

PIVA RAFTER P RANCH

1410 ACRES | CUSTER COUNTY, IDAHO | \$13,000,000





**HAYDEN
OUTDOORS.
REAL ESTATE**



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WELCOME TO **PIVA RAFTER P RANCH**

24950 Highway 93, Challis, Idaho 83226, USA

1400-acre working ranch on the Salmon River in the mountain community of Challis, Idaho with over 2100 acres of water rights and shares. Piva Rafter P Ranch handles 500 pairs and offers 3 homes, ample water rights, water shares, multiple creeks, several ponds, irrigated pasture, a full-span indoor arena, a horse barn, and several outbuildings making it a turn-key cattle operation. The sprawling land also borders BLM land.



RECREATION

Custer County contains a large portion of the Sawtooth National Recreation Area and the Frank Church River of No Return Wilderness, so the recreational opportunities available at your fingertips are plenty. Residents and visitors enjoy mountaineering, hiking, camping, hunting, mountain biking, or horseback riding. The Salmon River offers activities such as swimming, jet-boating, river rafting, fishing, and kayaking.



- Located on the Salmon River
- 5 miles from Land of Yankee Fork State Park
- 9 miles from Salmon-Challis National Forest
- Challis Hot Springs (11 miles)
- 60 miles from Stanley, Idaho
- 60 miles from Borah Peak
- 67.5 miles from Redfish Lake
- 80 miles from Sun Valley, Idaho

THE MAIN HOUSE



This beautiful home in the center of the ranch that was built in 1999. It is in the perfect location to enjoy 360-degree views. This main home has 3,892 sq ft of living space with 3 bedrooms, 3 bathrooms, and an attached 3-car garage. The inviting interior showcases a great room with vaulted ceilings and a river rock fireplace. The spacious adjoining kitchen has an island, a built-in oven, breakfast bar, and pantry. The home also features hardwood floors, an office, a reading loft, and a main-level master suite with a jetted tub and a walk-in closet. The guest bedrooms each have a vanity sink and adjoining bathroom. The open deck with the hot tub is the perfect place to relax and take in the breathtaking views of the surrounding landscape.



- Style of Home(s): 2 Story
- Finished Sq. Ft.: 3892
- Bedrooms: 3
- Bathrooms: 3
- Basement: None
- Parking Types: Attached Garage
- Cooling Systems: Forced Air Cooling
- Heating Systems: Fireplace
- 3 Car Attached Garage
- Deck
- Great Room with Fireplace
- Kitchen Island
- Hardwood Floors
- Hot Tub
- Loft
- Office
- Pantry
- Vaulted Ceilings
- Views







ADDITIONAL RESIDENCES

Two residences on the ranch that could be used for additional rental income if desired. The first is a 2,400 sq ft home with 4 bedrooms and 2 bathrooms that was built in 1940. The second is a 1,000 sq ft hunting cabin with plenty of charm.





OUTBUILDINGS

- Horse Barn
- Indoor Arena
- Hay Storage
- Equipment Shed
- Cabin
- 1940s Home
- Covered Livestock Pens



LAND DETAILS



The ranch consists of 1,410 acres of level topography with many natural amenities. The acreage highlights several ponds, three year-round creeks on the east side of the highway, and a few additional creeks on the west side of the highway. The northeastern portion of the property backs up to BLM land and has beautiful views of the Salmon River.

The pastures are currently planted in alfalfa and hay. Nearly the entire property is irrigated through the water rights from the State of Idaho and the 1,242 acres of water shares through the Gini Ditch Company. The irrigation system consists of a combination of pivots, wheel lines, and flood irrigation through ditches. Additional pivots could be installed if one wished to expand the system. The ranch is fully fenced and cross-fenced.

- 1,410 Total Acres
- 899.60 acres of Water Rights
- 1,242 acres of Water Shares
- Borders Public Lands
- Level Topography
- Irrigated Pasture
- Livestock Fencing
- Pivots & Wheel Lines
- Creeks / Ponds
- Public Road Access
- Suitable for Livestock or Horses
- Waterfront
- Water Rights
- Water Shares
- Views



IMPROVEMENTS

The ranch has been improved with several outbuildings with power and equipment for raising livestock. One of these outbuildings is the impressive full-span indoor arena. Another is the horse barn which has power, stalls, and a tack room. These outbuildings provide plenty of space throughout the ranch to store hay, equipment, or recreational vehicles

- Calving Barn with Power
30ft x 80ft
- Cattle Chutes
- Cinder Block Shop with Power
20ft x 75ft
- Covered Livestock Stalls
- Elk Fenced Hay Corrals
- Horse Barn with Power, Stalls
& Tack Room 40ft x 80ft
- Indoor Arena with Power
100ft x 150ft Full Span
- Scales
- Vintage Log Barn with Power – 30ft x 30ft



WATER/MINERAL RIGHTS & NATURAL RESOURCES





The ranch has ample water for irrigation with nearly the entire ranch being irrigated. The irrigation water comes from a combination of priority water rights through the State of Idaho and water shares through the Gini Ditch Water Company. The water rights have priority dates going as far back as 3/22/1878. In addition to irrigation rights, there are water rights for wildlife storage, stock water, and domestic usage.

1,242 Water Shares through Gini Ditch Water Company

2021 Assessment for Gini Ditch= \$919.40

899.60 Water Rights through Idaho Department of Water Resources

2021 Water Rights Assessment = \$1,655.19

Please note these are estimates The seller will be keeping some of the water rights and shares for the portion of the ranch that the seller is retaining.









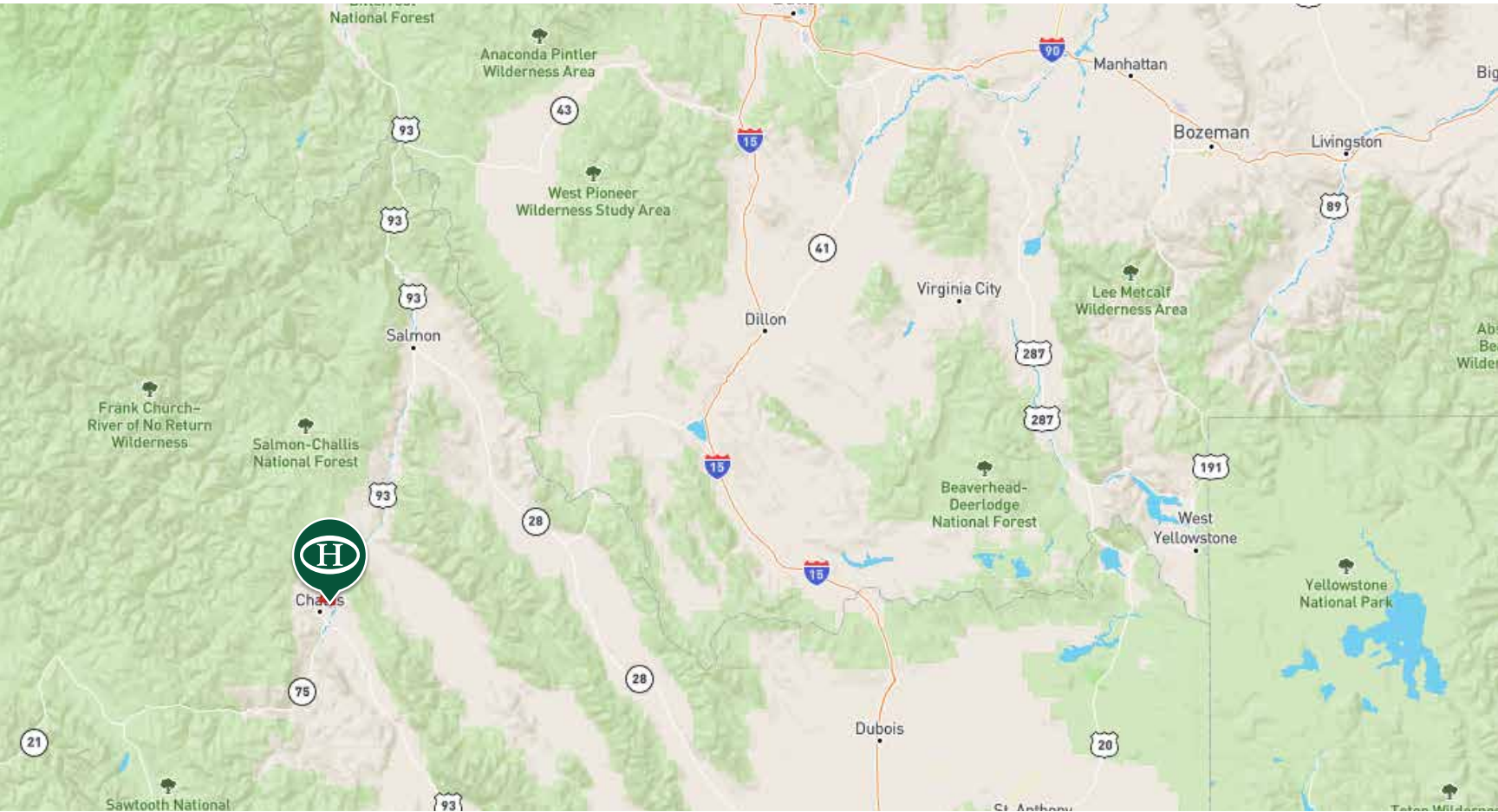


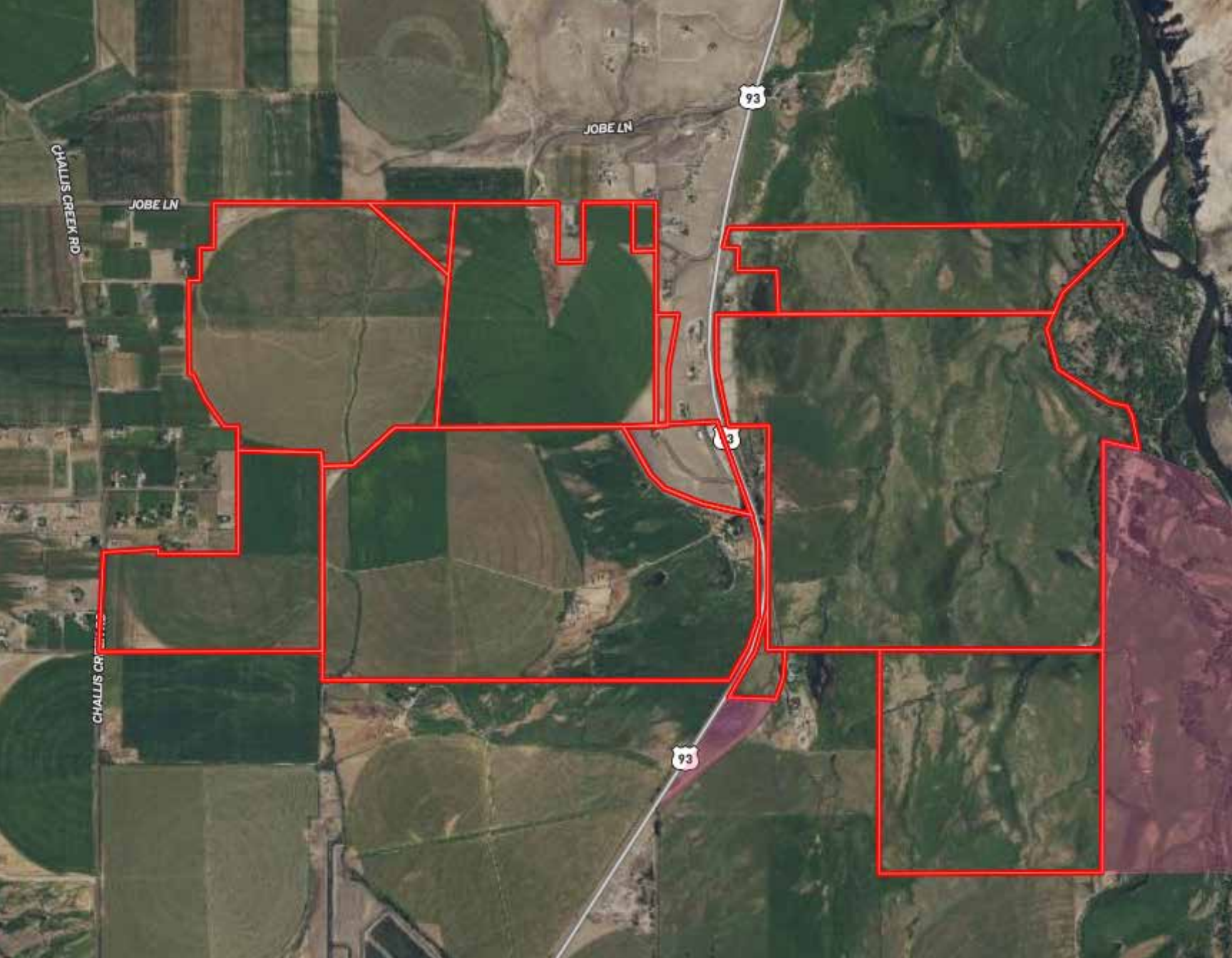






MAPPING





OVERVIEW

24950 HIGHWAY 93, CHALLIS, IDAHO 83226, USA

FEATURES

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Water Shares
(different from water rights)
Waterfront
Cattle Chutes

LAND DETAILS

Closest Town: Challis, Idaho
Total Acres: 1,410.00
Deeded Acres: 0.00
Leased Acres: 0.00
Elevation: 5000 FT
Topography: Mostly Level
Irrigated Acres: 1410
Water Rights: Yes
Estimated Taxes:
\$6,106.07 - 2021
Source of lot size:
Assessor/Tax Data
State Hunting Unit: 36B

BUILDING DETAILS

Homes: 3
Style of Home(s): 2 Story
Finished Sq. Ft.: 3892
Bedrooms: 3 **Bathrooms:** !
Basement: None
Parking Types: Attached Garage

OUTBUILDINGS

Horse Barn • Indoor Arena
Hay Storage • Equipment Shed
Covered Livestock Pens
Cabin • 1940s Home
Cattle Chutes





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**HAYDEN
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REAL ESTATE**

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