



Ice House Creek Ranch

FREMONT COUNTY, IDAHO

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Ice House Creek Ranch

Fremont County, Idaho

2,021.63 Total Acres | Listing Price: \$7,600,000



Contact

Matt MacMillan, Associate Broker
307.413.3582 | matt@livewaterproperties.com
www.livewaterproperties.com

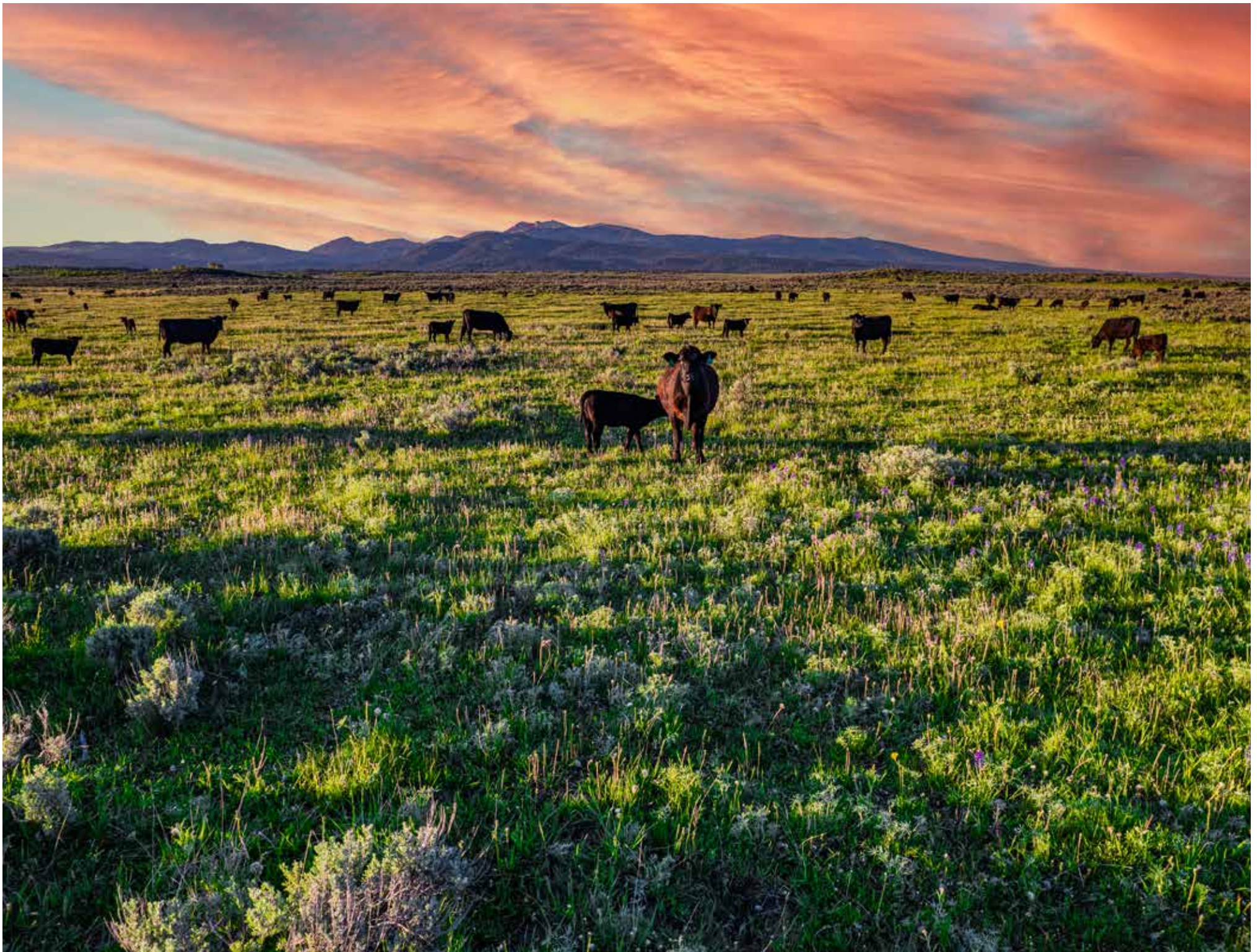


The Ice House Creek Ranch presents a rare and exceptional ownership opportunity, blending history, natural resources, privacy, serenity, and stunning beauty into a single property. The ranch spans a total of 2,012.63 acres, which includes 1,412.63 deeded acres with an additional ± 600 State of Idaho leased acres.

For a productive summer grazing operation, the ranch boasts lush green pastures with irrigation and stock water rights stemming from Ice House Creek and Willow Creek's abundant water supply. The fertile soil and ample grasses create an ideal environment for cattle to thrive during the summer months, ensuring a stable investment for cattle ranchers seeking high-quality grazing land, as it has been since the 1800s.

Beyond its agricultural potential, Ice House Creek Ranch is equally suited for recreational purposes. The picturesque landscape comprising and surrounding the ranch offers many outdoor activities, including hiking along scenic trails, fishing, horseback riding, birdwatching amidst diverse wildlife habitats, snowmobiling, and snowshoeing. At night, the clear skies provide an unparalleled opportunity for stargazing, adding to the ranch's appeal as a nature lover's paradise.

The property's versatility is a standout feature, making it a unicorn in the realm of real estate offerings. Whether one envisions a productive cattle ranch or a serene recreational retreat, Ice House Creek Ranch fulfills both aspirations with its combination of productive grazing land and breathtaking natural beauty. It represents a rare chance to own a property that not only meets but exceeds expectations for both agricultural productivity and recreational enjoyment.





Location

Secluded 16 miles west of the historic town of Island Park, Idaho, Ice House Creek Ranch is accessible by air through several commercial airports: Yellowstone Airport (40 miles), Idaho Falls Regional Airport (95 miles), and Bozeman Yellowstone International Airport (130 miles). Local FBOs include Henry's Lake Airport (27 miles), Yellowstone Airport (40 miles), Ennis-Big Sky Airport (80 miles), and the Driggs/Reed Memorial Airport (80 miles).

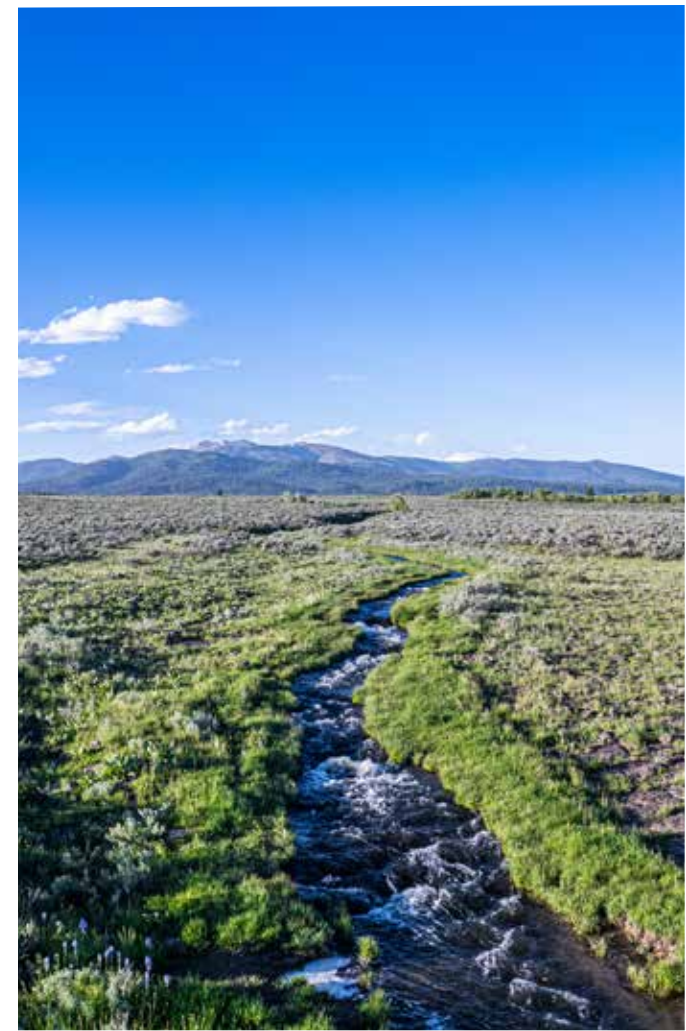
Acreage and Operations

Ice House Creek Ranch acreage is pristine and beautiful, characterized by picturesque vistas of the surrounding mountain ranges and peaks, the casual meandering banks of Ice House Creek, the meadows of Shotgun Valley, and clear expansive skies. The stunning natural surroundings create an awe-inspiring backdrop for both ranching and recreational pursuits, ensuring a visually captivating experience.

The ranch is currently and primarily used for summer grazing by a local ranching family, supporting 425 pairs for the months of June to October. Cattle are run on the deeded acreage and State of Idaho leased lands, which seamlessly function as one unit. The ranch is perimeter fenced and cross-fenced into three pastures, all of which are rich in high-quality high mountain grasses and have excellent stock water. Calves that come off Ice House Creek Ranch tend to be some of the heaviest in the region.







Water Rights

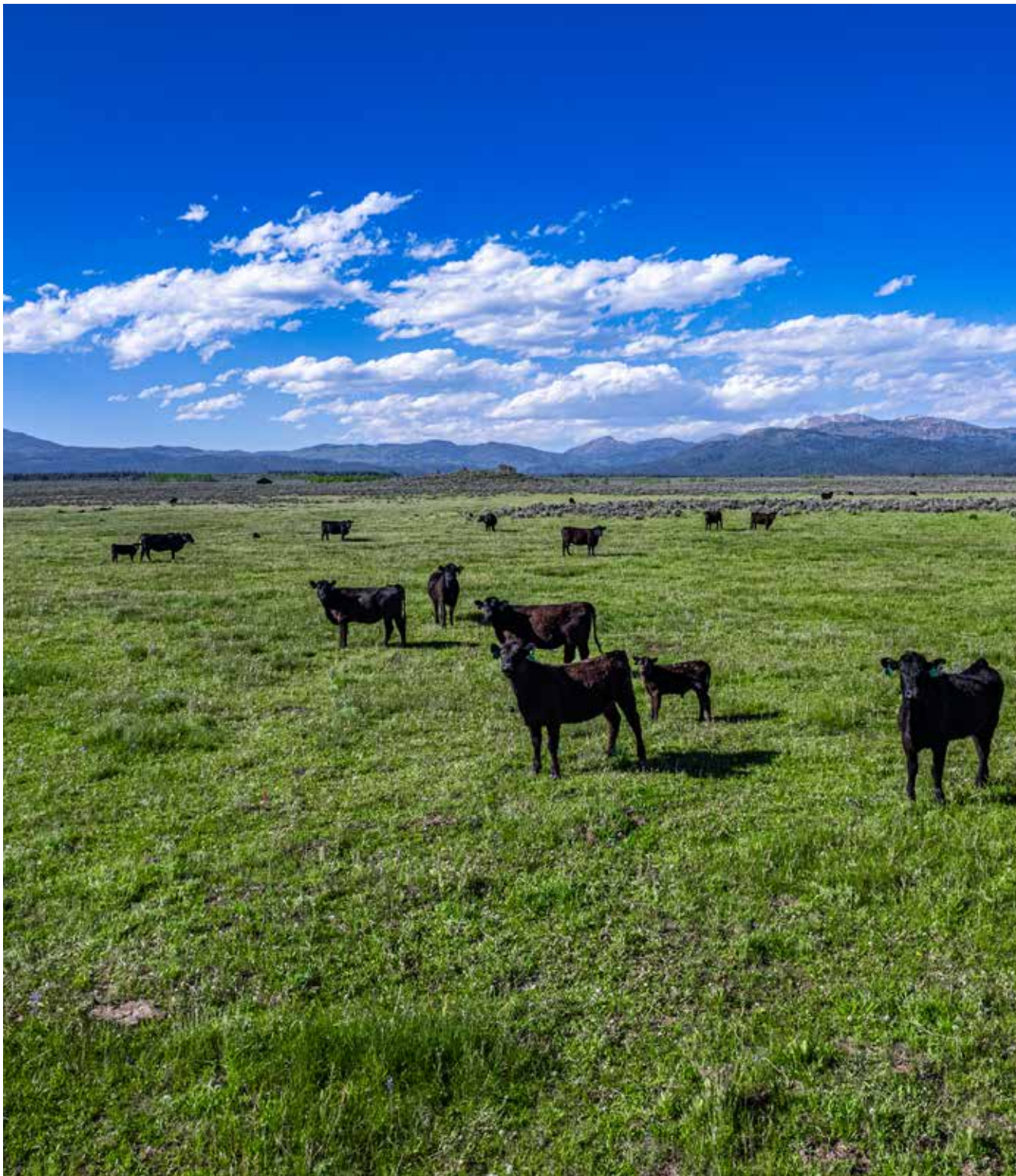
Ice House Creek winds the length of the ranch for over 1.5 miles and is the source of water rights dating back to 1899, for irrigation and stock water on the ranch. Ice House Creek also has fishery potential, specifically on its southern end, where the creek benefits from numerous springs. The creek currently holds fish, with fish density being the highest during the spring and fall when fish run up out of Island Park Reservoir to spawn in Ice House Creek.

The northern end of the ranch borders Ice House Creek Reservoir, which is approximately 80 acres in size. This is a private reservoir that is shared by the surrounding landowners.



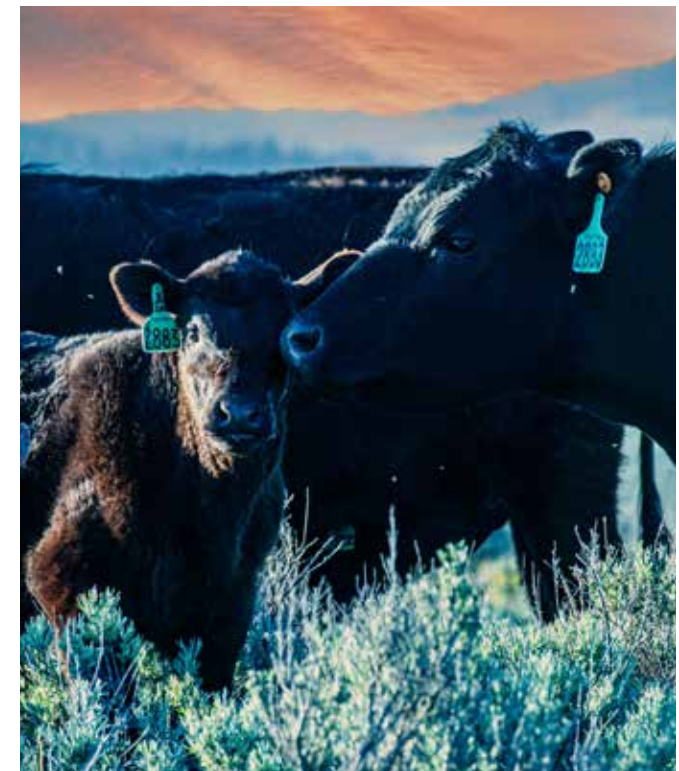
Nearby Live Water

Ice House Creek Ranch is situated near numerous fishing opportunities, only a stone's throw away from the ranch: the Henry's Fork River (30 Minutes), Henry's Lake (35 minutes), Montana's Madison River (45 minutes), Hebgen Lake (45 minutes), Cliff and Wade Lakes (1 hour), the Firehole River in Yellowstone (1 hour 10 minutes), the Bechler River and Yellowstone River (1 hour 30 minutes).



Historical Significance

The ranch is steeped in history, with each acre bearing witness to the stories and events that have shaped the land over generations. Several regional Indian tribes, George Rea (the third settler and first cattle rancher in Shotgun Valley), Theodore Roosevelt, followed by A.S. Trude, E.H. Harriman, and others since its discovery in the 1800s, have graced, valued, and protected these acres. From its origins to its development as a working ranch, every corner of Ice House Creek Ranch holds a piece of the past, contributing to its timeless charm and significance.

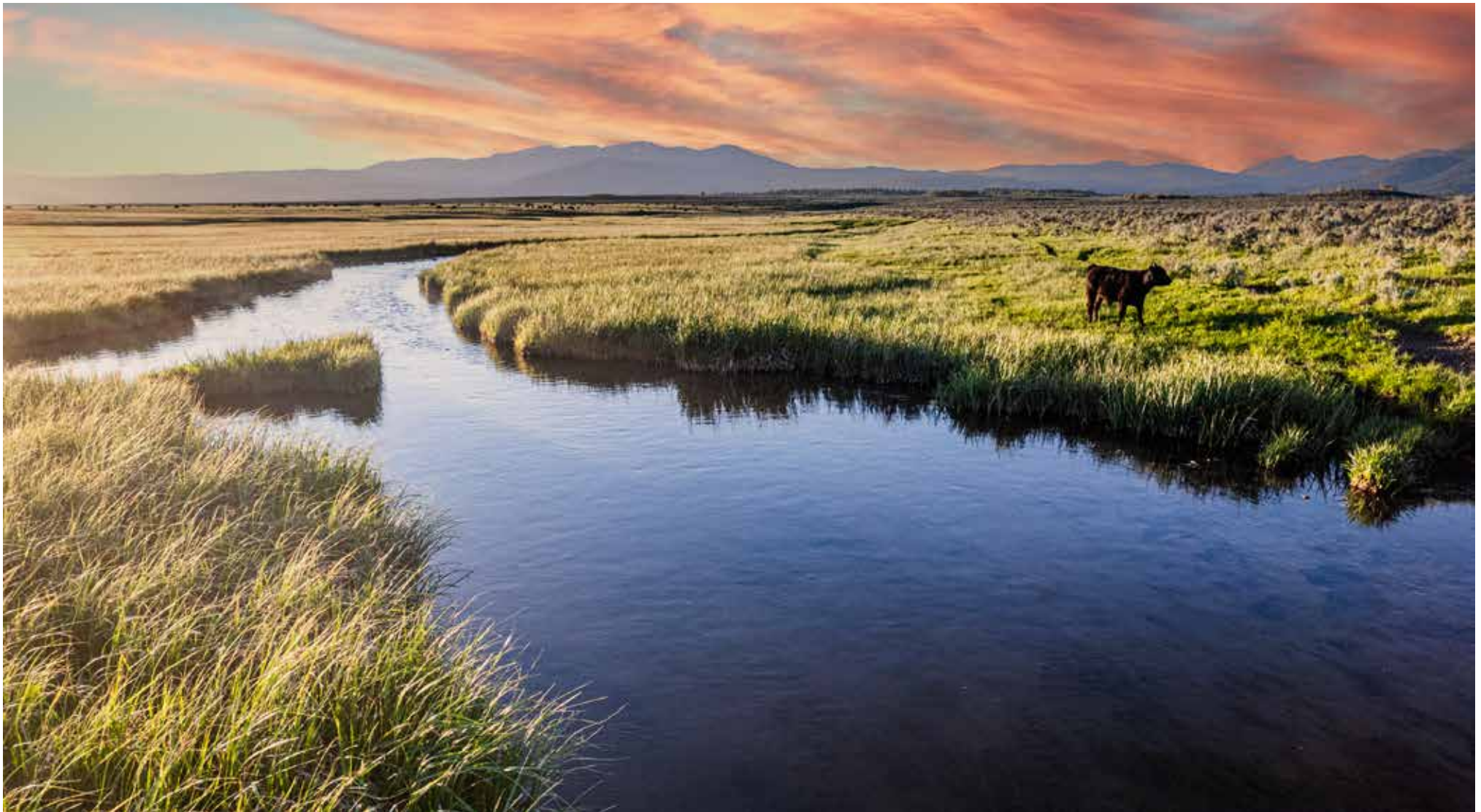




Conservation Potential

The establishment of a Grassland Reserve Protection easement on the southernmost 353 acres ensures that this portion of the ranch remains a protected landscape in perpetuity. It underscores a commitment to balancing agricultural productivity with environmental stewardship, preserving the ranch's natural beauty and ecological integrity.

The remaining 1,059.63 deeded acres are unencumbered of conservation easements or restrictions. The ecological value of these lands, coupled with the adjacent federal and state lands, places Ice House Creek Ranch as a prime candidate for a further conservation easement protection.



Summary

Ranches located in Idaho's Shotgun Valley rarely see the open market. Ice House Creek Ranch has all of the ingredients one could hope for in a Western ranch, with excellent production, big mountain views, live water, and bordered by protected lands.

Steeped in history and offering unparalleled natural amenities, Ice House Creek Ranch possesses the potential to become a legacy property. Its enduring qualities make it an ideal setting for creating lasting memories, forging traditions, and passing down a heritage of stewardship and appreciation for the land.

Property Details

Fremont County, Idaho | 2,021.63 Total Acres

Listing Price: \$7,600,000

ACREAGE

2,012.63 controlled acres, including 1,412.63 deeded acres

Ice House Creek winds the length of the ranch for 1.5+ miles

Borders Ice House Creek Reservoir which is 80+ acres in size

OPERATIONS

Currently based around summer grazing

Perimeter fenced and cross fenced into 3 pastures

LOCATION

Secluded 16 miles west of the historic town of Island Park, Idaho

30 Minutes from The Henry's Fork River

35 Minutes from Henry's Lake

45 Minutes from the Madison River

27 miles from Henry's Lake Airport

40 miles from West Yellowstone, Montana and Yellowstone Airport

95 miles from Idaho Falls, Idaho, and Idaho Falls Regional Airport

130 miles from Bozeman, Montana, and Bozeman International Airport

CONTACT

For more information please contact

Matt MacMillan at 307.413.3582 or

matt@livewaterproperties.com

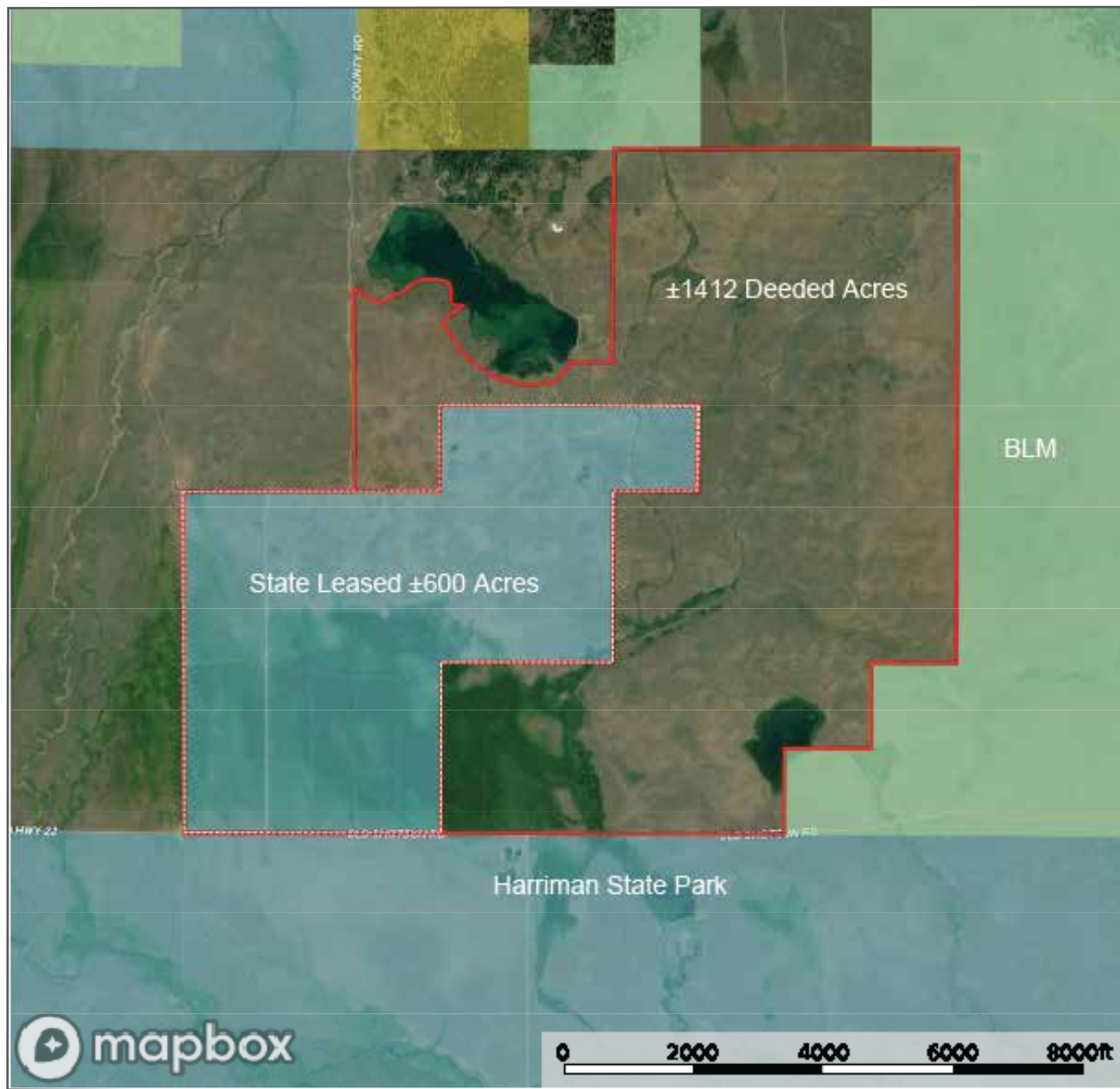
Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

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.

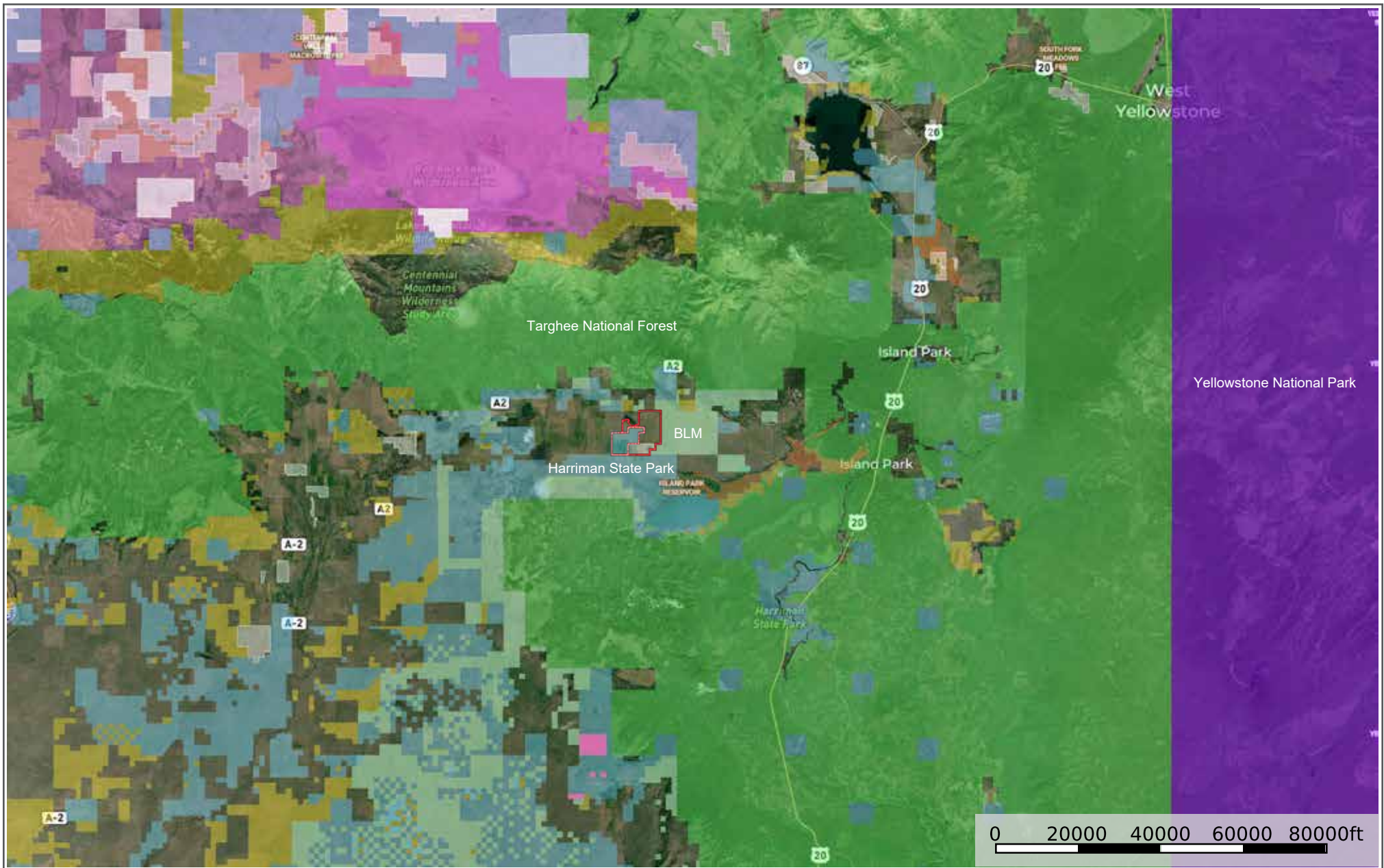


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PROPERTIES



Ice House Creek Ranch - Aerial Map

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



Ice House Creek Ranch - Location Map

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