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UPPER ANTELOPE CREEK RANCH | MACKAY, IDAHO | \$695,000



EXECUTIVE SUMMARY

Owned by the same family for four generations, Upper Antelope Creek Ranch consists of 157± deeded acres located in central Idaho's Antelope Creek Valley approximately 35 miles southwest of Mackay, 90 miles east of the resort community of Ketchum/Sun Valley, and 95 miles northwest of the regional commercial center of Idaho Falls. The Antelope Valley is a secluded, sparsely populated area of immense natural beauty flanked by the 11,000-foot peaks of the Pioneer and White Knob mountain ranges. Primary access to the property is via a seasonal county road that crosses the property and links to US Highway 93 and the Lost River Valley, approximately 20 miles northeast of the ranch. The Antelope Valley is also accessed by air using a 3,450-foot public runway that is located four miles to the east. Antelope Creek meanders for over three-quarters of a mile through the property year-round and is home to a healthy population of wild rainbow and brook trout. Leadbelt Creek is a small, spring-fed stream that also flows onto the property and supports a maze of willows, wetlands, and beaver ponds. The Salmon-Challis National Forest borders the property on two sides and provides miles of hiking, horseback riding, big game hunting, ATV riding, and other backcountry recreation. Wildlife in the area is varied and abundant and features elk, mule deer, mountain goat, moose, antelope, and upland game birds. The ranch is undeveloped and offers excellent off-grid building sites with wonderful views of the surrounding mountains and foothills.



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



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JUST THE FACTS

- 157± deeded acres in the Antelope Creek Valley
- Bordered by the Salmon-Challis National Forest
- Nearly a mile of both sides of Antelope Creek with trout fishing
- 35 miles from Mackay and 75 miles from Sun Valley's airport in Hailey
- Multiple building sites with excellent views
- Located in Hunt Unit 50 and the Pioneer Elk Zone
- Miles of hiking and trail riding right from the property
- Elevation of approximately 6,500 feet
- Annual property taxes are approximately \$650



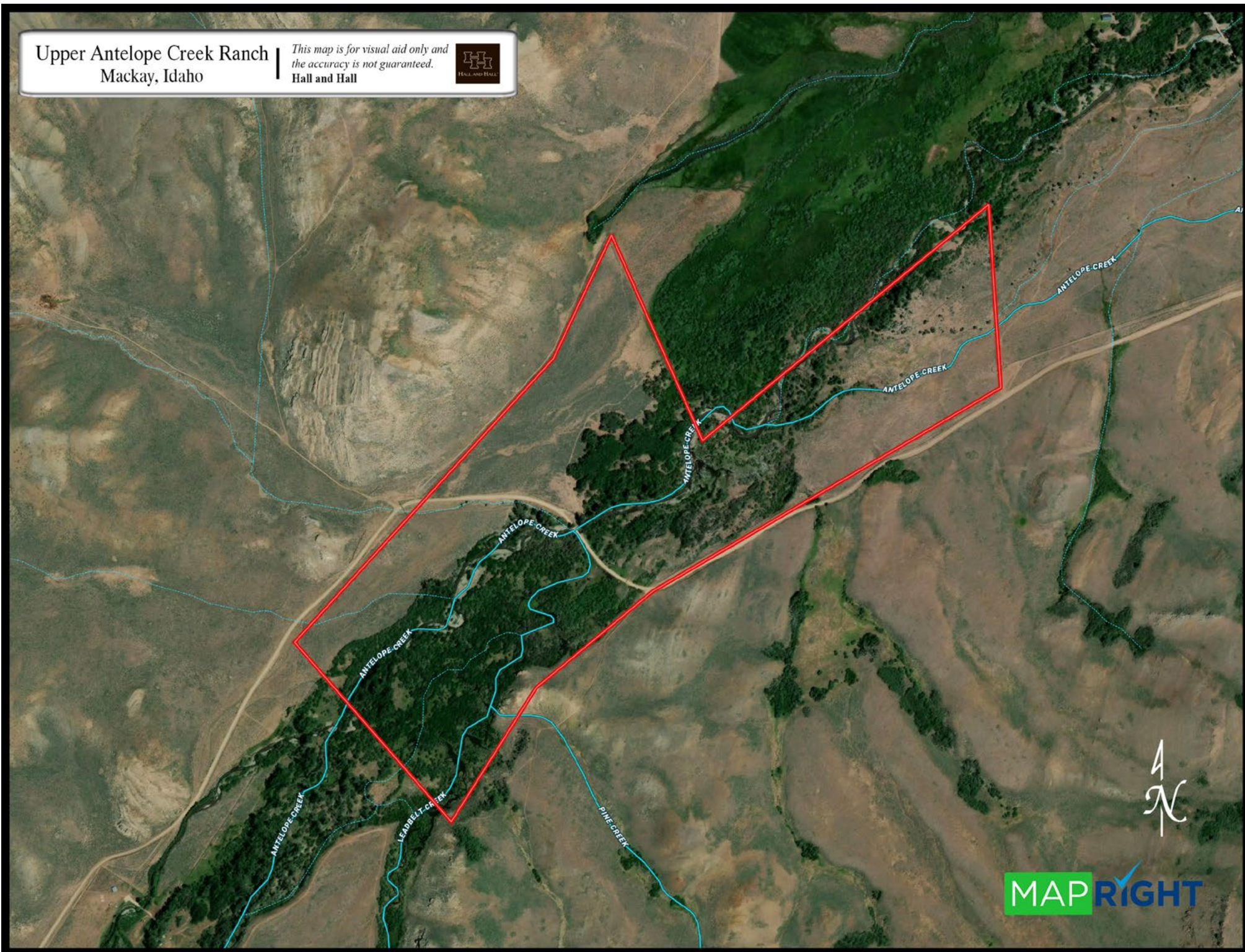
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Upper Antelope Creek Ranch
Mackay, Idaho

*This map is for visual aid only and
the accuracy is not guaranteed.*
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MAPRIGHT

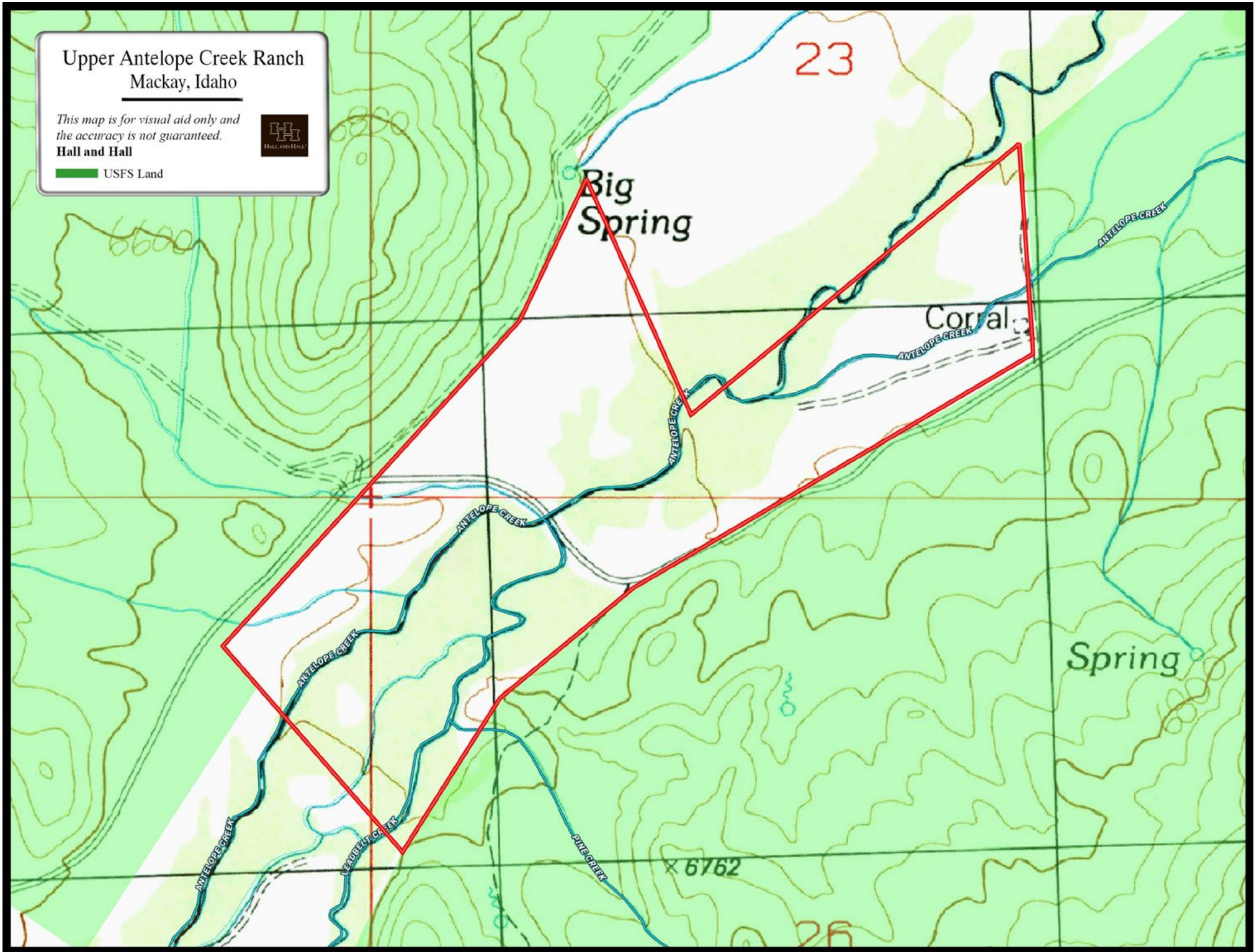
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 USFS Land







Upper Antelope Creek Ranch Mackay, Idaho

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- | | |
|---|--|
|  USFS Land |  Private Land |
|  State Land |  BLM Land |

Mackay

Moore

Arco

