

\$9,500,000 - 1354 Stauffer Canyon Road, Montpelier

MLS® #570457

\$9,500,000

4 Bedroom, 2.00 Bathroom,
FARM/RANCH on 1159.69 Acres

N/A, Montpelier, Idaho

Located on the eastern slope of the majestic Bear River Mountain Range near Nounan Valley, Elkhorn Ranch offers a turnkey ranching operation with a rich history of breeding champion rodeo bucking broncs and horses while cultivating habitat for trophy mule deer to thrive year-round. Hunting and fishing enthusiasts are drawn to this property for the abundance of wildlife. Large herds of mule deer are seen nightly and there is a good herd of resident elk on the property. 160â€• to 175â€• trophy mule deer bucks are taken every year and it is not uncommon to harvest a 200â€• trophy buck. Approximately 500 acres are farmed; currently in hay, 3-way (barley, wheat and oats) and sainfoin which is an attractant and feed for mule deer and elk. The deer are also drawn to the bitter brush which is abundant on the ranch in the higher elevations. The owner is striving to improve the soil biology and enhance the pasture grasses with rotational grazing management, using the herd effect. He works diligently to develop the land in a manner that has increased productivity and self-sustainability and is willing to advise the new owners on the nuances of the land and how to sustain the ranch to continue to provide habitat that will support trophy mule deer to live on it year-round. The property consists of two separate tracts of land, approximately half a mile apart and connected by a network of two-track roads. This enables access to the full extent of the acreage, making it ripe for



development. Mature water rights support a well-developed, gravity fed, pressurized sprinkler and flood irrigation network, covering 150 acres of meadow grass in the south tract. Stauffer Creek winds through the northeast side of the south tract, providing more than half a mile of waterfront and creating prime spawning grounds for Bonneville Cutthroat trout. Idaho Fish and Game are managing a diversion point on this property for irrigation and fish that will commence in the fall of 2022 to improve and enhance the fishery in Stauffer Creek. A well-maintained farmhouse and ranch infrastructure are in the north tract with year-round access and power off Stauffer Canyon Road. Expansive acreage of pasture ground and farmland, combined with high elevation steep sloping hillside, provide views as far as the eye can see, yet, a feeling of seclusion with the surrounding mountain landscape. The south tract has two year-round, flowing, spring-fed ponds fed by Fern Creek and springs. The pond, by the meadows, is 20 feet deep and has been stocked with trout in the past. In 2016, the ranch was host to the Mountain Man Rendezvous, where 375 campsites / teepees inhabited the south tract around the pond and unfinished cabin site. Prior to the Rendezvous, the spring water was tested and deemed drinkable. The majestic rolling hills of Stauffer Canyon provide an outdoor recreation enthusiast's paradise with Cache National Forrest close by and access to miles of dirt roads and trails to explore backpacking, mountain biking, cruising in ATVs, and big game and upland game hunting. Winter access to much of Stauffer Canyon requires a snow machine and opens the door to a winter wonderland to explore snowmobiling, cross country skiing, and snowshoeing. A canyon property like this one is a rare find. Contact the listing agents today to schedule a tour.

â€¢ Water shares to cover 150 acres â€¢ 2

year-round flowing, spring-fed ponds fed by Fern Creek & springs, one of which is 20 feet deep

- Mineral rights & water rights convey with the sale of the property
- Bonneville Cutthroat prime spawning grounds
- 160-175 mule deer bucks are taken every year
- Large herds of mule deer are seen nightly
- Good herd of resident elk
- Wire fenced perimeter with some cross fencing
- Deer, elk, moose, bobcats, bear, turkeys, sandhill cranes, sand grouse & varmints
- Property could hold 200-250 head of cattle
- Currently running about 150 horses and 80 pairs

Essential Information

MLS® #	570457
Price	\$9,500,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Acres	1,159.69
Type	FARM/RANCH
Sub-Type	Land w/Residential
Style	Ranch
Status	ACTIVE

Community Information

Address	1354 Stauffer Canyon Road
Area	Montpelier
Subdivision	N/A
City	Montpelier
County	Bear Lake
State	Idaho
Zip Code	83254

Amenities

Garages	None
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Interior

Heating	Propane
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School Information

Elementary	Georgetown
Middle	Bear Lake
High	Bear Lake

Additional Information

Date Listed	April 26th, 2022
Days on Market	742

Listing Details

Listing Office	Whitetail Properties Real Estate LLC
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