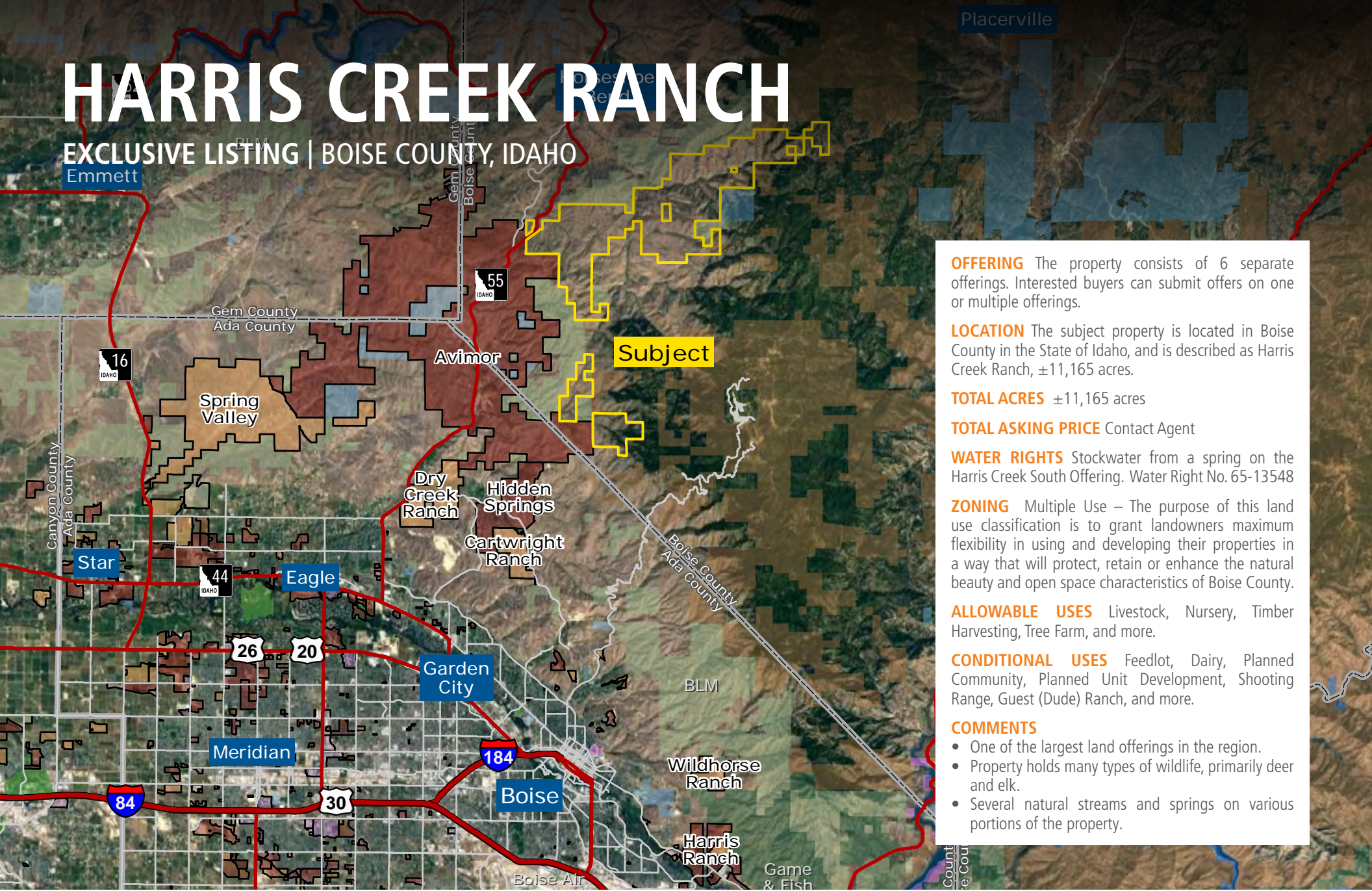


# HARRIS CREEK RANCH

EXCLUSIVE LISTING | BOISE COUNTY, IDAHO



**OFFERING** The property consists of 6 separate offerings. Interested buyers can submit offers on one or multiple offerings.

**LOCATION** The subject property is located in Boise County in the State of Idaho, and is described as Harris Creek Ranch, ±11,165 acres.

**TOTAL ACRES** ±11,165 acres

**TOTAL ASKING PRICE** Contact Agent

**WATER RIGHTS** Stockwater from a spring on the Harris Creek South Offering. Water Right No. 65-13548

**ZONING** Multiple Use – The purpose of this land use classification is to grant landowners maximum flexibility in using and developing their properties in a way that will protect, retain or enhance the natural beauty and open space characteristics of Boise County.

**ALLOWABLE USES** Livestock, Nursery, Timber Harvesting, Tree Farm, and more.

**CONDITIONAL USES** Feedlot, Dairy, Planned Community, Planned Unit Development, Shooting Range, Guest (Dude) Ranch, and more.

**COMMENTS**

- One of the largest land offerings in the region.
- Property holds many types of wildlife, primarily deer and elk.
- Several natural streams and springs on various portions of the property.

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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. IDBoise186653-3.5.18

# HARRIS CREEK RANCH HISTORY

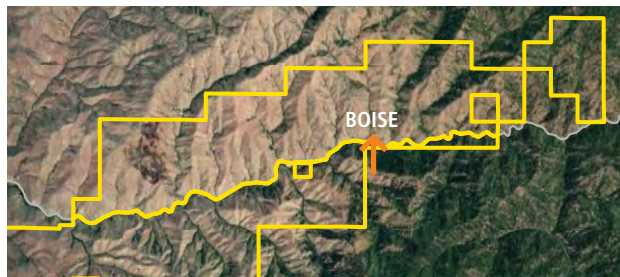
Harris Creek Ranch was part of a larger 38,000 acre Spring Valley Ranch owned and operated by three generations of the McLeod Family. The original 1,400 acres of Spring Valley Ranch was purchased in 1916 by Colin McLeod who came to Idaho from Scotland in 1899. Colin was recognized as one of the most progressive and enterprising young sheepmen of Idaho and did much to improve the conditions of the business in the state. After his death, his son Colin "Smokey" McLeod II, continued the sheep business until about 1982 when the ranch transitioned to Cattle. Smokey's son, Sandy (Colin III), took over the ranch upon his father's death in 1995.

A 1897 USGS Map identifies the ranch headquarters as "Howell" which was once a thriving community boasting a general store, blacksmith shop and post office. The McCleod Family has shared the land with many other area sheepman who moved their flocks through the ranch to private and public grazing land.

Although the McLeod name has become synonymous with Spring Valley, the land has also been home to many Basque Shepherders who worked at Spring Valley Ranch. The Basque culture is still widespread in the area and continues to flourish throughout the state and region. Spring Valley Ranch's history embraces the Basque people, who enriched the land with their successful sheep operations and created a self-sustaining way of life.

## HARRIS CREEK TOLL GATE

It cost Kentucky-born Felix Harris \$100,000 to build the road that extended from the then-Boise County/Ada County line to Placerville. The ranch was eight miles above Horseshoe Bend and twelve miles from Placerville. The toll gate was operated directly from the front porch of the house. The travel was so heavy sometimes the tolls collected ran as high as \$1,000 per day. Harris died from injuries received when he was robbed one night on a ride to Placerville. His widow, Anna Harris, later married George Pettingill. In 1883 they sold the road and the ranch to Henry "Hank" Hawkins.



Source: Nellie Ireton Mills, -- All Along the River/Territorial and Pioneer Days on the Payette. Privately printed for Payette Radio Limited, 1963

## MINING

Gold in the Boise Basin transformed Southwestern Idaho. In 1862, when George Grimes, Moses Splawn, and a small group of prospectors discovered valuable placers on Grimes Creek, they paved the way for the mining strike in the Boise Basin. Until gold was discovered in the Boise Basin, the area was a wilderness inhabited only by the Indians, with a few mountain men passing through. Within eight months of the strike, the area became the largest settled area of the Pacific Northwest. By 1863 the population of the area has been estimated between 25,000 and 70,000 people, with Idaho City alone boasting a population of 6,200, surpassing even Portland in size. Boom towns jumped up everywhere with the four major ones being Idaho City, Placerville, Centerville, and Pioneerville.

The rush years were considered to be 1862-1864, and turned out to be one of the richest strike in America. For a hard working gold miner in a good location, a week of prospecting could yield \$2000 per week, and anywhere from \$8 to \$20 a day was not uncommon. The work was hard – bench gravels often had to be packed in backpacks and transported to the water, but a hardworking miner could use rockers to gain \$50 to \$60 per day.

The actual amount of gold and silver taken from Boise County from 1862 to 1914 is in dispute, but the best estimate by the Geological Survey is \$53,096,995, with more than 95% coming from the Boise Basin.

A very dry winter in California in 1864 pushed thousands of prospectors to look for better areas, and Boise Basin was where they headed. Hundreds arrived weekly, and knowing that water would be in short supply that season, owing to a dryer than average winter, the work went on night and day without ceasing. Mining in the Boise Basin was profitable for an unusually long stretch.

Dredge mining began in 1898 and continued through the 1950s. Much of the lowland of the Boise Basin is scarred from dredging, and the huge tailing piles are still visible today. Although Placerville was a more convenient location, Idaho City enjoyed greater growth and prosperity because of its more abundant water supply was available for a longer period during the spring, and it quickly grew into more than just a mining camp. By 1863 it had 250 places of business, 2 schools, a library, a newspaper, and five community theaters, and families looking for a place to put down roots and prosper were coming to Idaho City in droves. The ready availability of timber made it possible to build permanent structures quickly, turning tent towns quickly into permanent communities.

Today, with the price of gold sky-high, a second look is being taken at the quartz deposits in the Boise Basin. There is still a lot of gold in those hills, and while most placer deposits were eventually depleted to a point that they were not economically viable, lode mining has become a large part of the Boise Basin. With record gold prices in recent years, many of the old mines are active once more and the area is still producing gold to this day.

Source: Goldrushnuggests.com

# HARRIS CREEK RANCH HISTORY



**WILDLIFE** The property is home to many types of wildlife; primarily deer and elk.

## RECREATION

**Bogus Basin Mountain Recreation Area:** Located 6.5 miles north of Boise and approximately 3 miles from the subject property (as the crow flies), Bogus Basin offers a full operation ski resort Mid-November through mid-April. Over 2,600 acres of ski-able terrain for day and 165 acres for night skiing, 3 Detachable high speed quads, 1 triple chair and 3 double chair lifts and over 90 named runs. Other winter activities include Nordic & Snowshoe Trails, Tubing Hill as well as Terrain parks.

During the off season their hiking and biking trails, as well as the disc golf course are open to the general public for free. They also offer a list of summer activities that can be accessed through their event calendar.

**Ridge to Rivers (Mountain biking):** The Ridge to Rivers Trail system is located just east of subject property. An interconnected network of roads and trails through the foothills, linking not only neighborhoods with public lands but also connecting people with the natural environment. With over 190 miles of trails, there is something for everyone.

**North Fork of the Payette River (White water rafting, Kayaking):** Located within 4 miles of the subject property, the North Fork of the Payette River offers a variety of rafting and kayaking from easy class I all the way to Big Falls, an unrunable class VI.

## SURROUNDING AREA

**Treasure Valley:** The Boise-Nampa metropolitan area, also known as the Treasure Valley, includes five counties with a combined population of 689,000 the most populous metropolitan area in Idaho. It contains the state's three largest cities; Boise, Nampa, and Meridian.

Boise is the headquarters for several major companies, such as Boise Cascade LLC, Albertsons, J.R. Simplot Company, Idaho Pacific Lumber Company, Idaho Timber, WinCo Foods, Bodybuilding.com, and Clearwater Analytics. Other major industries are headquartered in Boise or have large manufacturing facilities present. The state government is also one of the city's largest employers.

The area's largest private, locally based, publicly traded employer is Micron Technology. Others include IDACORP, Inc., the parent company of Idaho Power, Idaho Bancorp, Boise, Inc., American Ecology Corp., and PCS Edventures.com Inc.

Boise is also home to plenty of outdoor recreation and sporting activities as well. In just minutes you can escape to float a river, ski, boat, hike, bike and more. Boise is a hub for sports fans, too; Home to the famous blue turf of the Boise State Broncos, minor league baseball, ice hockey and basketball teams. (Source: boise.org)

**Horseshoe Bend:** Horseshoe Bend, Idaho is the largest city in rural Boise County, in the southwestern part of the state of Idaho. Located within 5 miles of the property, Horseshoe bend has population of 707 at the 2010 census and is the largest town in the county. The area was

originally settled as a gold miners' staging area, as prospectors waited along the river for snows to thaw at the higher elevations.

The settlement became known as Warrinersville, after a local sawmill operator. The name was changed to Horseshoe Bend in 1867, and after the gold rush quieted, the city became a prosperous ranching and logging community. The railroad, from Emmett up to Long Valley (Cascade and McCall area) following the Payette River (its North Fork above Banks), was completed in 1913. In 1998 the city's primary employer, Boise Cascade, closed its sawmill.

Within an hour's drive north of Horseshoe Bend are the outdoor recreational areas of the Payette River basin, including Cascade, Tamarack Resort, McCall, and Brundage Resort. Horseshoe Bend's current culture is a blend of ranching and a growing bedroom community for Boise. Its annual events include a banjo festival in late May, the national senior pro rodeo in June, and a fall festival in October.

**McCall, Idaho:** Located approximately 1.7 hours from the subject property (approximately 84 miles north on Highway 55), McCall, Idaho is a logging community whose last sawmill closed in 1977, McCall is now an all-season tourist destination located on the southern shore of Payette Lake, near the center of the Payette National Forest. The resort town is known for its Winter Carnival, extended winters, and one of the highest average snowfalls in the state. Payette Lake, located on the shores of McCall, offers excellent boating and several sandy beaches all with the backdrop of spectacular mountain scenery. Half of the lake is protected as part of Ponderosa State Park which offers over 1000 acres of natural wilderness, camp sites, hiking trails and unspoiled beauty on the peninsula jutting out into the center of Payette Lake.

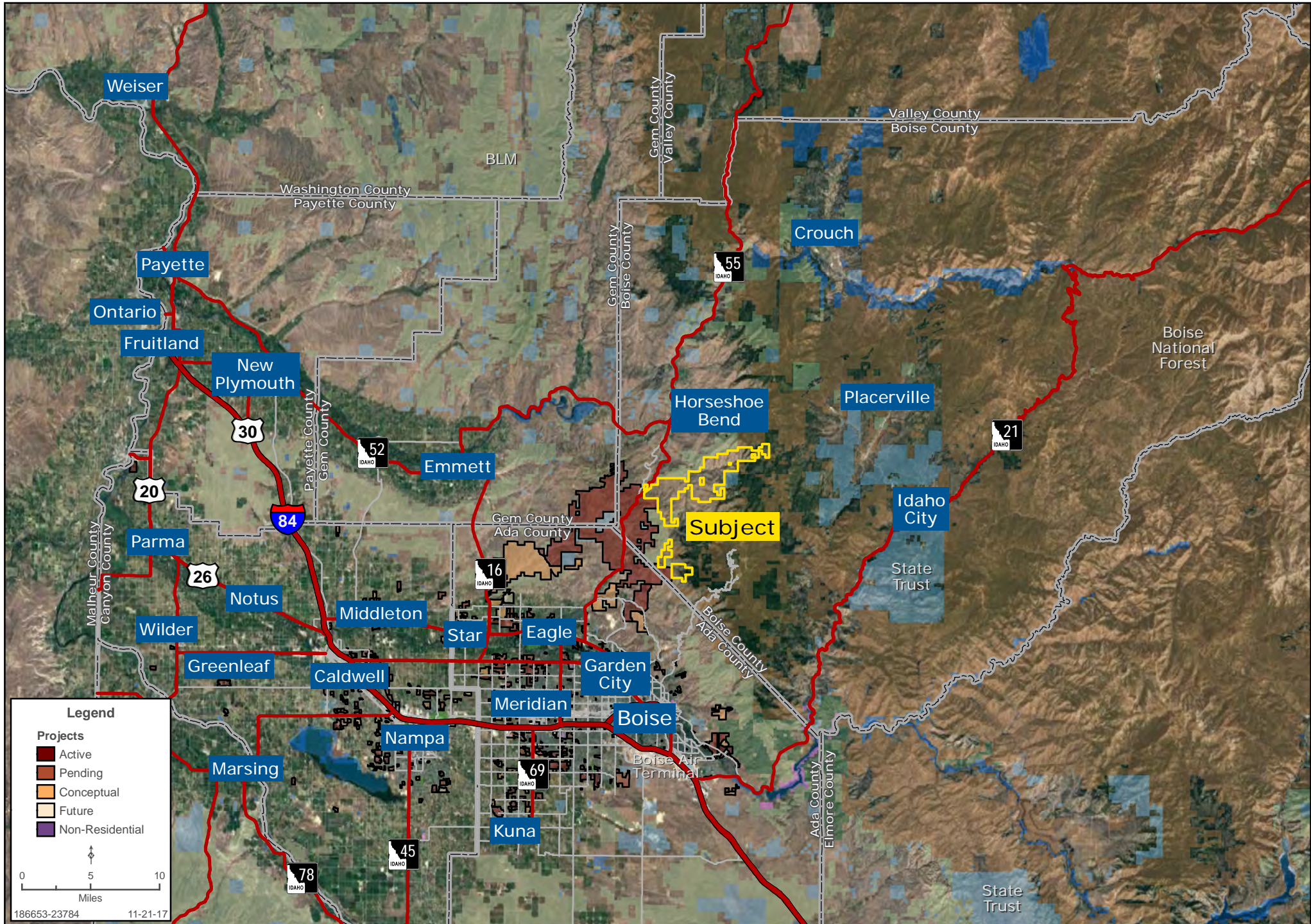
**Brundage Mountain Resort:** Brundage Mountain Resort is located 8 miles northwest of McCall and offers year-round activities including skiing, tubing, as well as lift-served mountain biking on over 20 miles of especially built single-track trails.

**Tamarack Resort:** Tamarack Resort located 1.5 hours from the subject property (78 miles north on Highway 55) is a four-season mountain resort located on the west shore of Cascade Reservoir, Tamarack offers year round activities including skiing, golfing, boating, mountain biking, white water rafting, zip lining, and hiking.

**Stanley, Idaho:** Stanley, Idaho Located approximately 2.25 hours from the subject property (110 miles to the east), is one of the last strongholds of the Idaho frontier. Unaffected, pristine, and planted at the foot of the Sawtooth Mountains on the banks of the Salmon River, it's nestled in an amphitheater of rarely found natural beauty. This is a place, defined by the jagged peaks of the Sawtooth Mountain Range that will leave an indelible impression on you from the moment you enter. A year round vacation destination, Stanley has something to offer everyone. The full gamut of outdoorsmen, ranchers, artists, and visitors walk the streets of Stanley in an eclectic mix that gives the town its charm. Off the beaten path and home to river companies, outfitters, backcountry guides, and colorful locals. World class fishing, whitewater boating, mountain biking, climbing, hiking, back country skiing, horseback riding, and camping all lie just outside the town limits.

# REGIONAL MAP

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## OFFERING 2 HARRIS CREEK NORTH

**USE** Dry Grazing/Recreation  
**SIZE** ±2,109 acres  
**PRICE** \$426 per acre  
**ESTIMATED TAXES** \$1,064.11 (2016)

## OFFERING 4 SHAFER CREEK WEST

**USE** Dry Grazing/Recreation  
**SIZE** ±3,563 acres  
**PRICE** \$687 per acre  
**ESTIMATED TAXES** \$1,319.14 (2016)

## OFFERING 1 HCN TIMBER

**USE** Dry Grazing/Recreation  
**SIZE** ±314 acres  
**PRICE** \$611 per acre  
**ESTIMATED TAXES** \$269.49 (2016)

## OFFERING 3 HARRIS CREEK SOUTH

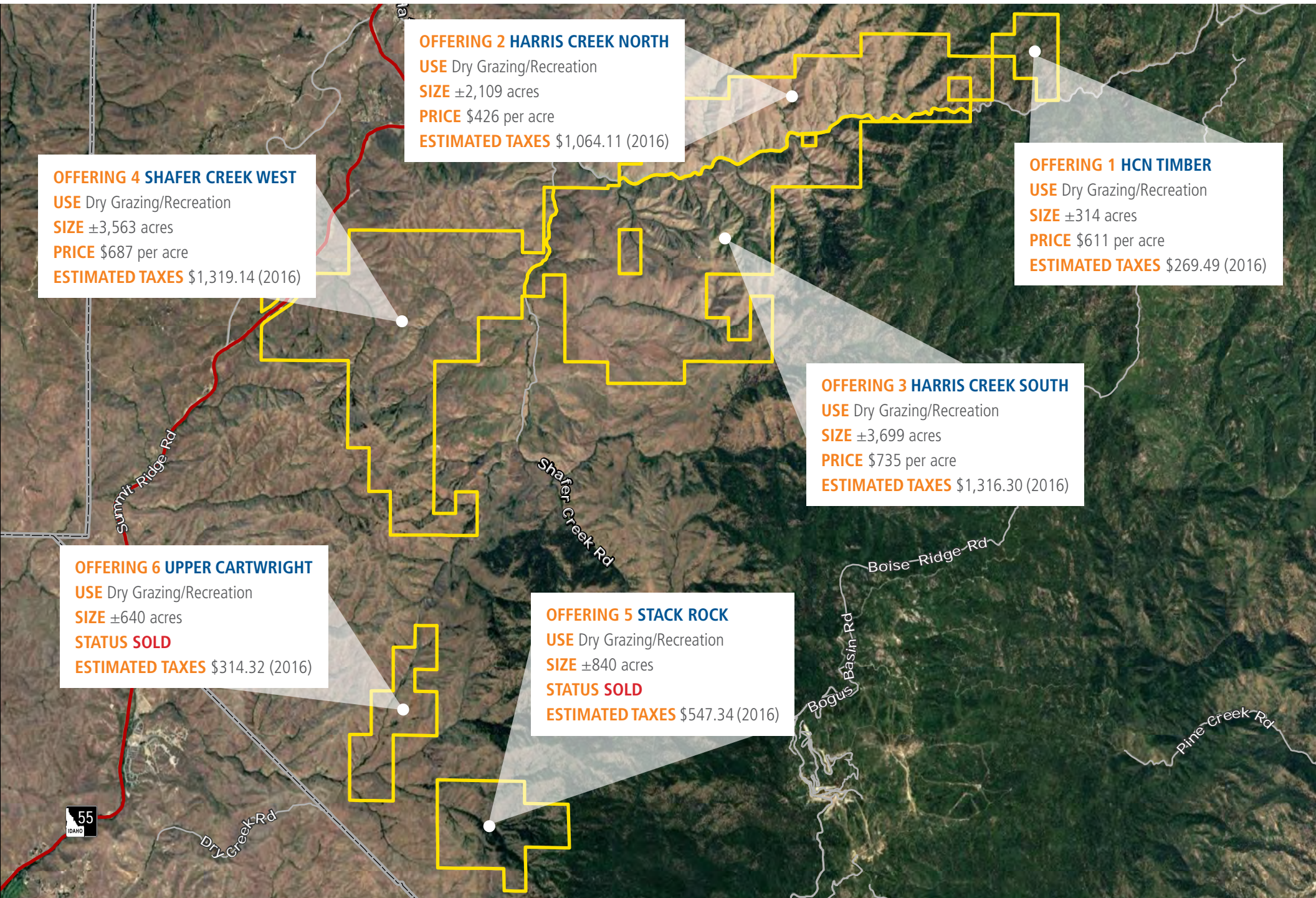
**USE** Dry Grazing/Recreation  
**SIZE** ±3,699 acres  
**PRICE** \$735 per acre  
**ESTIMATED TAXES** \$1,316.30 (2016)

## OFFERING 6 UPPER CARTWRIGHT

**USE** Dry Grazing/Recreation  
**SIZE** ±640 acres  
**STATUS SOLD**  
**ESTIMATED TAXES** \$314.32 (2016)

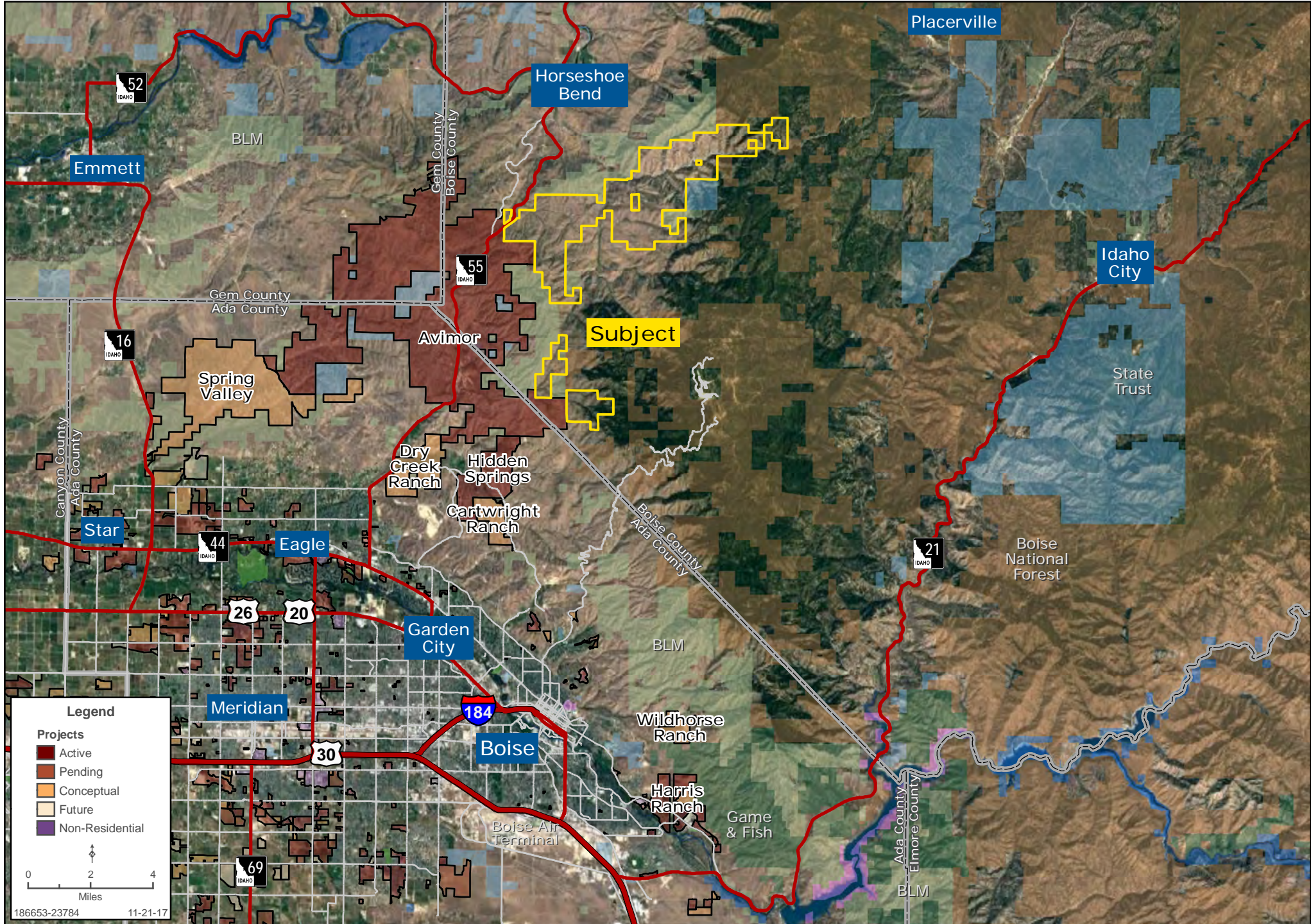
## OFFERING 5 STACK ROCK

**USE** Dry Grazing/Recreation  
**SIZE** ±840 acres  
**STATUS SOLD**  
**ESTIMATED TAXES** \$547.34 (2016)



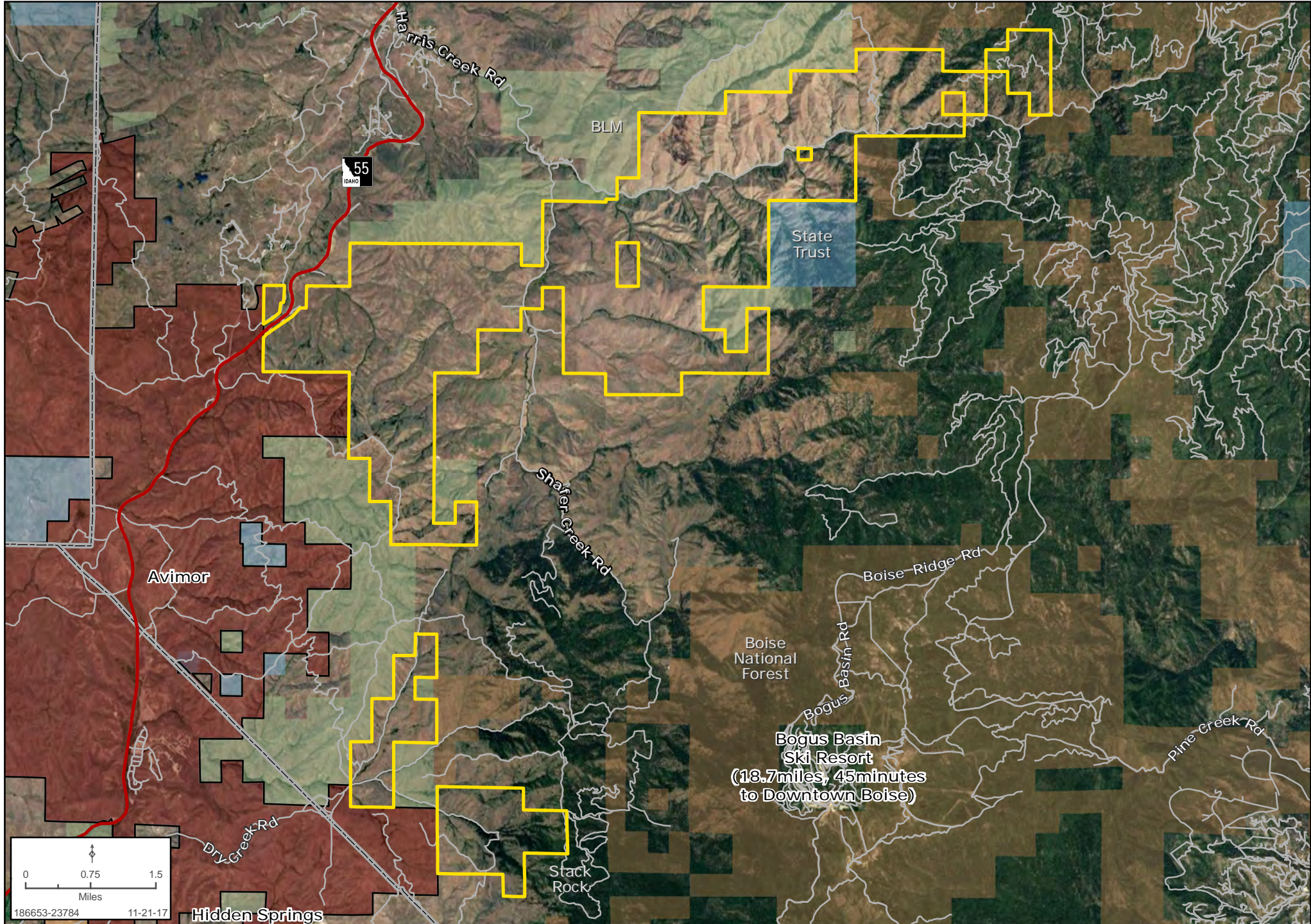
# SURROUNDING DEVELOPMENT MAP

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# PROPERTY DETAIL MAP

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# OFFERING 1 HCN TIMBER

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Placerville

  
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# OFFERING 2 HARRIS CREEK NORTH

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Placerville

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# OFFERING 3 HARRIS CREEK SOUTH

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# OFFERING 4 SHAFER CREEK WEST

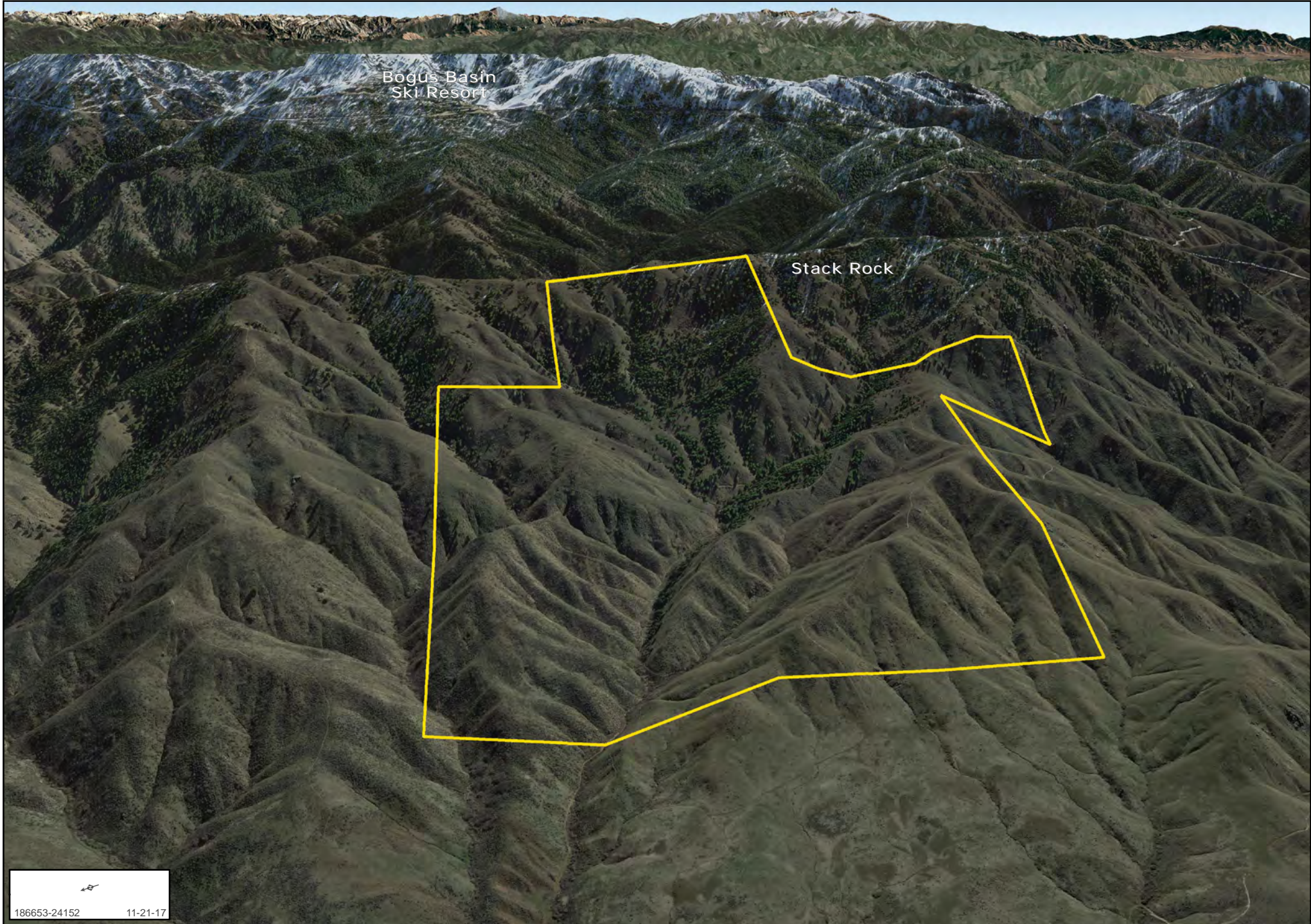
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# OFFERING 5 STACK ROCK


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# OFFERING 6 UPPER CARTWRIGHT

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Bogus Basin  
Ski Resort

Stack Rock

Avimor





Bogus Basin  
Ski Resort

Stack Rock

Avimor

OFFERING 1 **HCN TIMBER**



# OFFERING 2 **HARRIS CREEK NORTH**



# OFFERING 2 **HARRIS CREEK NORTH**



# OFFERING 2 **HARRIS CREEK NORTH**



# OFFERING 3 **HARRIS CREEK SOUTH**



# OFFERING 4 **SHAFER CREEK WEST**



OFFERING 4 **SHAFER CREEK WEST**





# OFFERING 4 **SHAFER CREEK WEST**



# OFFERING 5 **STACK ROCK**



# OFFERING 5 **STACK ROCK**



# OFFERING 5 **STACK ROCK**



# OFFERING 6 **UPPER CARTWRIGHT**



# OFFERING 6 UPPER CARTWRIGHT



# OFFERING 6 **UPPER CARTWRIGHT**

