time riverfront estate, or small-scale farming and equestrian operation, the property is highlighted by a complete set of residential and ranch improvements, including two tastefully renovated, fully furnished homes that overlook the river and boast high-quality finishes and top-end appliances. Additional structures include a drive-through boat and RV storage building with double overhead doors, several multi-purpose buildings, a three-stall barn, and two equipment/hay storage sheds. A state-permitted boat launch, complete with a floating dock, provides convenient access to the river for all types of water-related activities. Approximately 18 acres of the property are planted to corn and irrigated by a center pivot and multiple automatic big gun sprinklers. Under the owner's management, flights of ducks and geese, along with a resident herd of mule deer, are regular visitors to the property's well-tended fields. Rounding out the offering is an extensive list of personal property that makes Snake River Retreat a fully equipped homestead ready for the next owner's immediate enjoyment. Personal property items include home furnishings, vehicles, farm and ranch equipment, custom-made duck boats, UTVs, assorted trailers, and hunting and fishing gear. The property is conveniently located an hour from Boise and Twin Falls via Interstate 84 and an hour and a half from the all-season resort community of Sun Valley.*



## Location

Snake River Retreat is located in southern Idaho next to the farming and ranching community of Glenns Ferry and midway between the state capital of Boise and the regional commercial center of Twin Falls. The property is easily accessible via paved roads from both Interstate 84 and US Highway 30. The small city of Mountain Home, the county seat for Elmore County and home to Mountain Home Airforce Base, is twenty minutes to the west. Boise, approximately an hour's drive northwest of the property, features Idaho's largest airport with a range of commercial flight options to major cities across the country. Magic Valley Regional Airport outside of Twin Falls offers daily air service to and from Salt Lake City on Delta/SkyWest. The airport also hosts a fixed-base operation equipped to manage private aircraft of any size. The well-known resort community of Ketchum/Sun Valley and its commercial airport and fixed-based operation are located an hour and a half north of the property. Glenns Ferry is home to a 3,056-foot by 60-foot lighted, asphalt runway capable of accommodating larger twin-engine aircraft.





## Locale

Situated on the north bank of the Snake River, Glenns Ferry is a small but vibrant riverfront community with a population of approximately 1,300 residents. The town boasts a rich history that dates to the mid-19th century and a modern economy firmly rooted in agriculture and supported by tourism and local businesses.

The area was originally inhabited by semi-nomadic Native American tribes, including the Shoshone and Bannock, who moved regularly based on food sources and weather conditions. The Snake was an important destination for tribal groups, who spent winters in the river's sheltered bottomlands and summers fishing for migrating salmon. European settlers began to arrive in the 1860s following the Oregon Trail. The town of Glenns Ferry was named for a ferry service established by Gustavus Glenn in 1869. The ferry not only reduced the distance to Fort Boise, a key layover and trading post, but it replaced one of the most challenging river crossings along the Oregon Trail, known as Three Island Crossing, located about two miles downstream of modern-day Glenns Ferry. In 1971, the Idaho Department of Parks and Recreation established Three Island Crossing State Park on the site of the crossing. The park draws numerous visitors throughout the year and features a visitor's center with interpretive displays, a campground, walking trails, and picnic sites.

Boise, located an hour northwest of Snake River Retreat, is Idaho's largest city, with a population of around 225,000, and the fourth largest in the Northwest. Boise is a vibrant, fast-growing city recognized for its high-tech industry, abundant parks and trails, excellent hospitals, and Boise State University, among the Intermountain West's most respected academic institutions. Twin Falls, with a population of approximately 55,000, is an hour's drive southwest of the property and provides a full suite of commercial and retail services. The famous mountain resort of Ketchum/Sun Valley is an easy 90-minute drive north of the property and offers a host of summer and winter activities, including golf, hiking, cycling, and world-class downhill and Nordic skiing. One also finds numerous gourmet restaurants, art galleries, shopping opportunities, and cultural events to enjoy.



## General Description

Snake River Retreat is a thoughtfully designed and meticulously maintained riverfront homestead highlighted by 1,700± feet of Snake River shoreline. A private, permitted boat launch with an accompanying floating dock offers access to miles of boating, watersports, wildlife viewing, fishing, and world-class waterfowl hunting.

Enhancing the appeal of Snake River Retreat is a complete set of residential and ranch improvements. These include two tastefully renovated and fully furnished homes that overlook the river, a drive-through boat and RV storage building with double overhead doors, several multi-purpose buildings, a three-stall barn, and two covered equipment storage sheds.



The property is fronted by East Cleveland Avenue, a paved, year-round county road that provides convenient access to downtown Glenns Ferry as well as to Interstate 84 and US Highway 30. Most of the property and its improvements are located east of the road and adjacent to the river, while approximately two acres lie across the road from the main entrance to the property. These two acres are comprised of contiguous one-acre lots that are irrigated and home to an equipment/hay storage shed and two multi-purpose storage buildings. Depending on a new owner's vision, the lots could be retained and kept as they are, utilized for additional purposes, such as developing a riding arena or horse barn, or even sold separately from the property.





## Acreage

Snake River Retreat consists of five independent lots of record totaling 26± acres per the Elmore County assessor.





# Improvements

## Main Residence

Located in a shaded setting at the south end of the property, the primary residence is an understated yet tastefully renovated single-story farmhouse encompassing approximately 3,500 square feet and originally built in the mid-1960s. The home features large windows that flood the interior with natural light and provide sweeping views of the river and nearby farms, and foothills.

Inside, the residence includes a spacious master bedroom and bathroom with a walk-in closet and two guest rooms that share a well-appointed bathroom. The full-sized, gourmet kitchen is well-suited for entertaining and equipped with custom stainless-steel countertops and high-end appliances, including a Wolf range and Subzero refrigerator. The large living room features a dining area and a wood-burning fireplace, while a separate den/library offers additional space with its own wood-burning fireplace. A laundry room with a half-bathroom adds to the home's functionality.







Thoughtfully designed with custom finishes, cabinetry, and woodwork, including red oak wood floors, the home exudes charm and quality craftsmanship throughout. Outdoor patio space enhances the living experience, and a two-car attached garage is conveniently accessed through the laundry room. Additionally, a detached workshop and all-purpose building sits next to the residence and houses UTVs and the owner's hunting gear and equipment.





## Guest Residence

This second home, ideally suited for family, guests, or even a property caretaker, is situated near the river at the north end of the property and accessible via a secondary entrance. This fully renovated home offers approximately 1,740 square feet of living space, complemented by an attached garage and storage room of about 500 square feet.

The main portion of the guest residence features a well-appointed kitchen, a comfortable living room, and three bedrooms that share a bathroom. Accessed from the garage is a separate bedroom suite complete with its own small kitchenette and bathroom, offering additional privacy and living space. A large deck overlooks the Snake, making it the ideal spot to enjoy a cup of coffee while watching the sunrise and scanning for ducks and geese along the river corridor.

Both residences are serviced by underground utilities, municipal water from the city of Glenns Ferry, in-ground septic systems, high-speed cable internet from Rural Telecom Inc., and cellular phone connections. The majority of the property is fenced with attractive steel pipe fencing, and electronic gates are situated at the entrances to both residences.





## Other Buildings

Snake River Retreat features several additional structures that support recreational and agricultural uses and contribute to the property's overall functionality. Located adjacent to the boat launch is a 30± foot by 50± foot boat and RV storage building built in 2020. This heated and insulated building features durable metal construction, a concrete floor, and double overhead doors on both ends that measures 12± feet by 10± feet. Just north of the main residence is a 1,300± square-foot horse and feeder barn currently used for storage and an adjacent 60±foot by 16± foot covered equipment and hay shed. Across East Cleveland Avenue, there is a second covered equipment and hay shed (approximately 60 feet by 30 feet) as well as two utility buildings used primarily to store irrigation parts and equipment.





## Climate

The elevation of the property is approximately 2,550 feet above sea level. The local climate is best described as semi-arid, with over 200 sunny days a year and total annual precipitation of approximately 10 inches, including average snowfall of five inches. Summers are hot and dry with temperatures reaching into the mid-90s during July and August. Winters are mild with an average daytime high for November through February of 48 degrees. The average low for the same period is 25 degrees.

## General Operations

The owner contracts with a local farmer to plant and harvest corn on 18± acres of the property. Approximately 10 acres are irrigated under a Valley 8000 series center pivot, while the balance is irrigated with automated Big Gun sprinklers that are operated with a state-of-the-art TWIG wireless control system. This setup ensures efficient irrigation for optimal crop growth and yield.





## Recreation and Wildlife

Located in the most prolific portion of the Pacific Flyway, near the duck hunting mecca of Hagerman, Idaho, this section of the Snake River is widely regarded as the pinnacle of waterfowl hunting in the western United States. Beginning in early November, countless numbers of ducks and geese migrate from the north to this relatively obscure part of the country, drawn by the region's mild climate and year-round open water. Mallards are the predominant duck species here, and hunters enjoy a seven-bird limit and lengthy four-month season that runs through the end of January. Canada geese are also prolific and have a five-bird daily limit. The current owner is an avid waterfowl hunter and typically hunts the property from either a blind set up on the river or in the corn fields adjacent to the main residence. Additionally, the property provides access to miles of river with any number of excellent hunting spots. The sale of the property includes the owner's two custom-made aluminum duck boats, which are perfectly suited for transporting hunters, dogs, and gear while navigating the large waters of the Snake safely.

Along with abundant waterfowl, the area around Snake River Retreat offers excellent upland bird hunting, with robust populations of quail, pheasant, chukar, and gray partridge. In addition, the river's deep runs, rock ledges, and shallow, sandy flats provide outstanding mixed-bag fishing for trout, smallmouth bass, largemouth bass, catfish, carp, and even sturgeon that can grow to over ten feet in length. The fishing on this section of the Snake is largely overlooked by the public, so anglers tend to enjoy the river in solitude.





Beyond powerboating, the river can be explored through non-motorized means as well. Launching a canoe, kayak, or stand-up paddleboard from the property is a delightful way to spend a summer day, resulting in a peaceful experience on the water. In addition to the owner's two duck boats, multiple flatwater touring, fishing, and hunting kayaks are included in the sale.



## Water Resources

Snake River Retreat holds 26± shares of irrigation water in the King Hill Irrigation District. The irrigation district delivers pressurized water to the property by buried pipeline at 35 PSI, reducing the need for additional pumping. Annual irrigation district fees are approximately \$3,900.



## Personal Property

Snake River Retreat is offered in complete “turnkey” condition with extensive personal property, ensuring that the next owner can begin using and enjoying the property on day one. Personal items include furnishings, vehicles, farm and ranch machinery, UTVs, lawn equipment, trailers, duck boats, motorcycles, tools, and hunting and fishing equipment. For a complete list of personal property, please contact the broker.



## Taxes

Annual Elmore County property taxes are approximately \$10,130.

## Mineral Rights

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

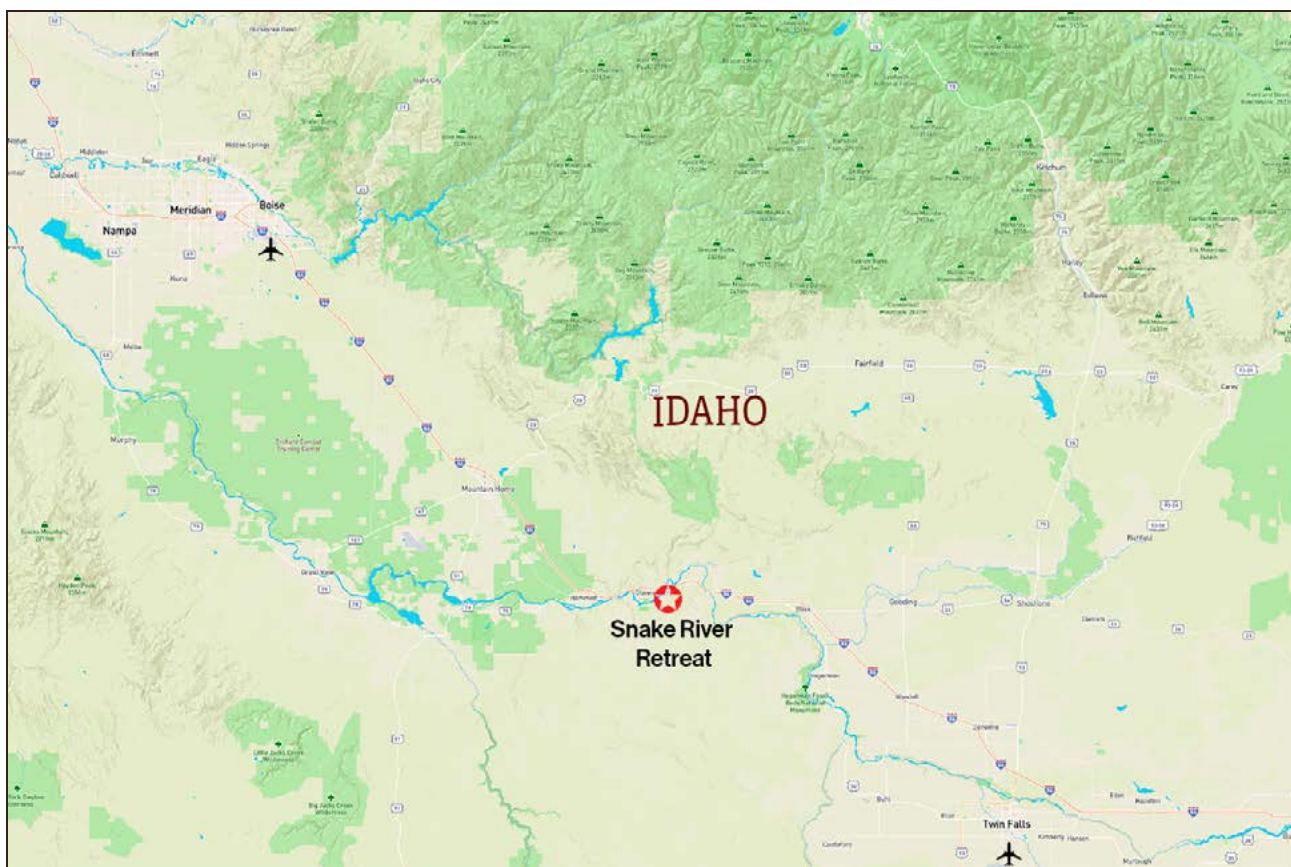




## Broker's Comments

*Blending comfort, style, and functionality, Snake River Retreat is a turnkey recreational and lifestyle property suitable for year-round living or as a part-time escape from a busier life elsewhere. The property is highlighted by an impressive 1,700± feet of river frontage, providing miles of access up and down the Snake for hunting, fishing, wildlife viewing, and watersports. Comprised of five independent lots of record, the property offers significant ownership and development flexibility. With extensive personal property included in the sale, the new owner will be able to start using and enjoying Snake River Retreat right away. Convenient access to nearby regional communities, including Boise and Sun Valley, rounds out this exceptional offering.*





Click on map above for link to Land id™ map of property.

## Price

**\$3,500,000**



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## 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. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes 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

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

# 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.



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only and the accuracy  
is not guaranteed.





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