

Offering Memorandum

PEREGRINE RANCH

11949 IDAHO 75 | HAILEY, ID 83333

158 ACRES IN THE SUN VALLEY AREA

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PEREGRINE RANCH

OVERVIEW OF OPPORTUNITY

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The Peregrine Ranch property in Blaine County, Idaho presents an exceptional opportunity to own a large tract of valley-floor land in a world-renowned recreation area that includes Sun Valley, the Sun Valley area, Silver Creek and access to all that the mountains of Central Idaho have to offer. The property is an operating hay farm with excessive water rights from both surface and well sources. The bench transecting the property north to south provides views of surrounding mountains and the valley. The privacy of the property is preserved from Idaho 75, on its' west side, by a ten foot berm with irrigation and mature local pine and deciduous trees.

Peregrine Ranch is minutes north of downtown Hailey (population 8,749), the County Seat and largest city in Blaine County. The property is bounded on the west side by Idaho 75; and on the east side by Buttercup Road and the Wood River Trail. The Wood River Trail is a 20 mile paved all season trail following the retired railroad grade.

The Rinker Family developed some of the most attractive properties in the Sun Valley area including Gimlet in the 1970s and Golden Eagle Ranch in the 1990s. They now offer the Peregrine Ranch property to qualified and experienced buyers with vision and ability to purchase the property.

ADDRESS: 11949 Idaho 75
Hailey, ID 83333

LAND SIZE: 158.45 Acres

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ZONING: Low-Density Residential R-1 w/ Scenic
Highway Overlay District

**AREA OF
IMPACT:** City of Hailey, Idaho. Not currently annexable.

ACCESS: 1 mile ± frontage on State Highway 75
½ mile ± frontage on Buttercup Road

Click here for a brief aerial tour!



PEREGRINE RANCH

INVESTMENT SUMMARY

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FEATURES

- » Adequate water rights from Wood River and well for irrigation.
- » Hiawatha Canal brings Wood River water to the Property.
- » Landscaped berm along Idaho frontage.
- » Bench runs north and south through the Property. East portion of the property is at 15' higher than the west portion.
- » The Wood River Trail borders the east side of the property. A 20 mile, paved, multi-use, year-round trail connecting Ketchum and Hailey utilizing the abandoned Union Pacific Railroad Sun Valley Line.
- » Equestrian facilities include neighboring Wood River Equestrian as well as nearby Silver Bell Equestrian Center, Winter Sun Horse Park, Swiftsure Ranch Therapeutic, and River Sage Stables.
- » The exclusive Valley Club, a member-owned golf and tennis club, neighbors the Property to the northeast.
- » Idaho Department of Lands maintains a \pm 93 acre farm on the east side of Buttercup Road from the Property.
- » Views to the north include a glimpse of Bald Mountain, the centerpiece of the Sun Valley Ski Resort.
- » Nearby trails and outdoor activities: hiking, biking, mountain biking, nordic and downhill skiing, hunting and fishing.

HIGHLIGHTS

- » A new owner will be able to keep the property green whether farming or developing from the abundant water rights.
- » Impacts from Idaho are minimized by the established and mature-landscaped berm.
- » A variety of views, and potentially a variety of homesites, can be created on the property due to the varying terrain.
- » Direct access to the many outdoor pursuits provided by the Wood River Trail system and the Wood River itself.
- » Services and retail establishments are available in Hailey, just minutes from the property.



PEREGRINE RANCH

PEREGRINE RANCH HISTORY

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Adapted from
Archaeological and
Historic Survey Report

A Cultural Resource Survey of the
Proposed Peregrine Ranch Subdivision
and Golf Course
Blaine County, Idaho

Prepared by:
Claudia Taylor Walsworth, M.A.
Walsworth and Associates
Cultural Resource Consultants
Po Box 1248
Ketchum, ID 83340
208-726-1722



Ann Becker – patent on
portion of the north part of
Peregrine Ranch.



1893

1900

1941



Israel Osborn – desert land entry for
200 acres, including most of what is
today Peregrine Ranch. Osborn was one
of the three founders of Hailey, settling
on the ranch in 1887 prior to their land
patent in 1893. Raised sheep, cattle and
horses and sold fresh eggs and milk.



Marshall Chapman Family -
purchases 280 acres of the
500 acre Osborn assemblage
from an Osborn heir. Becomes
the Chapman Cloverly Ranch.
Chapman heirs later propose
developing the portion of their
ranch east of State Highway
75 which had split the property
along the path of the old Galena
Toll Road.

PEREGRINE RANCH

PHOTO GALLERY

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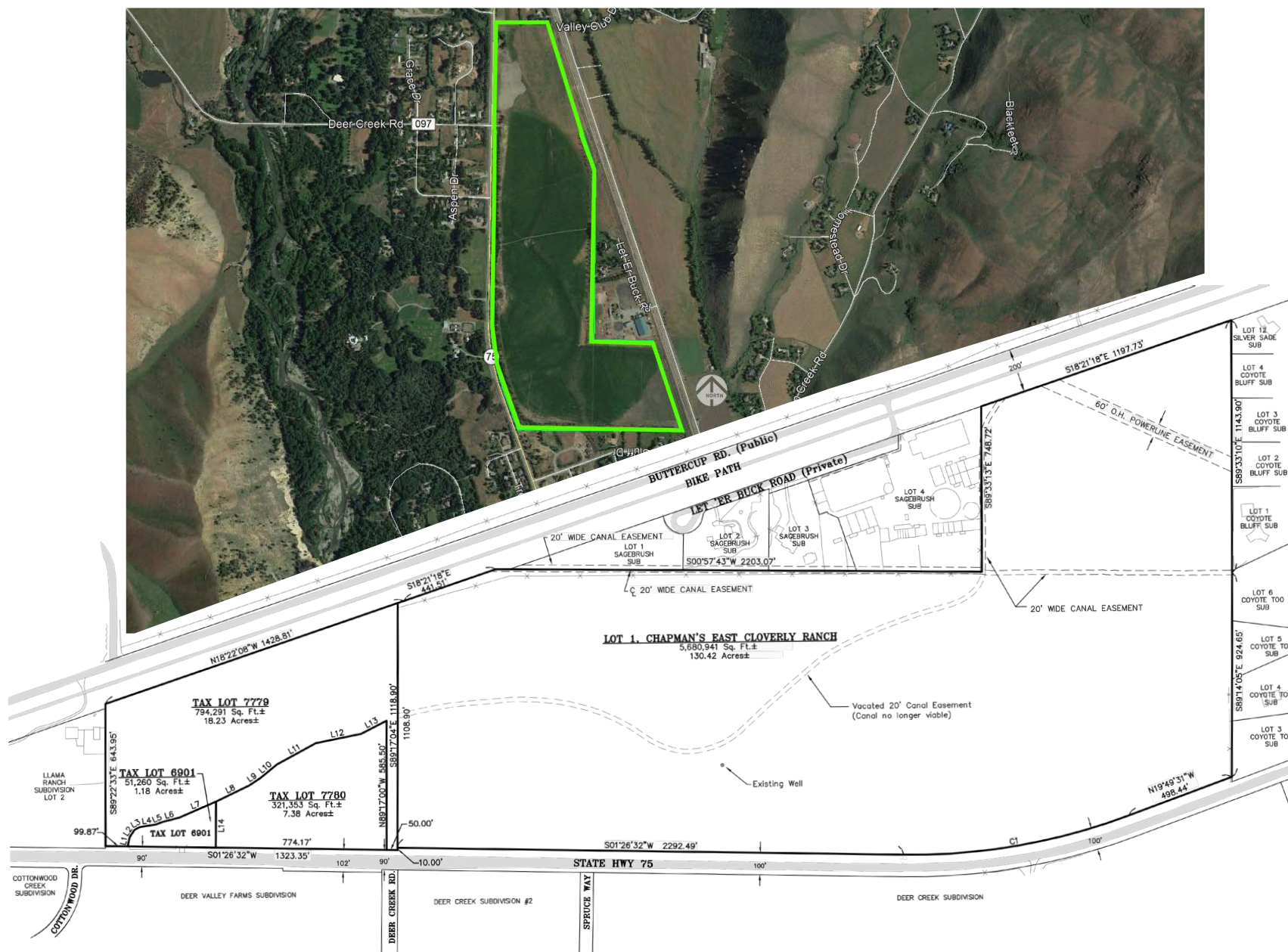


WOOD RIVER EQUESTRIAN CENTER*

*Neighbor - Not Part Of Sale

SITE PLAN

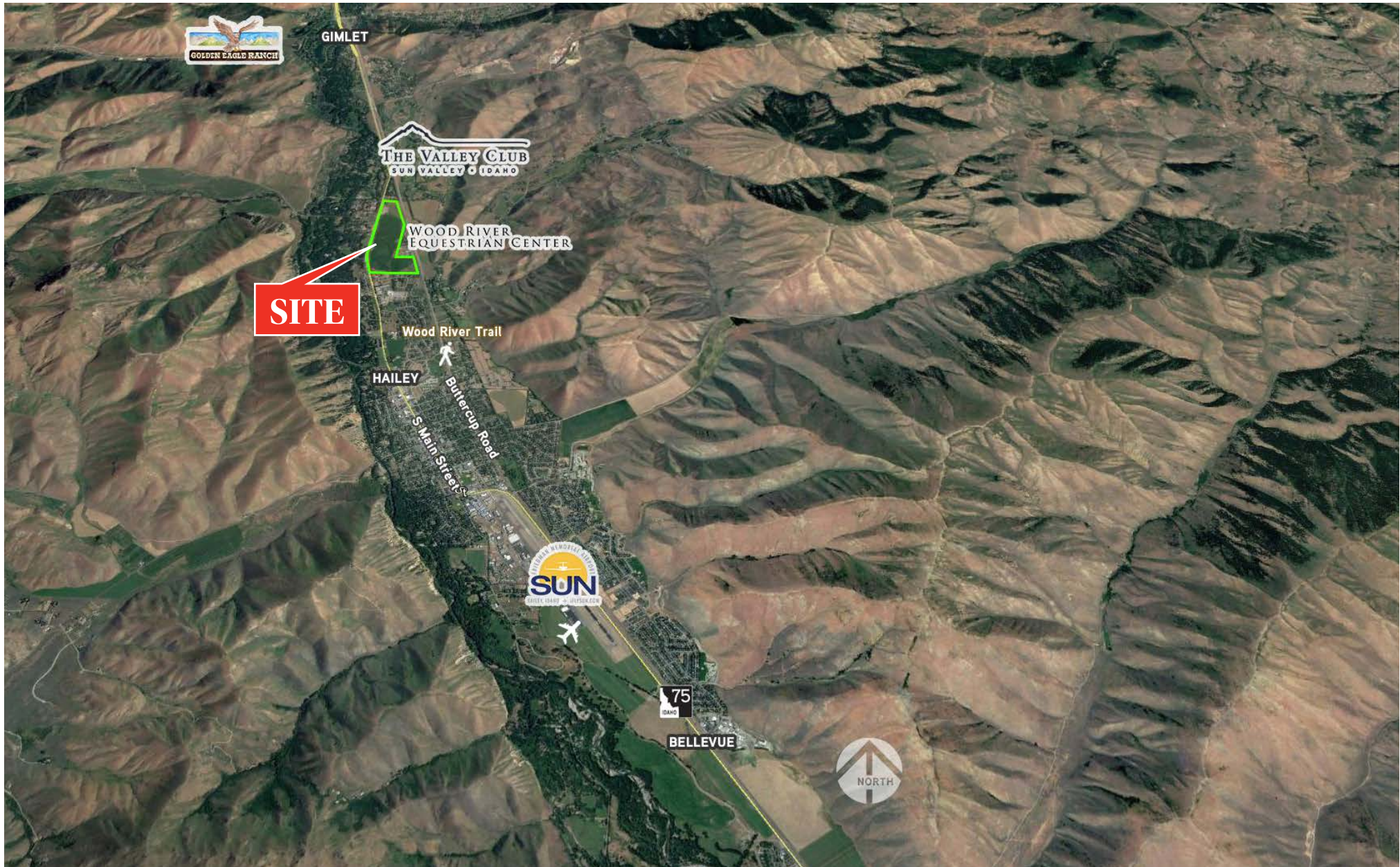
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PEREGRINE RANCH

LOCATION MAP

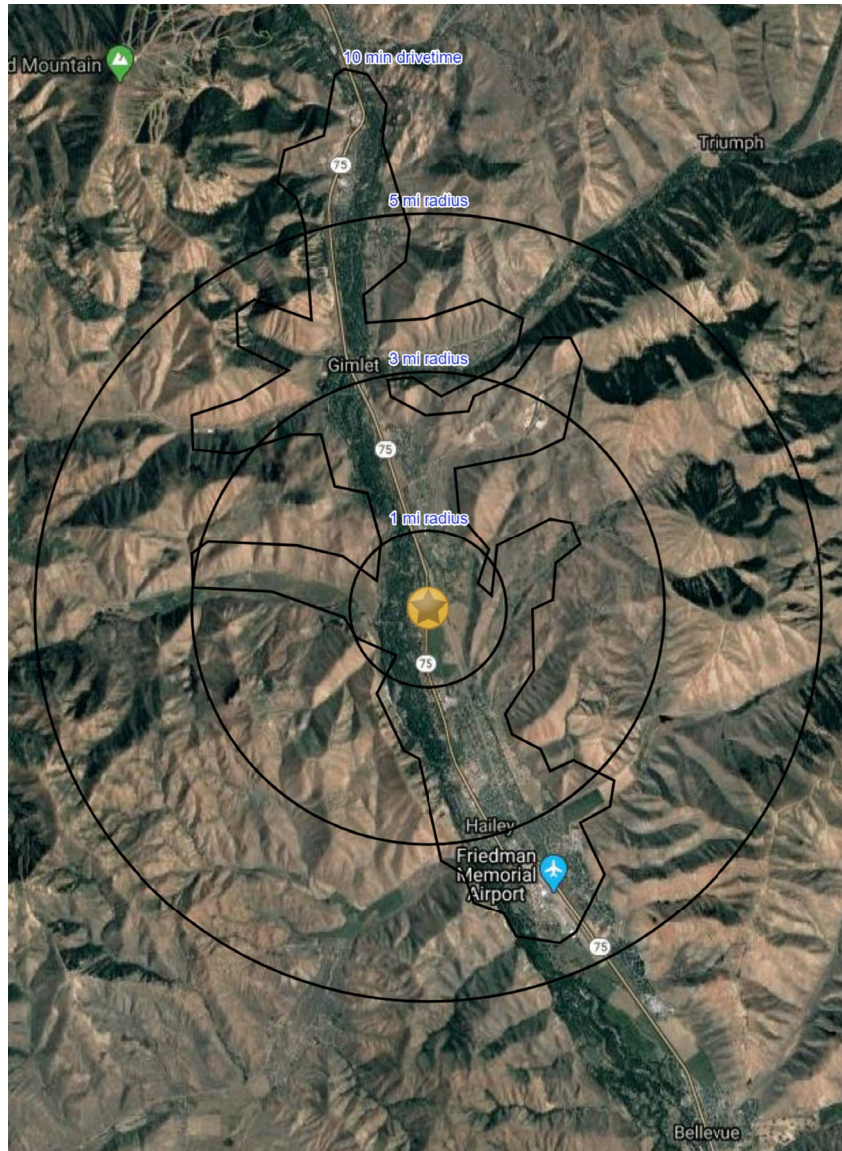
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PEREGRINE RANCH

DEMOGRAPHICS

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11949 State Hwy 75 - Hailey	1 Mile	3 Miles	5 Miles	10 Min Drive
POPULATION				
2020 Estimated Population	339	4,138	10,377	9,518
2025 Projected Population	357	4,309	10,816	10,023
2010 Census Population	302	3,849	9,611	8,764
Projected Annual Growth '20-'25	1.1%	0.8%	0.8%	1.1%

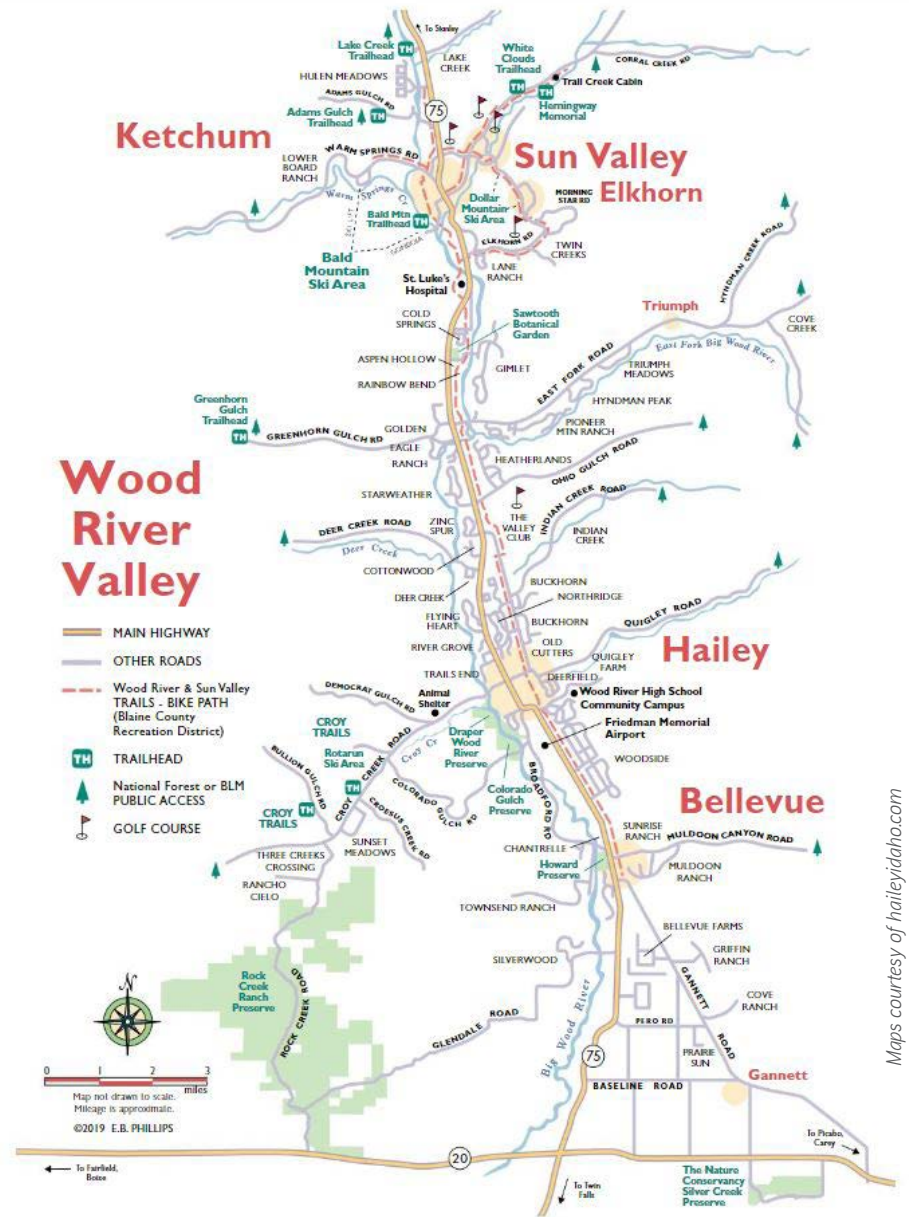
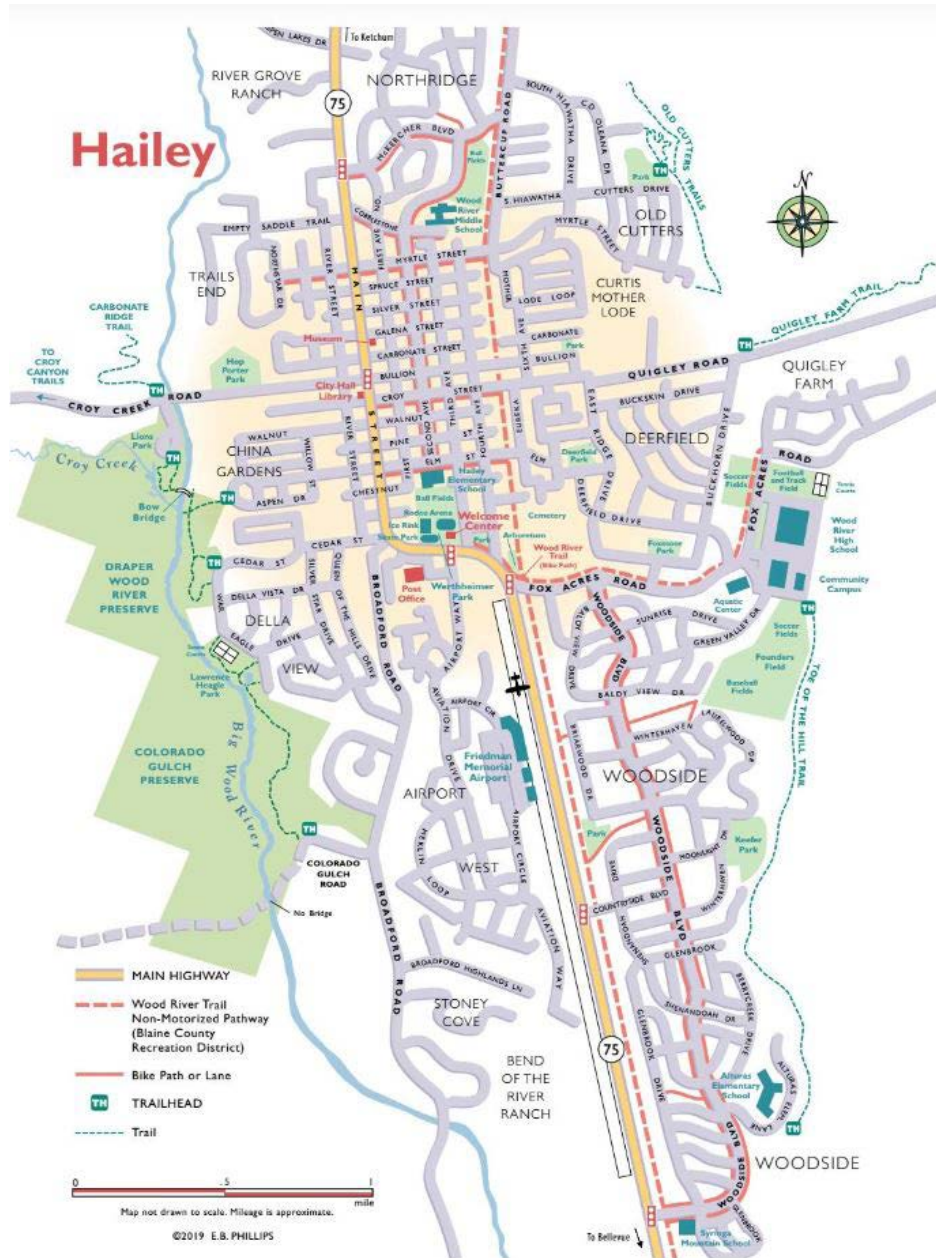
HOUSEHOLD				
2020 Estimated Households	144	1,805	4,404	4,098
2025 Projected Households	140	1,730	4,256	4,000
2010 Census Households	120	1,572	3,820	3,540
Historical Annual Growth '00-'20	2.8%	1.7%	2.1%	1.8%

INCOME				
2020 Est. Average HH Income	\$120,379	\$81,995	\$72,600	\$74,749
2020 Est. Median HH Income	\$84,343	\$56,695	\$57,647	\$56,362

MISC.				
2020 Median Home Value *	\$459,867	\$483,757	\$421,912	\$436,894
2020 Median Rent	\$1,147	\$758	\$801	\$793
2020 Est. Median Age	44.4	42.6	41.3	43.1
2020 Average Travel Time to Work	16.4	16.8	17.7	16.7
2020 Est. Labor Population Age 16+	272	3,291	8,247	7,651
2020 Est. Total HH Expenditure	\$11.75 M	\$109.67 M	\$245.9 M	\$233.79 M

PEREGRINE RANCH

SURROUNDING AREA OVERVIEW



Maps courtesy of haileyidaho.com
Created by E.B. Phillips

PEREGRINE RANCH

ABOUT HAILEY

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The city of Hailey, aka, “Idaho’s Hometown in the Mountains”, is situated in the heart of the Sun Valley area amidst the majestic Central Idaho Rockies. The community lies at the edge of the Sawtooth and Challis National Forest and is surrounded by wild, public lands.

The Sun Valley area, meanders its way through the Valley right next to the western edge of the city of Hailey. Hailey is also where the Friedman Memorial Airport (SUN) is located. Friedman Memorial is the closest airport to Sun Valley and accommodates non-stop commercial flights from 6 major cities as well as private and chartered aircraft.

- » Hailey is 11 miles south of the resort towns of Ketchum and Sun Valley, and 2.5 hours east of Boise, the state’s capital
- » With a population of 8,000, Hailey is the largest community in the Sun Valley area and home to a diverse mix of residents
- » The main route into town is Idaho 75 off U.S. 20 to the south. The nearest interstate freeway is I-84 to the south

Content courtesy of haileyidaho.com



BLAINE COUNTY Idaho

Teamwork • Integrity • Excellence

#1

Best in Idaho

2019 USA
TODAY

#14

Most charming
small town
across America

2019 Country
Living

**Blaine
County**

One of the
Healthiest
Communities

2019 US
News

#12

Best in America

2019 USA
TODAY

#6

Most Dynamic
Micropolitans
in the U.S.

2019 WALTON FAMILY
FOUNDATION

#6

Happiest
State

SEPT
2019 W WalletHub



**CLICK HERE FOR
WALKING TOUR!**

PEREGRINE RANCH

THE FAMOUS SUN VALLEY

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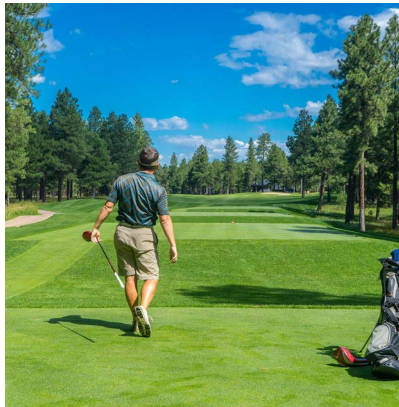


They named it Sun Valley for good reason. Welcome to a land with 250 days of sunshine a year with a constant stream of things to do that will put more adventures and experiences on your “Done That” list. The Vitamin D comes free; the hardest part might be figuring out how to do it all!

Most people associate Sun Valley recreation with world-class skiing, but that is really only a small part of the story. The activity anxiety can run high when deciding whether to go hiking, golfing, backpacking, mountain biking, whitewater rafting, or fly fishing and can take more energy than the actual endeavor itself. “Be the ball” rings in the ears of locals with over 81 holes of golf to be played in the area. Trails sprout like tentacles from each nook and cranny and, indeed, a river runs through it (holding feisty 18”+ rainbow trout). So dig into the details and don’t be surprised when you end up needing a vacation from your vacation.

As the Lonely Planet says, it’s a “rugged land of crenelated mountains and cascading rivers that harbors more wilderness than anywhere in the Lower 48.” And that is an invitation to play if we ever saw one.

Content courtesy of visitsunvalley.com



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