

BIG LOST RIVER FARM

207.64 +/- DEEDED ACRES | MOORE, CUSTER COUNTY, ID | OFFERED AT \$1,500,000



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ASSET DESCRIPTION



Big Lost River Farm is a 207.64 ± deeded acre irrigated Idaho farm located just north of Moore in Custer County, within the Big Lost River Valley. Positioned between the Lost River Range to the east and the Pioneer Mountains to the west, the property offers productive agricultural ground together with more than 1,500 feet of frontage along the Big Lost River.

There are 158.00 ± cropland acres that are irrigated via two center pivot systems and supplied by groundwater rights sourced from a farm-owned irrigation well. The current farming operation consists of alfalfa and timothy grass hay and has been operated by the current landowner for several years. With no homes or other major improvements currently on the property, the offering provides flexibility for a buyer to determine the location and type of future improvements based on their intended use of the farm, subject to county approval.

The Big Lost River adds a recreational component to the farm, with direct river frontage providing access to trout fishing and opportunities to wade and fish both upstream and downstream. The surrounding valley and mountain ranges also offer a variety of outdoor recreation and hunting opportunities. The property is located in Idaho Game Management Unit 50, with general-season deer and elk opportunities and near Units 49 and 51. The surrounding area also supports chukar and Hungarian partridge, while the river corridor and farmland provide waterfowl habitat.

Big Lost River Farm is also within close proximity to the Wood River Valley and Sun Valley. Seasonal access over Trail Creek Summit connects the property to Ketchum, while the year-round route through Carey and Hailey provides access to Sun Valley, regional services, and Friedman Memorial Airport. With productive irrigated farmland, substantial river frontage, and access to central Idaho's recreational amenities, Big Lost River Farm is a versatile agricultural property in the Big Lost River Valley.

ASSET DETAILS

LOCATION

- The farm is located approximately seven miles north of Moore, Idaho.
 - » Mackay, ID is approximately 11 miles to the Northwest along Highway 93.
 - » The Friedman Memorial Airport in Hailey, Idaho is approximately 86 miles away.
 - » Sun Valley is approximately 101 miles away via Highway 93.

TOTAL ACRES

- Per the Custer County Assessor, there are 207.641 ± deeded acres included in the sale of this asset.
 - » The property consists of two tax parcels.
 - » The total property taxes for 2025 were \$687.38.
- Per the Seller, there are 158 ± cropland acres under pivot irrigation.
- Buyer to verify all acres.

CURRENT FARM OPERATION

- The current farming operation consists of alfalfa and timothy grass hay and has been operated by the current landowner for several years.
 - » Crop history and yield information is available in the property's data room.

RECREATIONAL OPPORTUNITIES

- The Big Lost River provides exceptional trout fishing.
- Mackay Reservoir provides boating and fishing opportunities.
- Surrounding mountain ranges and public lands offer big game and upland bird hunting opportunities and recreation.
- Sun Valley provides world-class fishing, skiing, mountain biking, and hiking opportunities.

ZONING

- Per the Custer County Planning and Zoning Department, the property is zoned 'Agriculture' with a 20-acre minimum parcel size.
 - » Buyer to consult planning and zoning regulations for permitted uses.



ASSET DETAILS CONTINUED



IRRIGATION & WATER RIGHTS

- Irrigation water is supplied via two groundwater rights served by a farm-owned irrigation well.
 - » The water rights, when combined, shall not exceed a total diversion rate of 2.00 CFS and the irrigation of up to 158 acres.
- In addition, there is one surface water right from the Big Lost River. This water right, while attached to the property, is not currently utilized due to its priority date.
- Irrigation infrastructure consists of two pivots:
 - » The pivots consist of a 5-tower T&L and a 6-tower Reinke, which has a 5-horsepower end gun.
 - » The Reinke pivot was installed in 2023 by the landowner.
 - » A 60-horsepower pump pumps water from the irrigation well to the pivots and there is also a 40-horsepower booster pump.
- Buyer to verify all water rights and assessments with the local water districts.

INCOME SOURCES

- Current:
 - » Alfalfa and timothy hay production.
- Potential income sources:
 - » Cash-rent lease to a local farm tenant.

IMPROVEMENTS

- There are no improvements located on the property or included in the sale of this asset.

ELEVATION: 5,620 to 5,642 Feet

PRIMARY SOIL TYPE: Darlington-Lesbut complex

SLOPE: 1 - 4%

RAINFALL: 10-11 inches per year, per the Natural Resources Conservation Service

REGION



IRRIGATION MAP



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