



Anderson Ranch

MOUNTAIN HOME, IDAHO
ELMORE COUNTY

LIVE WATER
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation



ANDERSON RANCH

Mountain Home, Idaho
±3,896 Acres | Listing Price: \$27,000,000

A Place in the West that Truly Has it All.

Nestled in the heart of Idaho, Anderson Ranch offers a rare combination of privacy, natural beauty, and unparalleled versatility. Encompassing ±3,896 acres of picturesque landscapes, this extraordinary property overlooks the serene waters of Anderson Ranch Reservoir and is surrounded by rugged mountain panoramas. Ideally situated between Boise and Sun Valley, the Ranch provides convenient access to both urban amenities and world-class outdoor recreation. With abundant wildlife, incredible hunting and fishing opportunities, organic farmland, and an impressive infrastructure for agriculture, Anderson Ranch stands as an exceptional investment and legacy property.

Contacts

Adam Deakin, Broker
208.500.1121 | adam@livewaterproperties.com
www.livewaterproperties.com

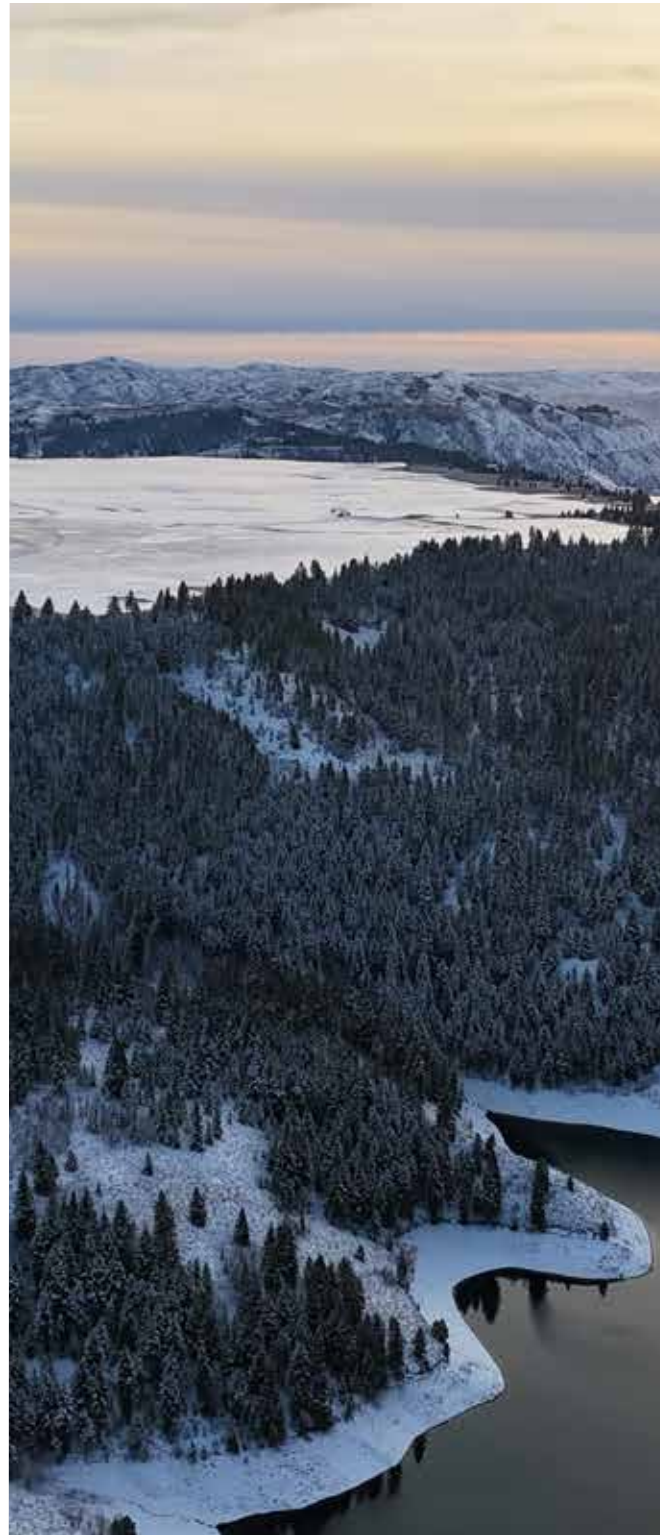
THE LAND

An Isolated Oasis that Overlooks a Pristine Reservoir, and is Surrounded by Mountains.

The expansive ±3,896 acres of Anderson Ranch sit atop a scenic plateau overlooking the shimmering waters of Anderson Ranch Reservoir. Framed by awe-inspiring mountain vistas this ranch is a rare land asset. Of the total acreage, ±2,800 acres are dedicated to organic farmland, providing fertile ground for productive agriculture, irrigated by 14 pivots in addition to wheel lines. The remaining acreage is a diverse blend of pasture, timber, and a central sagebrush knoll, creating a natural haven for wildlife. This productive agricultural beacon, surrounded by vast stretches of uncultivated timber and pastures, draws a remarkable array of wildlife. This not only makes the Ranch a vital sanctuary in an area where agricultural development is scarce but also a testament to exceptional stewardship and care.







LOCATION

This Ranch is Secluded, Yet Accessible.

Anderson Ranch offers the ideal blend of seclusion and convenience. Positioned north of Highway 20, the Ranch sits at the northern edge of the Snake River Plain, surrounded by some of Idaho's most rugged and breathtaking landscapes. Nestled in one of Idaho's premier locations, the Ranch splits the distance between Boise and Sun Valley, providing remarkable access to both urban amenities and world-class outdoor recreation. Mountain Home, a regional hub with essential services, is 28 miles to the southwest, while Boise, located 71 miles away, offers

an international airport and a full range of conveniences. Hailey, home to Friedman Memorial Airport and St. Luke's Medical Center, is 72 miles to the East of the Ranch. For those seeking luxury dining, shopping, and cultural experiences, the vibrant town of Sun Valley is a mere 84 miles to the east. This strategic location allows owners and guests to enjoy the tranquility of the Ranch while staying connected to the conveniences of modern life.



HUNTING AND WILDLIFE

Anderson Ranch is a Wildlife Beacon. This is a true wildlife beacon, surrounded by miles of untouched landscape with virtually no other agricultural development in the area. This makes the Ranch a critical habitat and safe haven for a wide variety of wildlife. The property's well-watered environment, supported by three ponds and extensive irrigation, further enhances its appeal to small and big game species alike. Resident herds of elk, mule deer, and antelope are frequently spotted on the Ranch, while the surrounding timber, and centralized sagebrush knolls, provide shelter. The Ranch is located within prestigious Idaho Unit 44, and offers exceptional opportunities for hunters, with landowner tags available through Idaho's Landowner Appreciation Draw Program. Additionally, both upland birds and waterfowl thrive on the property, making for a complete wildlife viewing and hunting experience.





FISHING

Anderson Ranch offers exceptional fishing both onsite and nearby. The property's largest water feature is a reservoir on the southern end fed by Little Camas Creek. The current owner has stocked rainbow trout in the past and they have grown to impressive 20-25 inch plus rainbows consistently. Minutes away, the South Fork of the Boise River is renowned for trophy-sized rainbow trout reaching the 24-inch size class while Anderson Ranch Reservoir (the reservoir the Ranch looks over) offers Kokanee salmon, smallmouth bass, and more. Other nearby waters, such as the Big Wood River and the renowned Silver Creek, attract anglers from around the world.



CAMAS PRAIRIE

The Anderson Ranch sits on the western edge of the historic Camas Prairie, a region celebrated for its stunning camas lily blooms each spring, which turn the landscape into a vibrant sea of blue. These lilies were a vital food and medicinal resource for Indigenous tribes like the Shoshone and Nez Perce, who harvested the roots and used them to sustain their communities. Native American artifacts, such as grinding stones, are still found on the ranch each year, offering a tangible connection to the land's rich cultural history. Today, Anderson Ranch reflects the enduring heritage of the Camas Prairie, blending natural beauty with deep historical significance.





IDAHO'S WORLD CLASS RECREATION

The surrounding mountains offer endless opportunities for year-round outdoor recreation. In winter, the region is ideal for snowmobiling, snowshoeing, and cross-country skiing, with vast open ridges and scenic trails to explore. Soldier Mountain Ski Resort provides a relaxed, small-mountain skiing experience, while Sun Valley offers world-class slopes, over 3,000 feet of vertical skiing, and a vibrant cultural scene.

In the warmer months, the landscape transforms into a paradise for hiking, mountain biking, horseback riding, and wildlife photography. The nearby Sawtooth National Forest offers breathtaking alpine trails, serene lakes, and dense forests, while natural hot springs scattered throughout the area provide a peaceful retreat after a day of adventure. Whether you're trekking through rugged wilderness, riding horseback across scenic meadows, or soaking in a tranquil hot spring, Anderson Ranch serves as the ideal base for outdoor exploration in every season.

FARMING OPERATION AND INCOME OPPORTUNITY

A Higher Margin Organic Farm Return.

Anderson Ranch showcases a rich history of agricultural productivity, cultivating approximately ±2,800 acres of organic production. This includes potatoes, alfalfa, and small grains. Its flat to gently rolling terrain, 14 pivots and additional wheel lines make it ideal for efficient farming. The Ranch's strategic isolation offers a natural barrier against cross-contamination, positioning it as a strong candidate for organic certification and access to premium organic markets.

Income Opportunities

- **Lease-Back Desired:** A lease-back arrangement allows new owners to secure passive income while experienced operators continue managing the property.
- **Organic Market Potential:** The isolated location and organic practices open doors to higher-margin organic markets.
- **Hunting Leases:** Anderson Ranch's diverse habitat attracts wildlife, offering additional income through recreational hunting leases.

With its productive land, organic practices, and diverse income streams, Anderson Ranch presents a compelling opportunity for investors.





WATER RESOURCES

Anderson Ranch stands out as a well-watered sanctuary in a region where water resources are scarce. The property features three ponds, including a ± 35 acre reservoir fed by Little Camas Creek, providing surface water for both wildlife habitat and irrigation. Additionally, with over $\pm 2,816$ acres of water rights, the Ranch benefits from both surface and ground water, utilizing 14 pivots and a state-of-the-art underground water delivery system with 18-inch plastic piping. This advanced infrastructure ensures efficient and reliable irrigation, supporting agricultural operations and enhancing the sustainability of the land in this otherwise dry region. The Ranch has adopted a more sustainable approach to water use, in the current operation, not all acres under pivot are being irrigated at the same time.



IMPROVEMENTS

Anderson Ranch offers basic farm homes, and exceptional agricultural storage.

The property features three dwellings, providing a total of approximately 3,828 sqft of living space. Dwelling One is approximately 1,128 sqft, Dwelling Two spans around 1,800 sqft, and Dwelling Three offers 900 sqft of living area. Additionally, there are two unfinished new cabins with completed electrical systems, though bathrooms still need to be installed.



IMPROVEMENTS

For agricultural and storage purposes, the property includes:

- Three Curvet potato cellars with a combined storage capacity of approximately 210,000 Cwt, two of which are equipped with refrigeration
- One older potato cellar with a storage capacity of approximately 30,000 Cwt (no refrigeration)
- Five grain bins, four with a capacity of $\pm 25,000$ bushels each; one with a capacity of 10,000 bushels
- An 85' x 40' shop provides ample space for equipment maintenance and storage needs
- Large truck scale and various other small outbuildings



CONSERVATION EASEMENT

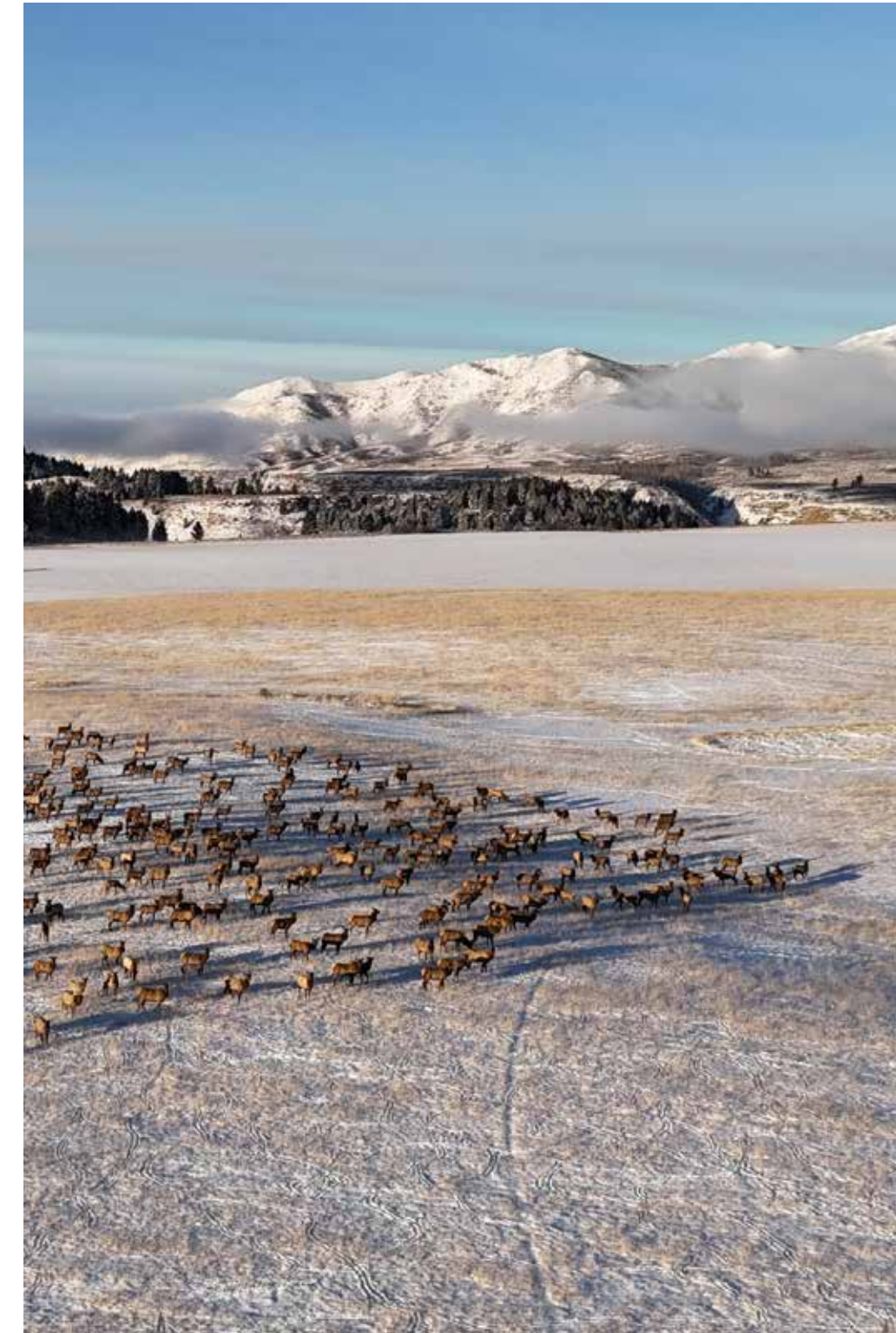
A conservation easement is a voluntary legal agreement between a landowner and a qualified organization, such as a land trust, that limits certain uses of the land—like large scale subdivision—in order to conserve the natural and traditional values of the property. Landowners grant conservation easements to protect the resources of their property while retaining the rights of private ownership. Anderson Ranch is not encumbered by a conservation easement. Due to the eco-sensitive nature of this property and the location surrounded by public lands, Anderson Ranch is a prime candidate for an incoming owner to place a conservation easement and realize the associated tax advantages.





DEVELOPMENT POTENTIAL

For those who value privacy alongside the opportunity to develop multiple residences with mountain and reservoir views between the growing Boise and Sun Valley, Anderson Ranch presents the opportunity without compare. This incredible Ranch offers an unmatched opportunity for the discriminating Buyer who demands privacy, serenity, and Idaho's nearby growing urban centers. The land is zoned General Agriculture (AG) and provides a multitude of allowed land uses in Elmore County's Zoning Code. Please see Elmore County's Land Development Regulations for additional information.



“Few places in the West offer the rare combination of abundant recreation, profitable agriculture, and unmatched natural beauty. Anderson Ranch is one of those rare gems—a property so diverse, special, and sizeable that it stands out even in a state as scenic as Idaho. From its top-tier hunting and recreation opportunities to its prime location between Boise and Sun Valley, this ranch truly has it all. The expansive acreage, breathtaking views, privacy, and significant income potential make Anderson Ranch a one-of-a-kind investment opportunity. It’s a legacy property where adventure, productivity, and serenity seamlessly converge.” Adam Deakin, Broker

SUMMARY

Anderson Ranch is a “Best of the West” property, blending breathtaking natural beauty, exceptional recreation, and agricultural productivity. Encompassing ±3,896 acres, it features sweeping mountain panoramas, fertile organic farmland, and a diverse landscape that serves as a sanctuary for wildlife. Offering premier opportunities for hunting, fishing, and outdoor adventures, the Ranch is ideally positioned between Boise and Sun Valley, providing both privacy and accessibility. Anderson Ranch is a special offering that captures the essence of Idaho’s natural beauty and represents a multifaceted investment with unmatched potential.



ANDERSON RANCH

±3,896
ACRES

LOCATED IN MOUNTAIN HOME, IDAHO

LISTED AT
\$27M

AN INCREDIBLY DIVERSE RANCH WITH GREAT VIEWS AND ENDLESS
RECREATIONAL OPPORTUNITY

IMPROVEMENTS

- 3 Dwellings with ±3,828 sqft of total living space
- 2 unfinished new cabins
- 3 Curvet potato cellars with a combined storage capacity of approximately 210,000 Cwt, 2 with refrigeration
- 1 older potato cellar with ±30,000 Cwt
- Five grain bins, four with a capacity of ±25,000 bushels each; one with a capacity of 10,000 bushels
- 85' by 40' shop
- Large truck scale and various other outbuildings

LOCATION

- Ideal Location (Between Boise and Sun Valley)
- Picturesque Plateau Setting
- Resident Elk Herd
- Overlooking Anderson Ranch Reservoir
- Incredible Wildlife
- Productive Organic Farm
- Future Conservation or Development Opportunities

INCOME OPPORTUNITIES

- Lease-Back Desired
- Organic Market Potential
- Hunting Leases



Adam Deakin

LICENSED IN IDAHO AND COLORADO

Boise, Idaho
phone: 208.500.1121
cell: 303.476.8209
adam@livewaterproperties.com

EDUCATION:

Colorado State University
Bachelor of Science Degree, Agricultural Business and a minor in Real Estate



EXPERIENCE:

January 2024 – Present

Associate Broker, Live Water Properties, LLC (Idaho and Colorado)

2018 – 2023

Farm and Ranch Loan Officer, Hall and Hall

2017 – 2018

Seed Sales Intern, Winfield United (Land O Lakes), Western Nebraska and Eastern Colorado

AFFILIATIONS:

Ducks Unlimited, Rocky Mountain Elk Foundation, Pheasants Forever, B.A.S.S., Major League Fishing, The Lake Bomoseen Association.

BIO:

Born and raised in Colorado, Adam's journey seamlessly intertwines his passion for the outdoors with his dedication to the world of farm and ranch real estate. An avid outdoorsman from the start, Adam's upbringing was filled with memorable hunting and fishing expeditions, fostering a deep connection to the natural world that would later become an integral part of his professional life. Summers spent working on hay operations ignited Adam's passion for agriculture, prompting him to pursue higher education at Colorado State University. He graduated with a B.S. in Agricultural Business and a minor in Real Estate. As the President of the CSU Bass Fishing Team, he not only competed on a national stage but also displayed leadership and camaraderie. Adding to his achievements, Adam served as the CSU Ducks Unlimited Treasurer, highlighting his commitment to conservation and responsible land stewardship. Adam began his career after college as a farm and ranch real estate loan officer guiding traditional agricultural operators, investors, and recreational buyers through the intricacies of property acquisition and disposition with combined property evaluations north of \$130M in seven Western states.

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.



Anderson Ranch - Aerial Map

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



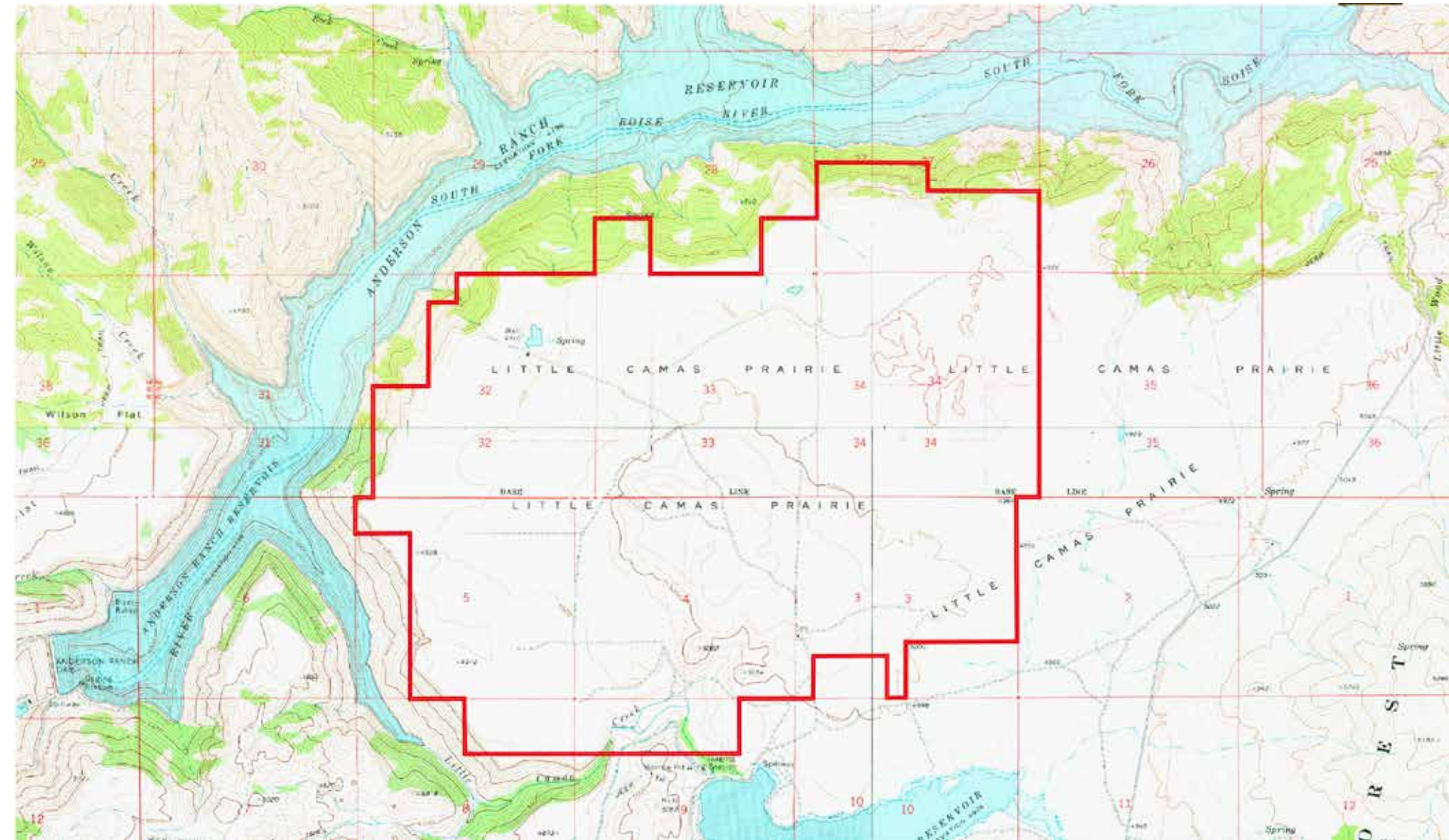
Anderson Ranch - Public Land Map

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



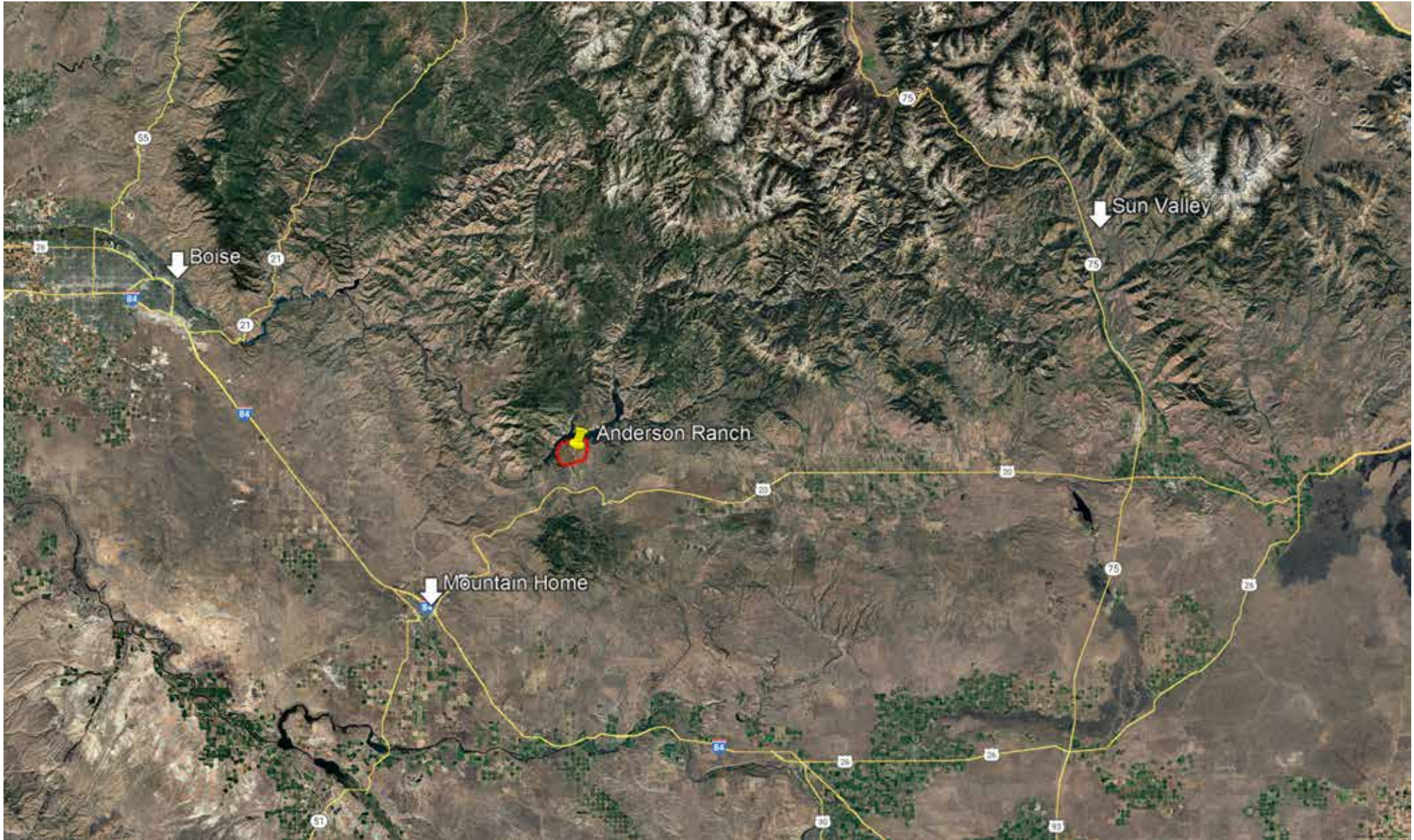
Anderson Ranch - Pivot Map

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



Anderson Ranch - Topography Map

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



Anderson Ranch - Location Map

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