

An aerial photograph of a winter landscape. A snow-covered mountain peak is in the background under a clear sky. A river flows through a valley filled with dense evergreen trees. The sun is low in the sky, creating a warm glow and long shadows.

401 Owl Rock Road

KETCHUM, IDAHO



Hunting | Ranching | Fly Fishing | Conservation

401 OWL ROCK ROAD

Ketchum, Idaho

57 Acres | Listing Price: \$6.1M

Discover an exceptional 57-acre estate just 3.1 miles from downtown Ketchum, offering unparalleled privacy, breathtaking mountain views, and gated exclusivity. Nestled in a four-lot private community, this build-ready property includes fully developed architectural plans for a 7,000+ sqft. home with an ADU, approved septic, utilities, and permits ready to finalize. Backing up to protected Idaho state lands, the owners can enjoy live water from Clear Creek, ski access, and world-class fly fishing just minutes away. This secluded sanctuary offers the best of Sun Valley living—privacy, nature, and recreation—while remaining conveniently close to town and resort amenities. A truly special opportunity.

Contact

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A PRIVATE MOUNTAIN SANCTUARY WITH UNPARALLELED VIEWS

Nestled in one of Ketchum's best-kept secrets, 401 Owl Rock Road offers a combination of privacy, accessibility, and natural beauty just 3.1 miles from downtown Ketchum and Sun Valley Resort. Tucked away in a gated, four-lot community, this 57-acre estate lot is surrounded by protected Idaho state lands, ensuring the breathtaking 260-degree mountain views and pristine environment remain untouched.



A PRIME BUILD-READY OPPORTUNITY

This property comes with fully developed architectural plans that maximize the views and natural setting, including a 7,000+ sqft residence with a thoughtfully designed ADU above a three-car garage. The site is already prepared for development, with:

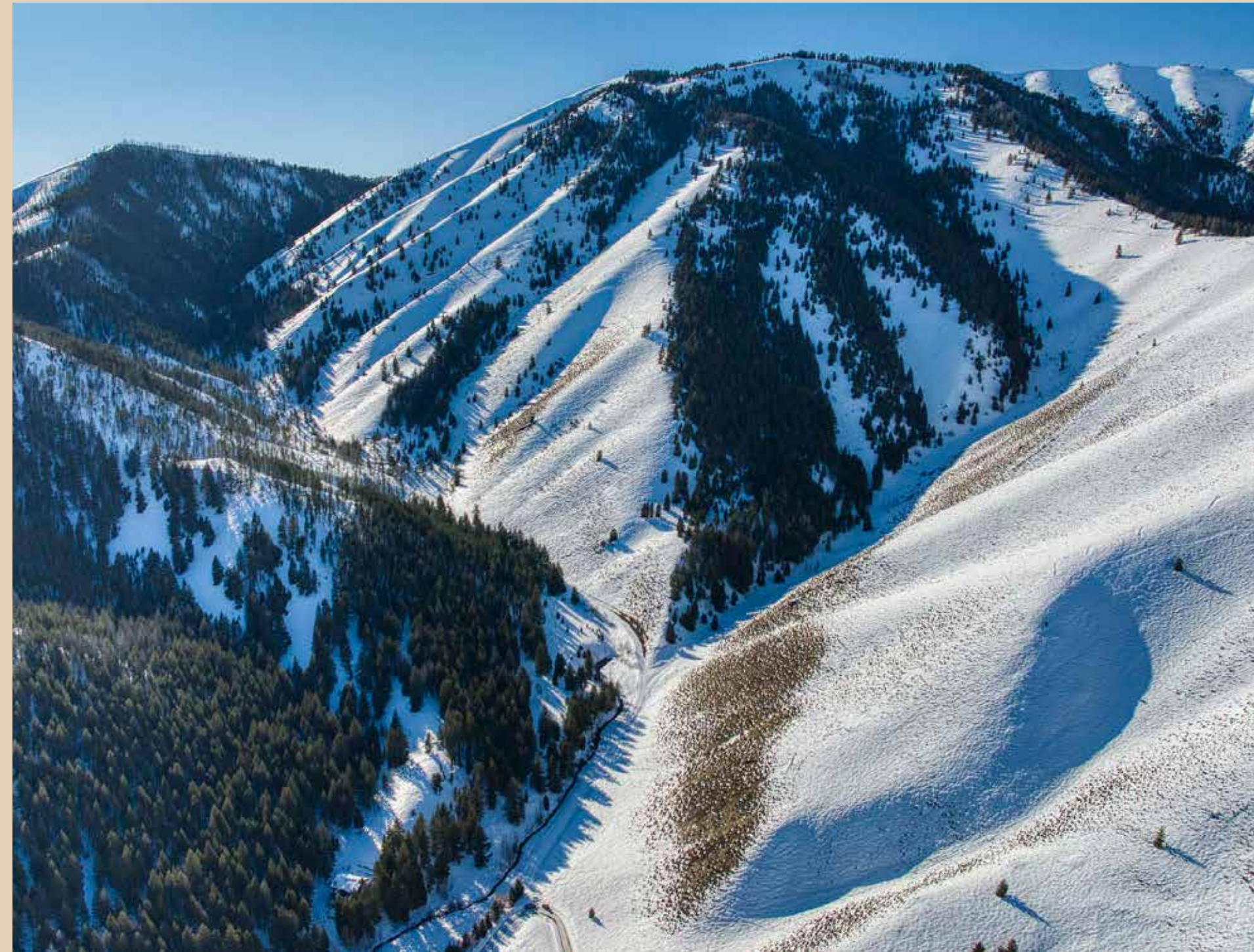
- Building permits submitted and ready to finalize
- Septic system approved and permitted
- Utility infrastructure designed and paid for
- A private, gated driveway offering seclusion and exclusivity





A RARE BLEND OF SECLUSION & CONVENIENCE

Despite its private mountain setting, 401 Owl Rock Road is conveniently located just minutes from Ketchum's dining, shopping, and cultural scene, as well as Sun Valley's world-famous skiing, hiking, and recreation. The community's exclusive gated entrance ensures security and privacy, making it a distinctive retreat for those seeking a true mountain sanctuary.





REFINED NATRUAL ELEMENTS

Positioned at the headwaters of Clear Creek, a year-round spring-fed stream, this property boasts live water just outside the planned master suite, offering a serene, natural soundtrack to mountain living. The land's elevation provides sweeping panoramas of Sun Valley's Bald Mountain, the Pioneer Mountains, and vast state lands, with incredible hiking, backcountry skiing, and wildlife viewing just steps from your door.

- Ski Access: Reach Sun Valley Resort in minutes via a short 3.1-mile drive or hike directly up to Sunshine Bowl and Cold Springs lift for unparalleled backcountry skiing.
- Fishing & Recreation: Enjoy world-class fly fishing on the nearby Big Wood River, accessible just 1.5 miles from the property.
- Wildlife & Conservation: Surrounded by Idaho state lands, the property is a haven for elk, deer, mountain lions, and a wide varitey of birds.

AN EXCLUSIVE OPPORTUNITY

Whether you envision building the dream mountain home already designed or customizing your own vision, 401 Owl Rock Road presents an extraordinary opportunity to own a premier homesite in one of the most secluded yet accessible locations in Ketchum.



401 OWL ROCK BROCHURE

±57 A C R E S

LOCATED IN KETCHUM, IDAHO

LISTED AT
\$6.1M

PREMIER HOMESITE OFFERING SECLUSION, ACCESSIBILITY, AND CUSTOM HOME
POTENTIAL IN KETCHUM.

IMPROVEMENTS

- Fully developed architectural plans for 7,000+ sqft. home with ADU
- Approved septic system, utilities paid, permits ready to finalize
- Gated access in exclusive four-lot community, minutes from Ketchum
- Backs to protected Idaho state lands with Clear Creek live water access

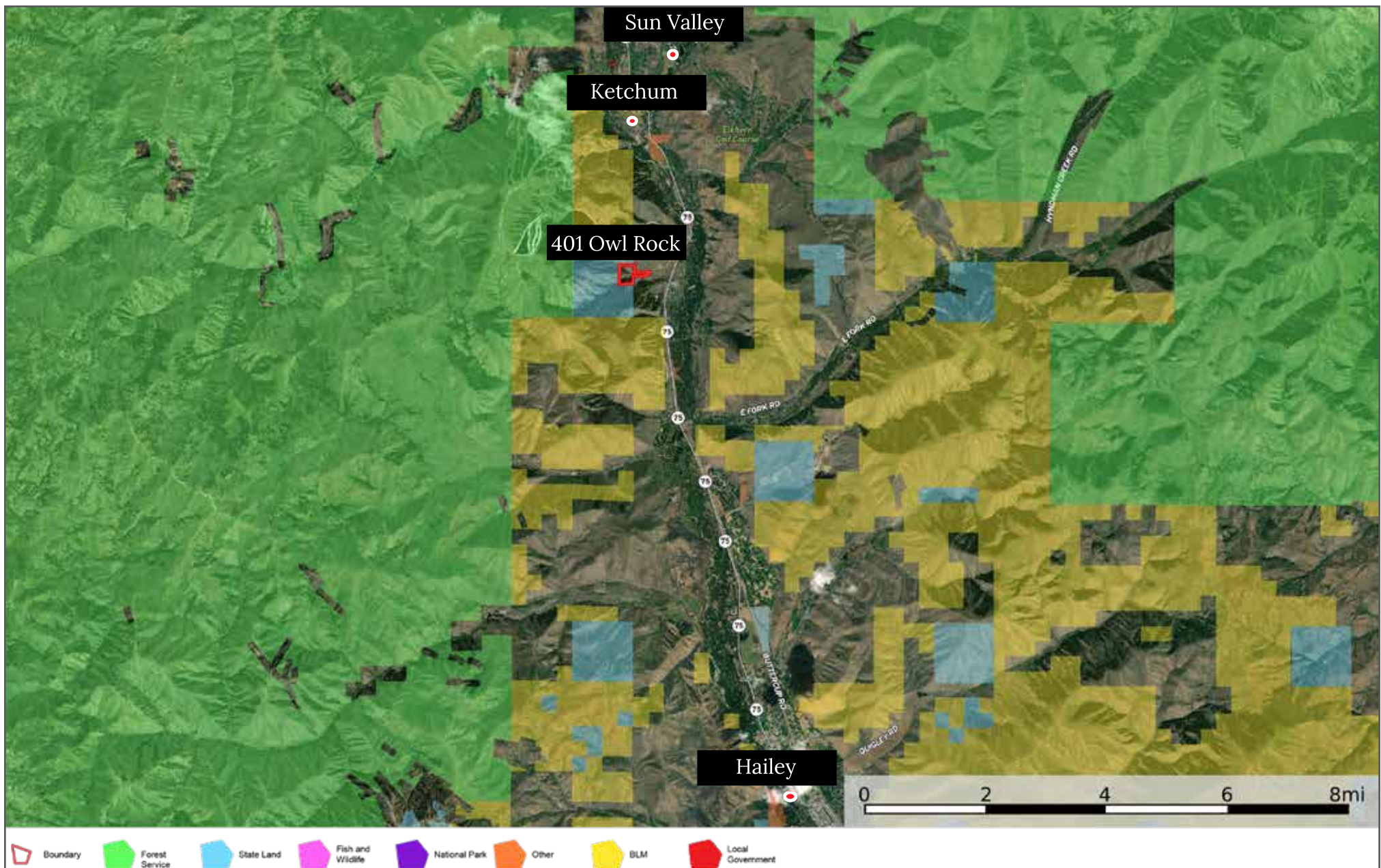
LOCATION

- 3.1 miles from downtown Ketchum and Sun Valley Resort
- Surrounded by protected Idaho state lands for lasting privacy and views
- Easy access to world-class skiing, hiking, and fly fishing nearby



401 Owl Rock - Aerial Map

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



401 Owl Rock - Location Map

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LIVE WATER
PROPERTIES

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