



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

F A R M | R A N C H

**PREMIER IDAHO CATTLE
AND HUNTING RANCH
6,631± ACRES | \$12,900,000**

OFFICE (208) 505-9998 | WWW.SMALLTOWNPROPERTIES.COM

WELCOME TO BRASHER RANCH

WELCOME TO BRASHER RANCH, A LEGACY RANCH LOCATED ALONG JORDAN CREEK AND LOUSE CREEK IN THE HEART OF OWYHEE COUNTY, IDAHO. The offering boasts a contiguous 32,000± acres comprised of 6,631± deeded acres and over 25,000 acres of Federal and State grazing leases. Rooted in multi-generational heritage since its formation by the Panzeri Family starting in 1910, Brasher Ranch stands as a testament to the enduring spirit of the American West. For the first time in history, this ranch is available and offers an opportunity to own a Premier Cattle and Hunting Ranch in beautiful SW Idaho.

THE RANCH

- 32,000± Contiguous Deeded and Leased Acres
- 6,631± Deeded Acres
- 2,685± Federal and State AUMs
- 250± Irrigated Acres
- Louse Creek, Louse Creek FFR and Goose Creek FFR Allotments
- 10± Miles of Jordan Creek and Louse Creek Frontage
- Flint, Little Sawmill, Big Sawmill, Buck, Duck and Goose Creek Frontage
- Stock Water Rights from Multiple Sources Cover Entire Ranch
- Senior Water Rights Back to 1873
- Hay Production on Irrigated Land
- Newer Corral System

HUNTING AND RECREATION

- Landowner Priority and Depredation Permits Eligible
- Trophy Elk, Mule Deer and Antelope in Unit 40
- Mountain Lions and Bobcats
- Upland Birds
- Rainbow and Redband Trout
- Horseback Riding
- ATV Riding
- Camping

INCOME OPPORTUNITIES

- Delamar Mine Easements - Perpetuity
- Hunting Leases
- Timber Harvest



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THE LAND

BRASHER RANCH



SPANNING OVER 32,000 CONTIGUOUS DEEDED AND ALLOTMENT ACRES WITH NEARLY 3,000 FEET OF ELEVATION VARIANCE, THIS RANCH PROVIDES THE IDEAL SCENARIO FOR GRAZING EFFICIENCY. The Homeplace is located at the confluence of Flint Creek and Jordan Creek and is nearly the southernmost point of the ranch. Going north along Jordan Creek, you will find a diverse landscape ideally suited for livestock and wildlife ranging from irrigated meadows along the creeks to canyons, rolling hills, large plateaus and hilltops. Live water spanning over 10 miles along Jordan Creek, Louse Creek and Flint Creek provides irrigation and stock water for livestock as well as the abundant wildlife population. The main homestead provides rustic living accommodations and underscores the commitment to preserving the ranching legacy for the future generations.



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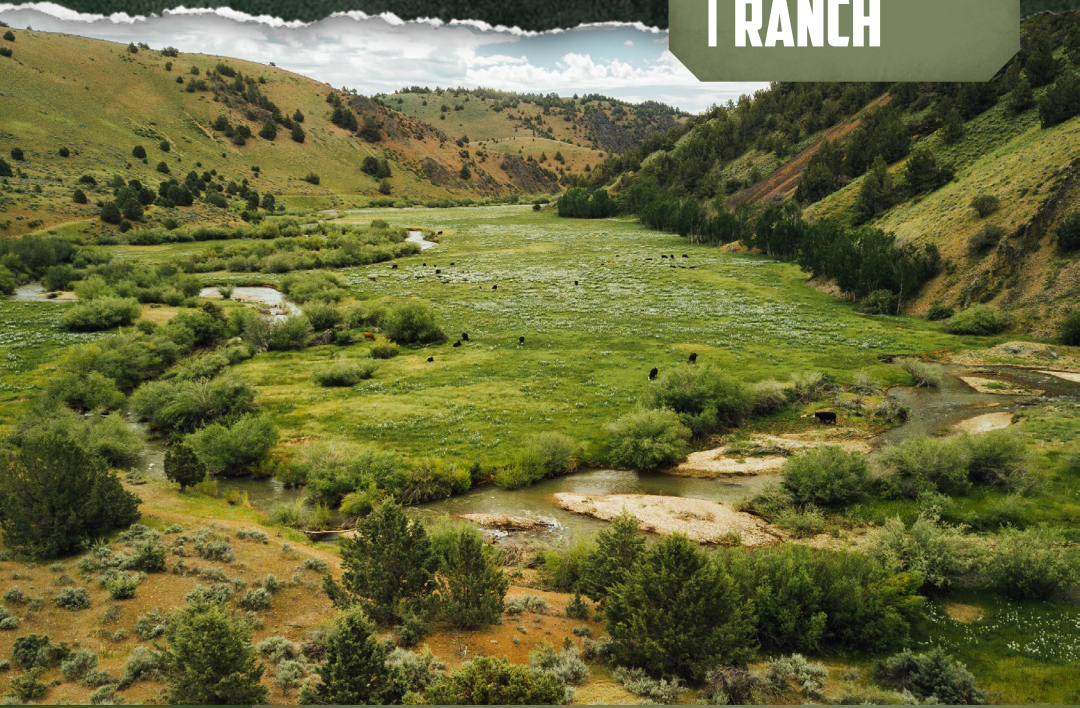
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THE RANCH

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TURN YOUR CATTLE OUT IN EARLY SPRING AND LET THEM GRAZE IN THE MOST EFFICIENT MANNER ACROSS ONE OF THE FEW REMAINING COMPLETELY CONTIGUOUS LARGE RANCHES IN THE NORTHWEST. The live water is accessible from every grazing allotment and field minimizing maintenance and stress on the herd. Jordan Creek and Louse Creek merge in the middle of the ranch with multiple smaller creeks providing seasonal and year-round live water. The ample forage and water coupled with good fencing and trails streamlines pasture rotations and facilitates efficient herd management. Easements to the Integra DeLamar Mine present additional income streams complemented by the potential for hunting leases or grazing association formation and developments.



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THE WILDLIFE

BRASHER RANCH



MANY PEOPLE LOOK FOR A GATEWAY TO THE OWYHEES FOR HUNTING AND RECREATION. Brasher Ranch is the Owyhees and serves as a year-round gateway to adventure, exploration, fishing and hunting. Indulge in the thrill of chasing after Unit 40 trophy elk and mule deer. Enjoy exclusive access to truly unique hunting opportunities as a direct result of low pressure, diverse habitat and perennial water sources. Take advantage of priority landowner and depredation tags as well as antelope tags when available. Additional opportunities include tracking mountain lions, bobcats, and a variety of upland birds and small game. In the spring and summer months, fish the live water creeks that rainbow and redband trout call home. Traverse the expansive lands on an ATV or strap on a backpack and hike the many hills and canyons. And for the ultimate backcountry experience, saddle up for miles of horseback riding, or just go camping amidst Brasher Ranch's wondrous landscape.



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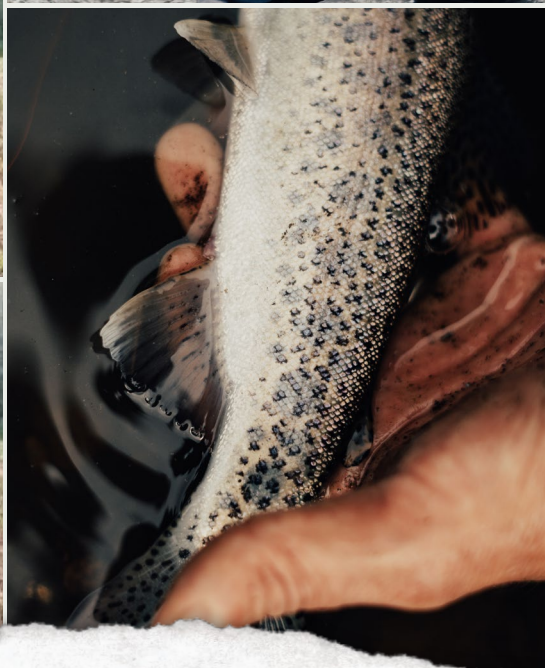
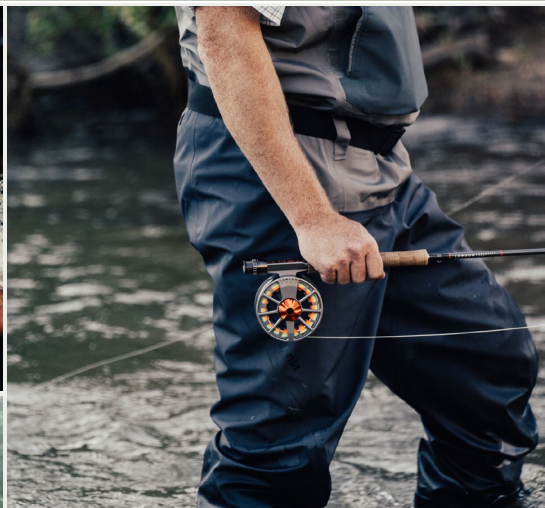
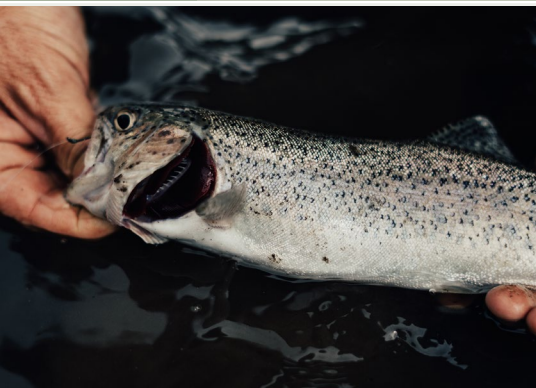
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THE AREA

BRASHER RANCH



OWYHEE COUNTY, IDAHO IS ONE OF THE LAST REMAINING BASTIONS OF THE GREAT AMERICAN WEST, WHERE LIVESTOCK GRAZE, WILDLIFE ROAM AND FAMILIES AND THE RANCHING COMMUNITY ARE AT THE CENTER OF DAILY LIFE AND LIVING. While many people like to make the trek out on weekends for various activities, the ranch owner can enjoy it every day and have unlimited access to opportunities only dreamed about by most. From the Homeplace, it's a quick 20 minute trip to the small town of Jordan Valley, Oregon. Another hour will get you to Marsing, Idaho with more options for supplies, dining and activities. Saddle up for about two hours to get from the Homeplace to the Boise Airport.



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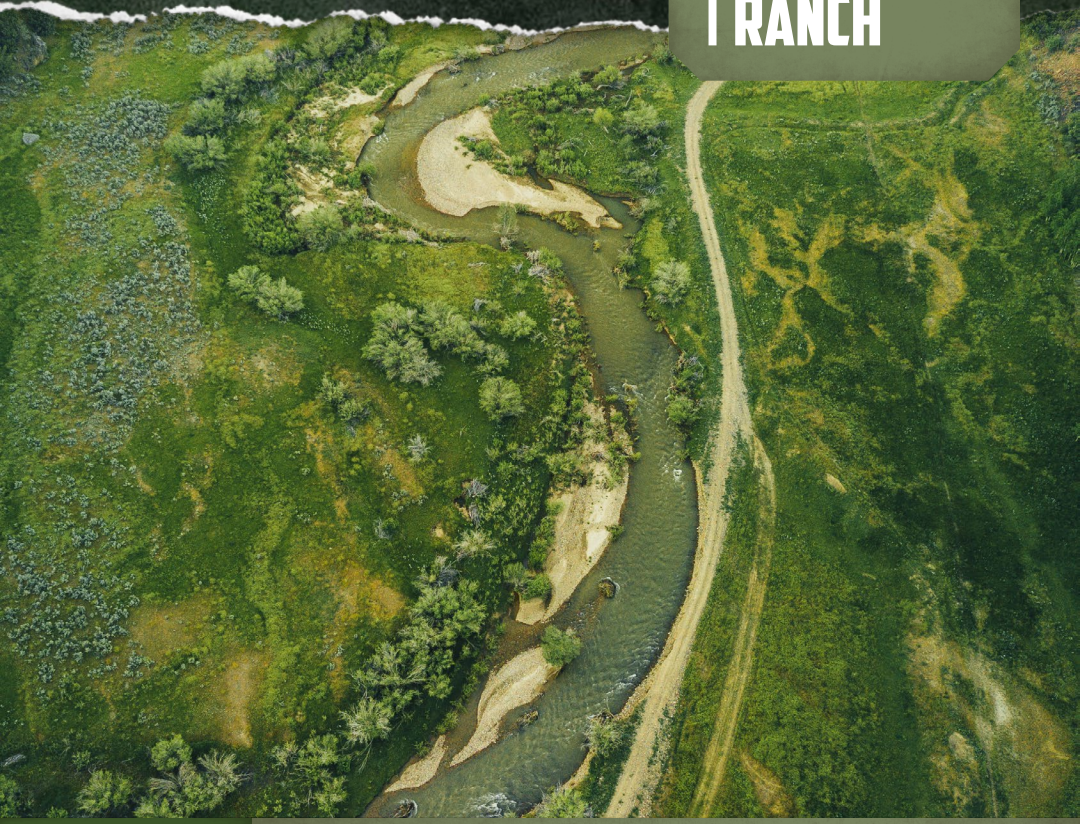
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opportunity is behind a curtain for a reason.

THE CLIMATE

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TAKE ADVANTAGE OF ALL FOUR SEASONS IN SCENIC SOUTHERN IDAHO. Enjoy the vast recreation and hunting provided by the normally mild but sometimes snowy winters. Relish the cool dry springtime air as the snow melts, the creeks rise and the cattle start grazing. The long warm summer days make it difficult to slow down and find rest in the cool nights. The cool fall months welcome a little moisture and reward for the long summer as cattle are shipped, crops are harvested and firewood is stacked for winter.



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properties & brands in contact for the removal.

CALL ABOUT BRASHER RANCH TODAY!

This historic legacy ranch offers discerning buyers a truly generational chance to own an extremely rare property that will provide a good living and a great lifestyle. If you're looking for a distinguished property that is the essence of an Idaho Cattle and Hunting Ranch, look no further than Brasher Ranch.



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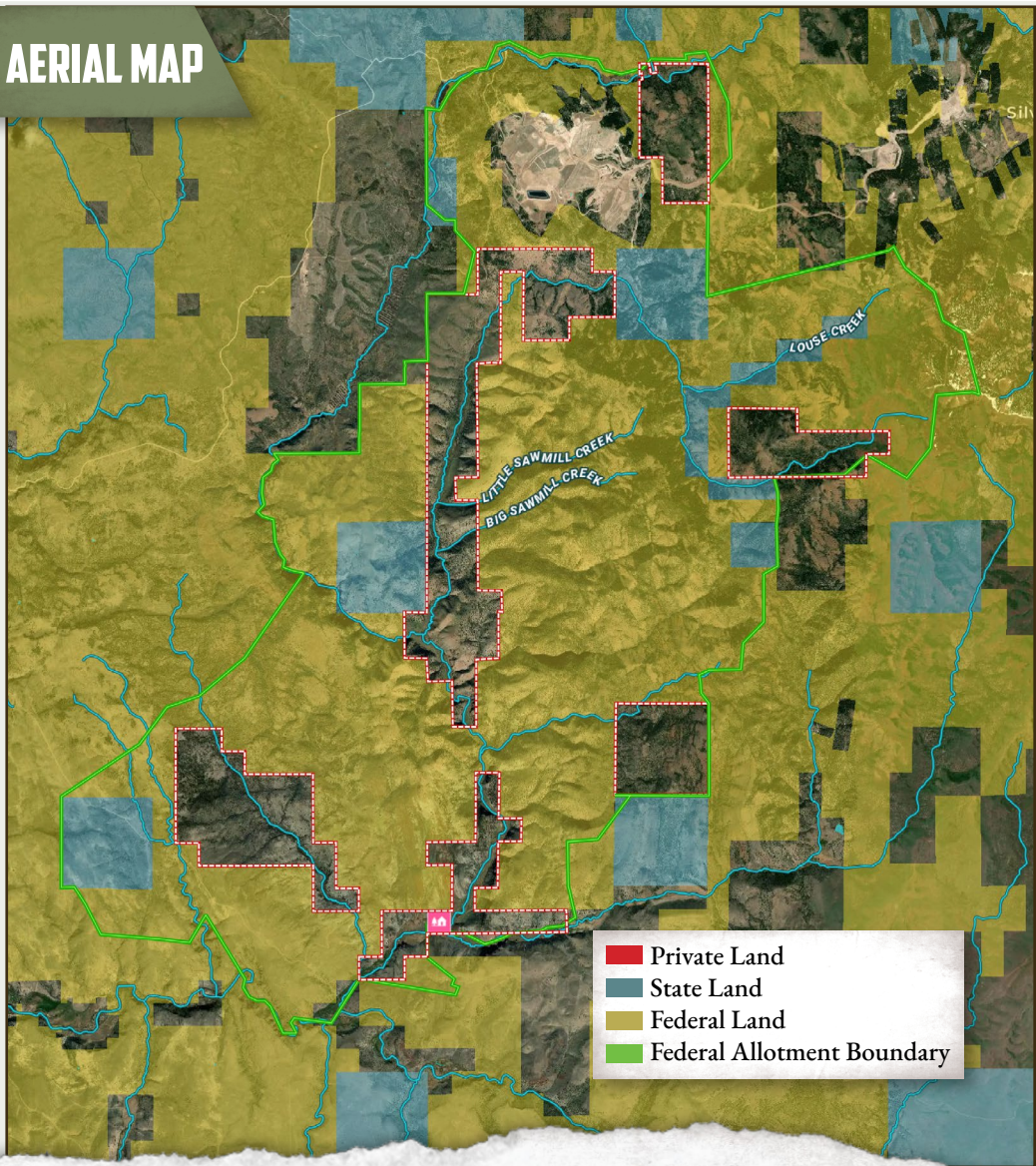
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AERIAL MAP



- Private Land
- State Land
- Federal Land
- Federal Allotment Boundary



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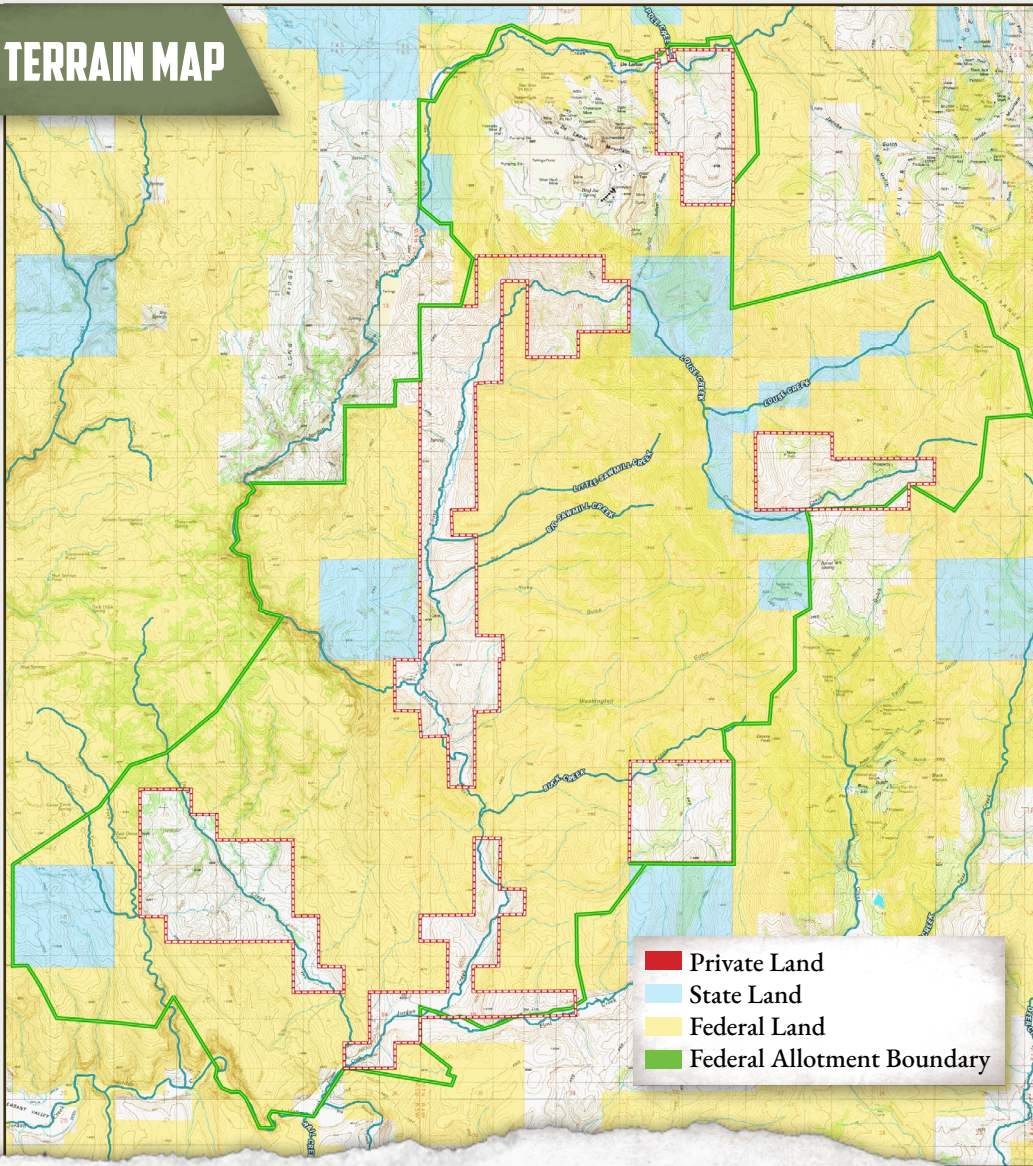
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TERRAIN MAP



- Private Land
- State Land
- Federal Land
- Federal Allotment Boundary



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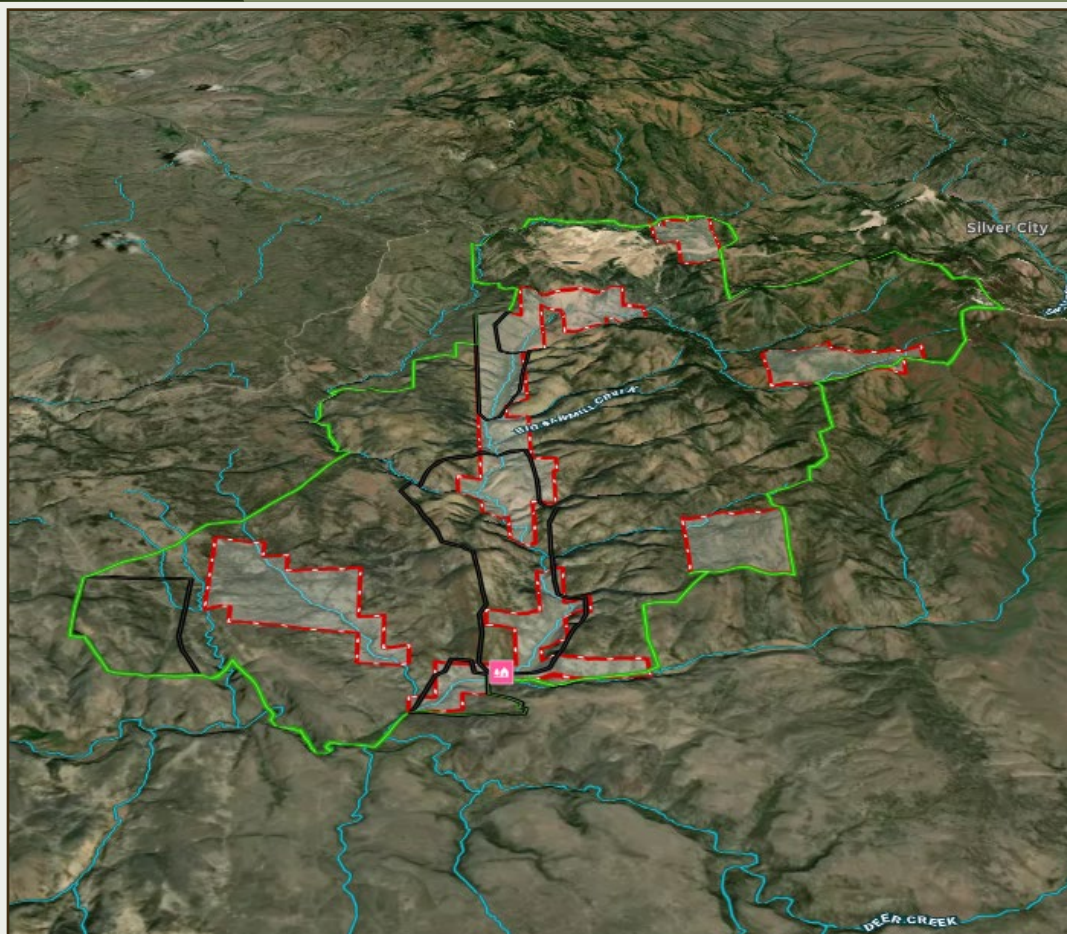
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3D MAP

land id. LINK HERE



■ Private Land

■ FFR

■ Federal Allotment Boundary



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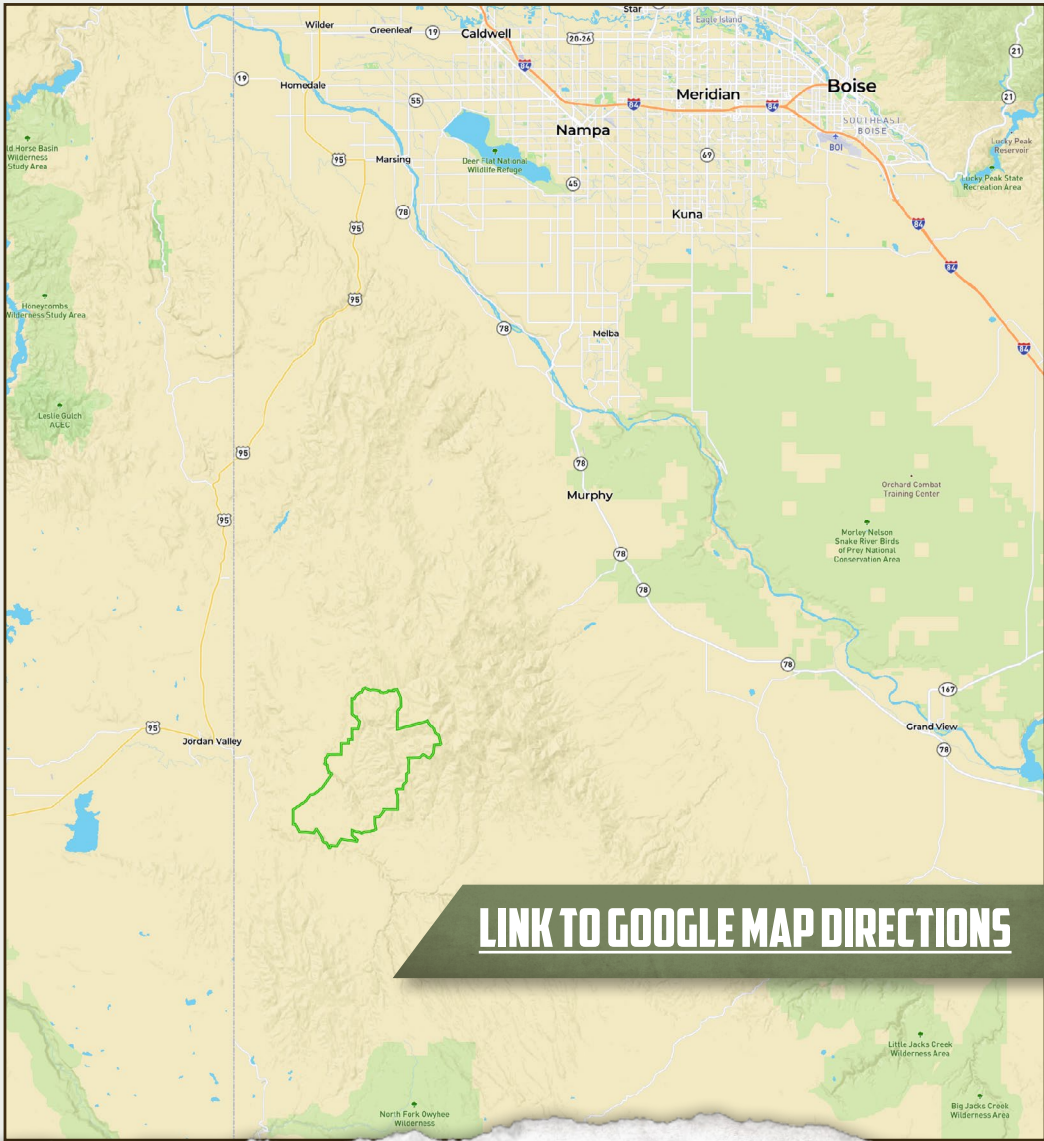
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[LINK TO GOOGLE MAP DIRECTIONS](#)



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