

FAY RANCHES_{Inc.}



BLACK ROCK HORSE RANCH

Harrison, Idaho

\$12,900,000 | 1,140± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS

INTRODUCTION

Fifteen thousand years ago, waters released from a huge ice dam (Missoula Flood) ripped across the landscape, down the canyons from Montana, and carved out a huge lake in the middle of the Western Rockies. The lake has provided abundant habitat for fish, wildlife, and humans ever since. In 1807, French trappers discovered this diamond of breathtaking beauty in the middle of the mountains. Salish Native Americans named the lake “heart of awl”, translated by the Frenchmen to Coeur d’Alene, meaning “sharp heart,” which referenced the shrewd bargaining and trading expertise of the Salish people.

Lake Coeur d’Alene has been deemed the fifth most beautiful lake in the country “by National Geographics”. It’s one of the most popular destinations in the Pacific Northwest, and the lovely city of Coeur d’Alene, Idaho, now occupies part of its vast shoreline. Visitors come to enjoy the lush forests, verdant meadows, and deep pristine waters of the lake. They also enjoy the many points of interest, fine dining, and entertainment available in the city. Historic ranches of yesteryear have disappeared from this area and surviving ranches are typically not for sale.

With great enthusiasm, Fay Ranches proudly presents the Black Rock Horse Ranch. Ranches typically offer one recreational or agricultural component and a taste of other attributes. The Black Rock Horse Ranch offers a total of 1,140± acres, comprised of 917± acres of improvements, grassy pastures, rolling hills, and green forests, with 223± acres of Anderson Lake and a total of 2.9 miles of private lake frontage with a boat dock. A plethora of recreational and professional opportunities await the buyer, ranging from watersports, horseback riding, a state-of-the-art equine facility, hunting, and fishing. Panoramic views of Anderson and Coeur d’Alene lakes and the majestic mountain ranges provide a perfect backdrop for this delightful property.



INTRODUCTION

The Black Rock Horse Ranch operates the most sophisticated Arabian, reining, and breeding program in the Pacific Northwest. This world class operation boasts 96 indoor horse stalls, a stallion barn, indoor/outdoor riding arenas, covered hot walker, covered round pen, and lavatory. The state-of-the-art laboratory, aka veterinary clinic, is modeled after the lab at Texas A&M and provides the perfect tools needed to run a successful breeding program from conception, throughout gestation, and lifelong care. The facilities are fully staffed with professional veterinary technicians, who are skilled at embryo transfers, careful handling of cooled/frozen semen, and caring for world class mares and studs. The “Stallion Barn” provides comfortable, safe, and spacious stalls. High quality steel stalls were designed to provide strength and safety for the studs and their handlers.

It isn't all “horse” business at Black Rock Horse Ranch. Equestrian enthusiasts will love all the ranch's attributes, from relaxing sunset horseback rides to competitive events in the 150 X 300, 45,000 square-foot indoor riding arena. Black Rock Horse Ranch is arguably the largest and most sophisticated horse ranch in the northwest. The green, grassy paddocks and pristine, white fencing seem almost endless, reminiscent of the famous equine farms of Kentucky.



INTRODUCTION

Limited supply of desirable ranches has created the need to look for these “wide open spaces” in more arid and far flung locales, ultimately losing some of the key components along the way. The Black Rock Horse Ranch runs counter to that trend by offering all those attributes in one place and within easy driving distance of urban amenities. The current owner is operating a magnificent, well-established, and renowned horse ranch, specializing in the breeding and training of reining and Arabian horses. It is the largest facility of its kind in the Northwest. A new owner can continue this equine tradition or utilize it as a quality cattle operation, hunting and fishing lodge, or a private retreat. This phenomenal property has frontage on the Coeur d’Alene River near the town of Harrison in Kootenai County, Idaho. All these waterways are navigable, allowing the property owner to boat to any location with a public dock on Lake Coeur d’Alene.

Forests dominate the eastern half of the ranch and provide critical habitat for deer, elk, moose, and turkeys. There is an extensive trail system developed throughout the forest, perfect for horseback rides, ATV excursions, and hiking. Enjoy shooting skeet/trap sporting clays at the range overlooking the lake. This area is known for its scenic beauty with large, gorgeous natural lakes and an abundance of outdoor recreational opportunities, such as boating, golfing, and skiing. The world class Gozzer Ranch Country Club on Lake Coeur d’Alene is a short 20 minutes drive from the ranch. The country club features an 18 hole golf course, tennis courts, yacht club and fine restaurants.



IMPROVEMENTS

- 300 ft x 150 ft indoor arena
- Total of 96 horse stalls in multiple buildings
- Stallion barn with attached reception area
- Guest house 3 bedrooms full amenities including kitchen, family room, dining room, and office.
- Three 1,144 sq. ft. employee homes for key personnel
- State-of-the-art lab with breeding and birthing stalls, plus a receiving room
- Ranch operates under all LED lights (total of 700 units).
- Various farm buildings and horse training facilities.
- Beautifully laid out home 3,737 sq. ft. with three bedrooms, three baths, office/den
- Views from almost every room, an exercise room in the master bedroom area.
- Heliport located conveniently next to main residence



IMPROVEMENTS

In addition to the structural improvements on the ranch, there have been additional improvements such as roads, paving, fencing, landscaping, wells, septic systems, water delivery systems, and security gates. A boat dock has been constructed on Anderson Lake and measures 24' x 53.5'. It has one-double and two-single boat slips. The main ranch access roads are paved, as is the open yard area between the barns. According to Northwest Fence, who built virtually all of the ranch fencing, there is 39,262 linear feet of barbwire fence with 10 gates and 41,500 linear feet of 4-rail vinyl fencing with 58 gates. There are three outdoor arenas, a viewing stand, and additional six-horse Equi-Ciser and holding pens.



LOCATION

This phenomenal property has frontage on the Coeur d'Alene River near the town of Harrison in Kootenai County, Idaho. All these waterways are navigable, allowing the property owner to boat to any location with a public dock on Lake Coeur d'Alene. Harrison, Idaho, is a beautiful, small resort town, strategically located on the eastern shore of Lake Coeur d'Alene at the mouth of the Coeur d'Alene River. Only 35 miles from Coeur d'Alene, and 67 miles from Spokane. Once a landing for steamers, Harrison remains a destination for pleasure boaters seeking fun and adventure on the clear waters. The historic and relaxing town is perfectly situated on the sunny shores of the lake between the St. Joe and Coeur d'Alene rivers with access to 12 lakes within a short distance all by boat.

The Harrison Marina Trailhead provides easy access to the beautifully paved 72-mile-long Trail of the Coeur d'Alene's, right from the heart of town. Bicyclists, hikers, and nature lovers have discovered the fantastic Trail of the Coeur d'Alene's for its incredible views of the lake, river, and surrounding mountains and wetlands.



AIRPORT INFORMATION

The closest major airport serving Coeur d'Alene and North Idaho is the Spokane International Airport which is served by nine airlines and is located 40 miles to the west in Spokane, Washington. Coeur d'Alene also has Pappy Boyington Field Airport (KCOE) which is a general aviation airport located in Hayden, north of the city near Highway 95.

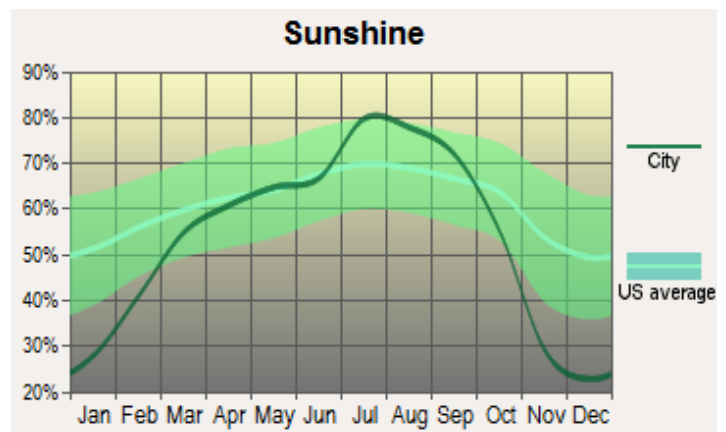
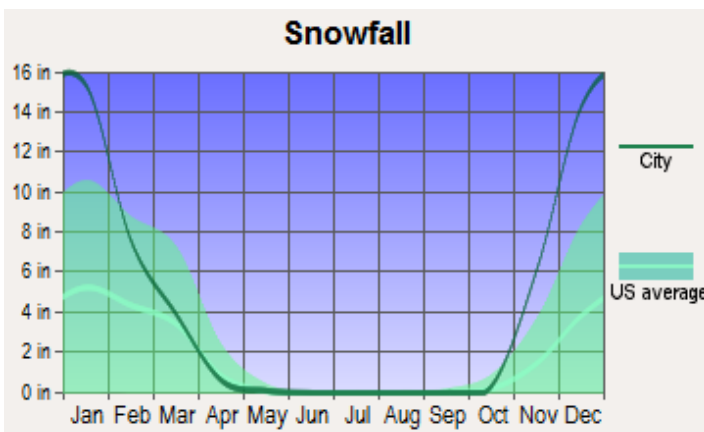
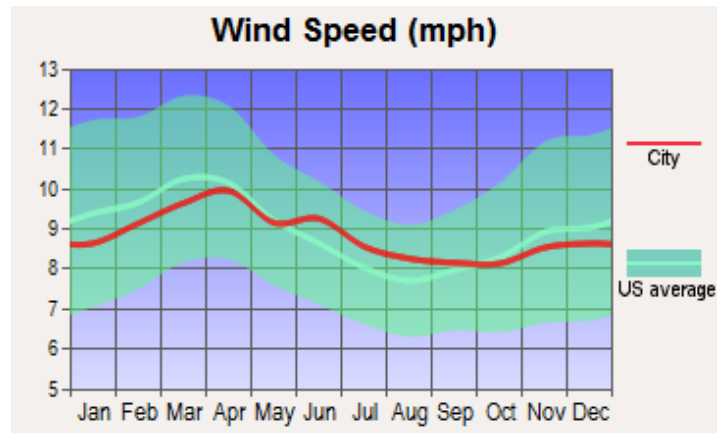
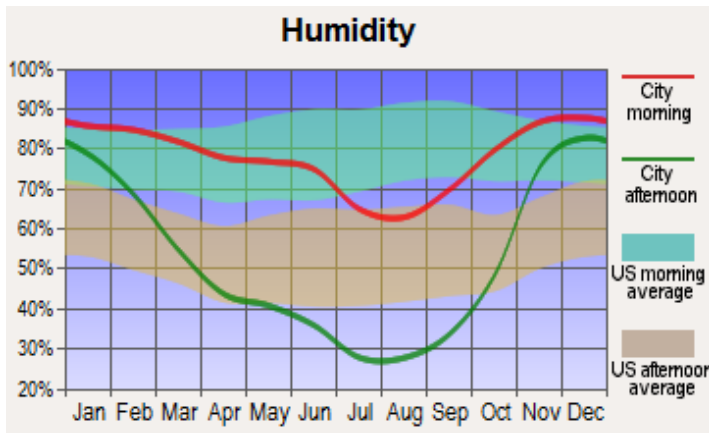
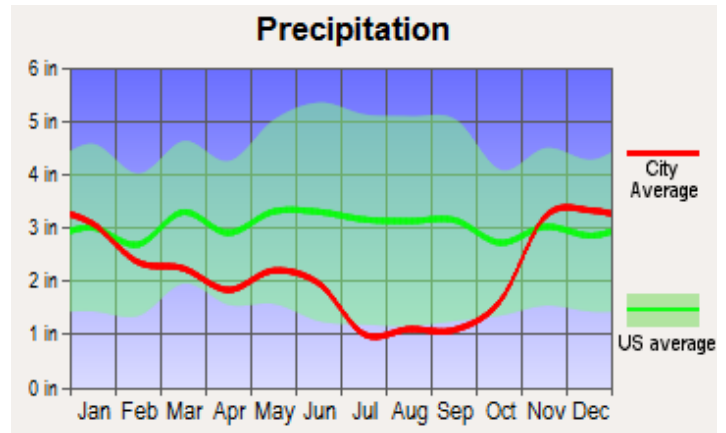
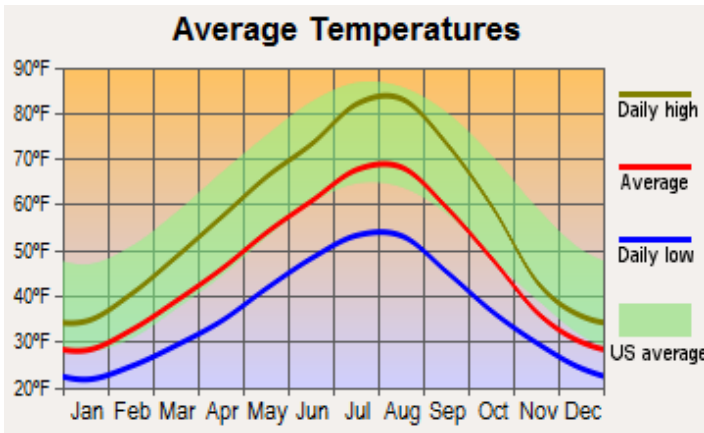
TRANSPORTATION \ MEDICAL FACILITIES

The nearest hospital is the Kootenai Medical Center closely affiliate with the prestigious Mayo Clinic. The center has over 200 beds, located in Coeur d'Alene. Spokane, Washington offers a total of nine hospitals representing all medical specialties and is a regional medical center. Spokane International Airport is served by seven major airlines and two regional carriers



CLIMATE

Situated on the east side of Lake Coeur d'Alene, Black Rock Horse Ranch lies at an elevation of approximately 2,128 to 3,492 feet above sea level. Area weather is generally dry and mild in the summer with July having the highest average monthly temperature of 84° F, and cold and humid in the winter with January having the lowest average monthly temperature of 25.7°F. The average annual precipitation is 23 inches, with 70% of this total precipitation falling between October and April, 50% of which is snow.



RECREATION

FISHING

Northern Idaho is an angler's paradise. Waters from this region have yielded one-third of the state's record fish. The world record rainbow trout (37 pounds) was caught in Lake Pend Oreille. The state record northern pike (38 lb 9 oz) and Chinook salmon (42 pounds) come from Lake Coeur d'Alene. The rugged mountains of Idaho contain more than 1,500 high mountain lakes with good trout fishing. Lake Coeur d'Alene is known for its large Kokanee and Chinook salmon. Large and small mouth bass, northern pike, rainbow trout, and mackinaw are also plentiful. Record Large Mouth Bass have been caught in Anderson Lake. See www.ioga.idaho.gov for a list of all licensed Idaho outfitters and guides.

HUNTING

With the most square miles of wilderness (21,621,000 acres of forested land) in the lower 48 states, Idaho offers the best and most varied hunting in the west. In North Idaho, 2.7 million acres are National Forest land. The state's big game population includes elk, moose, caribou, mule and whitetailed deer, mountain lion, black, and bighorn sheep. Grouse, quail, chukar and pheasant are a few of the upland game birds, while Canada geese and ducks are the most common waterfowl.



MAIN HOUSE

RESIDENCE

Elegant with a flash of country charm best describes the main residence, all on one level. The design includes a large open foyer with high ceilings and extra wide hallways. Spacious open areas are perfect for entertaining large groups and flow flawlessly from the kitchen to the living room. The tall ceilings complement this feeling of spaciousness, and the views of Coeur d'Alene and Anderson lakes provide an awe-inspiring backdrop. The architect took the design of the home to a new level with the lanai-style patio glass doors. Upon opening the patio doors, the outside views and world rush upon your senses. The views are second to none, and the ambiance is intoxicating.



MAIN HOUSE

Master Bedroom The master bedroom is spacious and has a large glass exercise room, with ample storage in the walk-in closet. Attached to the master is a well appointed bathroom with two vanities, walk-in shower, and an elegant soaking tub set upon a bed of loose river rock.

Kitchen The kitchen was designed for everyday living with the capacity to cook for large groups and includes granite counter tops, custom cabinets, and high-end appliances. There is plenty of space to store groceries and appliances.

Additional Bedrooms + Den At the opposite end of the home are two guest bedrooms. The office/den is adjacent to the living room and boasts nice views.

Outdoor Entertainment Soaking in the outdoor spa adds a touch of indulgence while occupants absorb the elevated views of the wildlife, the lakes, and the valley below. The entertainment patio is protected from the elements and is adjacent to the living room. The luxurious patio is the perfect spot to sip on your favorite beverage and enjoy the magnificent sunsets.

Gazebo A gazebo has been erected on top of the mountain as a destination for adventurers to enjoy a glass of wine and/or a picnic. The views from this vista are breathtaking, with a 360-degree view of lakes, verdant valleys, and the “Rocky Mountains”.

Heliport Conveniently located next to the main residence.



MAIN HOUSE



HISTORIC BUILDING

SETTLERS CABIN

In 1926, adventurers looking for a better way of life settled on the ranch and built a small cabin along the creek. The rustic charm of the cabin has been refurbished and offers nostalgic insight into how they lived back then. Perfect spot to reminisce about yesteryear and imagine how families lived, loved, and survived in the wilderness. The owner's grandchildren enjoy the setting, cabin, and the creek that flows by.



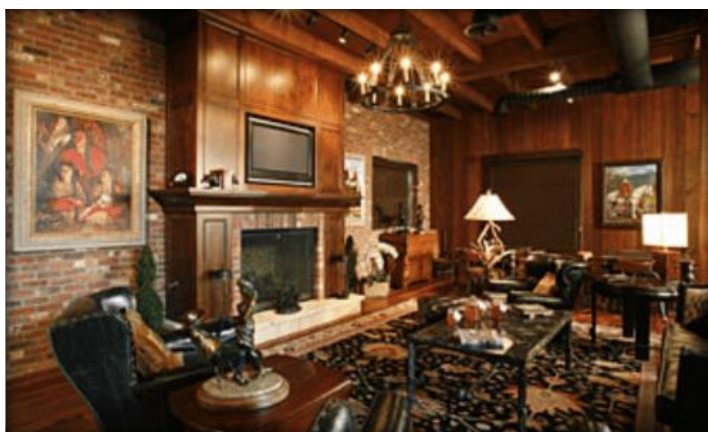
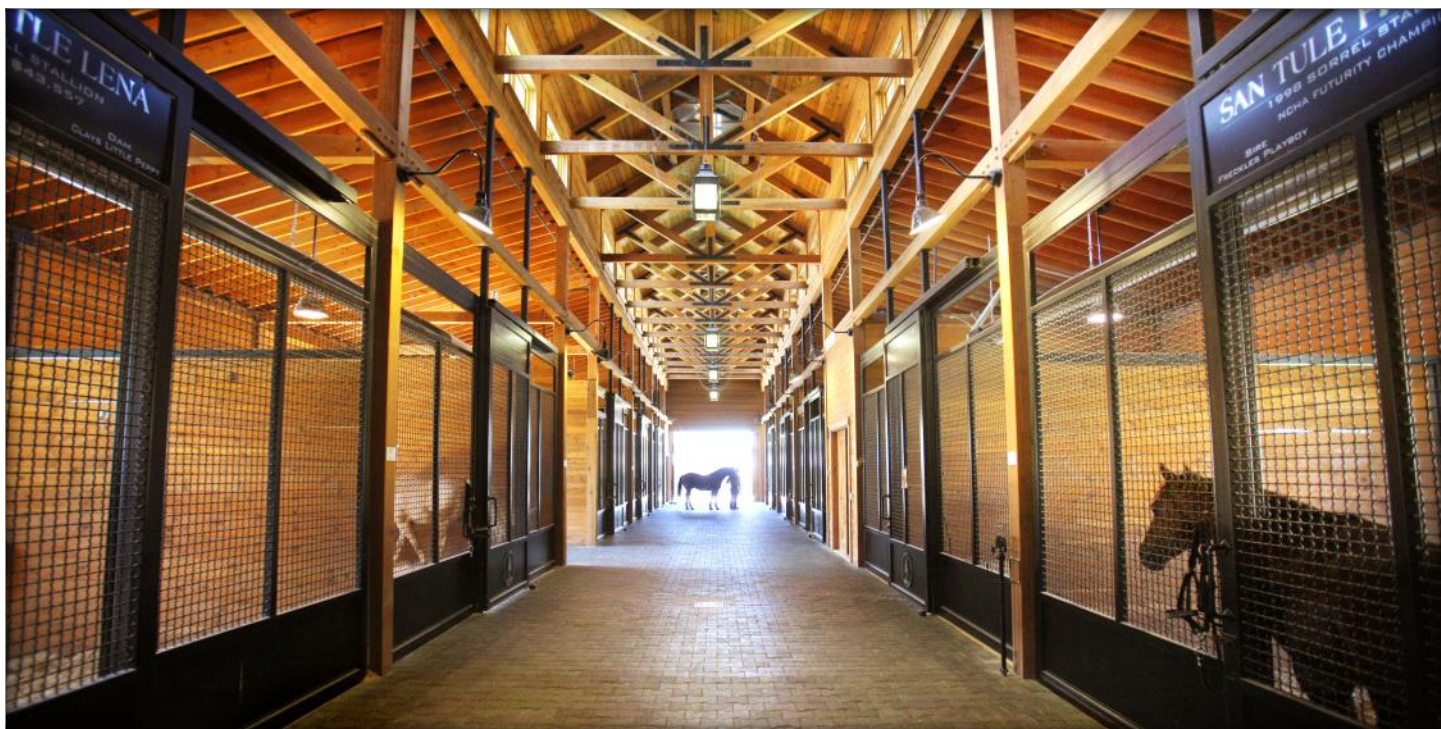
BUILDINGS / OPERATIONS

STALLION BARN

High quality finishes with concrete floors, floor drains, finished interior walls with wood panels, good lighting, and 10 quality stalls provide horses with comfort and protection. Includes a tack room and a storeroom. Stallions are pampered on the Black Rock Horse Ranch; their accommodations are world class. Large spacious stalls line the alley.

UPSTAIRS APARTMENT

One-bedroom suite with quality finishes including a kitchen, dining area, and a well laid out living area. The bathroom has marble counter tops, wood floors, and custom sinks. The kitchen is equipped with a side-by-side refrigerator/freezer, gas range, exhaust fan and hood, oven and microwave as well as high quality custom cabinets and marble counter tops. A raised island with a butcher block top separates the kitchen and dining area. Approximately +/-1,082 square feet, including the stairway.



ADDITIONAL ROOM

MAIN BARN

Concrete floors, floor drains, finished interior walls with tongue and groove pine, exposed steel exterior walls, good lighting, and 16 quality stalls. Includes a tack room and a storeroom. Tack room has a washer and dryer, sink and storage cabinets, heated with electric space heaters. The stall area has overhead, gas fueled radiant heaters the full length of the barn. Barn included a hay loft equipped with overhead conveyor to move hay and drop chutes to feed. Floor is plywood.

OFFICE | RECEPTION

Excellent quality finish with sealed plank flooring; clear interior wall finishes; 10' ceiling with exposed beams, and 2" x 6" decking. Built-in bar has a sink, under-counter refrigerator, icemaker, and dishwasher, along with marble counter tops over custom cabinets. A large gas log fireplace with custom surround extending to the ceiling is the focal point of the room. Two bedrooms/ offices with partial glass enclosures are adjacent to the reception/living room area. The living space is approximately 1,700 square feet.



MAIN HORSE BARN

ARENA DETAILS

Exterior walls have exposed steel purlins and steel siding. The roof has insulation blankets under the steel decking with skylights spaced throughout. Suspended radiant heaters run the full length, and a steel frame fence with wood panels surrounds the arena itself. Floors are dirt in the arena with concrete alongside and in the stall area. The lighting is excellent with hi intensity LED and sky lights.

The total ranch operates under all LED lights (total of 700 units). There are 70 horse stalls running all four sides of the arena. A total of 18 overhead doors provide access along all four walls, plus 36" steel pedestrian doors. There are electric operated overhead doors providing access along all four walls .

Size: 150' x 300' w/22' open lean-to along both sides.

Size: 45,000 square feet enclosed plus 6,600 square feet under shed roofs.



REPRODUCTIVE CENTER

LAB AREA

The state-of-the-art laboratory is designed after the lab at Texas A & M. All finished with vinyl tile flooring over concrete. Finished area contains about 1,003 square feet. Walls and ceilings are covered with a washable board similar to what is found in restaurant kitchens. Has restroom and office area. The ultrasound, centrifuge, microscopes, and lab equipment may be negotiable for purchase.



BARN AREA

There are four foaling stalls on the south side of the building and a receiving room at the north end. All interior walls are covered with the same washable paneling as in the lab. Rubber floor mats also cover the entire building, except in the lab. All areas are heated and well lit. Closed circuit television cameras can be accessed by anyone interested in watching the pregnant mares foal.

Size: 60' x 100' or 6000 square feet enclosed.

ADDITIONAL STRUCTURES

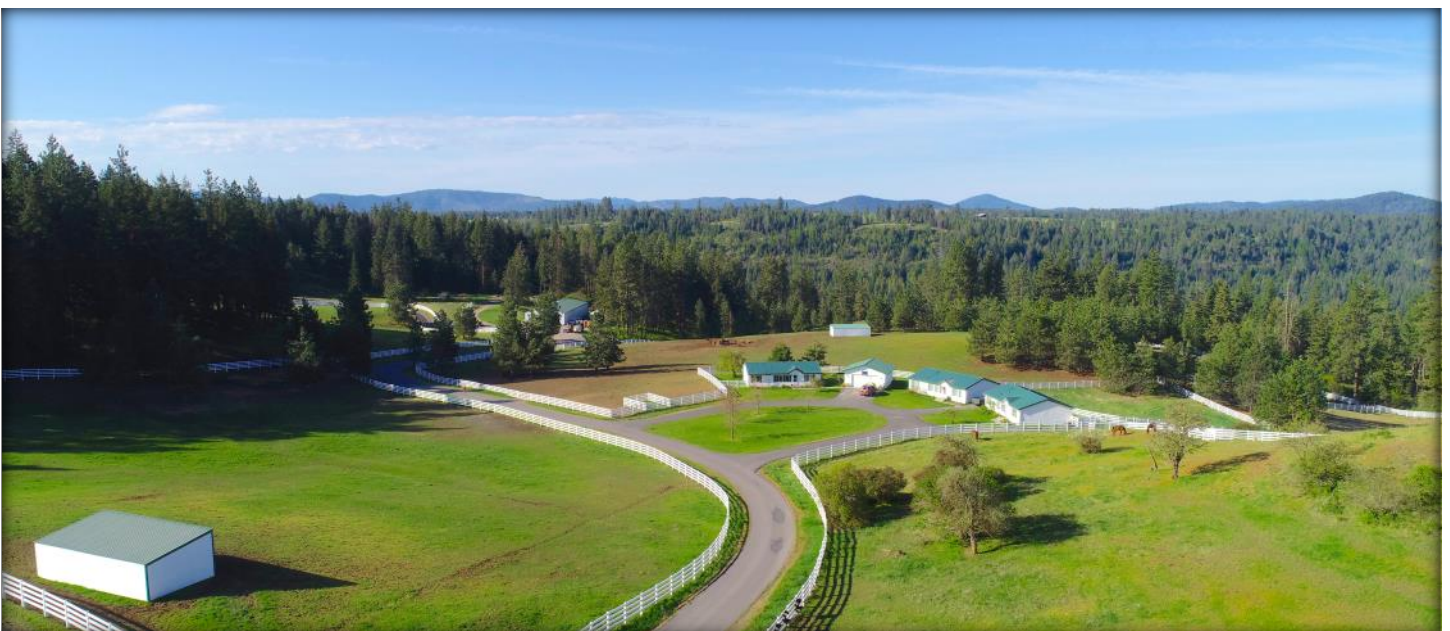
CIRCLE PENS

There are two circle pens used for exercising and training. Both are steel frame structures set in concrete with steel roof framing and roofing. One covers the exercise equipment referred to as an Equi-ciser (hot-walker). It is circled by fencing 50' in diameter while the roof is 66' in diameter. The other is 72' in diameter with the roof at 77'.



EMPLOYEE HOUSING

There are three modular homes set on concrete foundations, built by Marlette. A double garage (24' by 24') adjacent to one of the homes is wood framed with concrete floor and vinyl siding. The two-bedroom homes contain 1,144 sq. ft. each.



MINERAL & TIMBER RIGHTS

All mineral rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. Mineral rights are not guaranteed. It is suggested that the Buyer conduct a mineral search with a title company.

WATER RIGHTS

All appurtenant water rights will transfer.

CONSERVATION / STEWARDSHIP

Currently there are no conservation easements encumbering the ranch. Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide open spaces, enhancing and creating fisheries and wildlife habitat and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by the conservation ethic and land use practices of our clients.

WETLANDS / FLOOD ZONE

Property has frontage on Coeur d'Alene River and portions are described as being below 2,128 feet in elevation, which is the mean high water level of Coeur d'Alene Lake. Flood Easements in favor of Washington Water Power (now Avista Corporation) have been acquired over these flood prone areas. Zone A7—160076-0330C,0330C,0335C March 1982 and Zone C—above 2,136' elevation



QUICK FACTS

- 1,140± deeded acres (*917± acres ranch land/improvements/timber and 223± acres of Anderson Lake*)
- Coeur d'Alene River frontage with ± 2.9 miles of Anderson Lake frontage.
- World class recognized Arabian, reining, and breeding program.
- Total of 96 horse stalls available on the property.
- Stallion barn with a breeding facility rivaled only by Texas A&M University
- 300 ft x 150 ft indoor arena with numerous outdoor arenas as well.
- Main residence 3,737 sq. ft. 3 bedroom 3 bathroom with office, den, and exercise room.
- Guest house 3 bedroom with all amenities, kitchen, family room, dining room, and office.
- Three separate employee homes offering 1,144 sq ft. each of living space for key personnel.
- Private heliport located conveniently next to main residence.
- Located ± 50 minute drive to Coeur d'Alene, Idaho.
- Located ± 80 minute drive to Spokane, Washington



SUMMARY

One of the most beautiful ranches in the country, horses grazing and fabulous views of the fifth most beautiful Lake in the world, according to National Geographic.

“Waking up in the morning to the smell of fresh pine and in the evening seeing some of the most beautiful sunsets. There is nothing else that can ever replace the special place Black Rock Horse Ranch is to me and my family” quote from current owner of Black Rock Horse Ranch.

The ranch represents a one of a kind ranch ownership opportunity. While currently being operated as an equine facility, its location and size make this a trophy acquisition for the discriminating buyer. The views of the lakes, the mild weather, and the lush hillsides make being outside amongst the natural beauty a number one priority. Recreating or working take on a whole new meaning when done in this atmosphere. It truly is remarkable. Schedule a showing and find out for yourself what makes the Black Rock a legacy ranch in the Coeur d’Alene Valley.





PRICE

\$12,900,000

TERMS

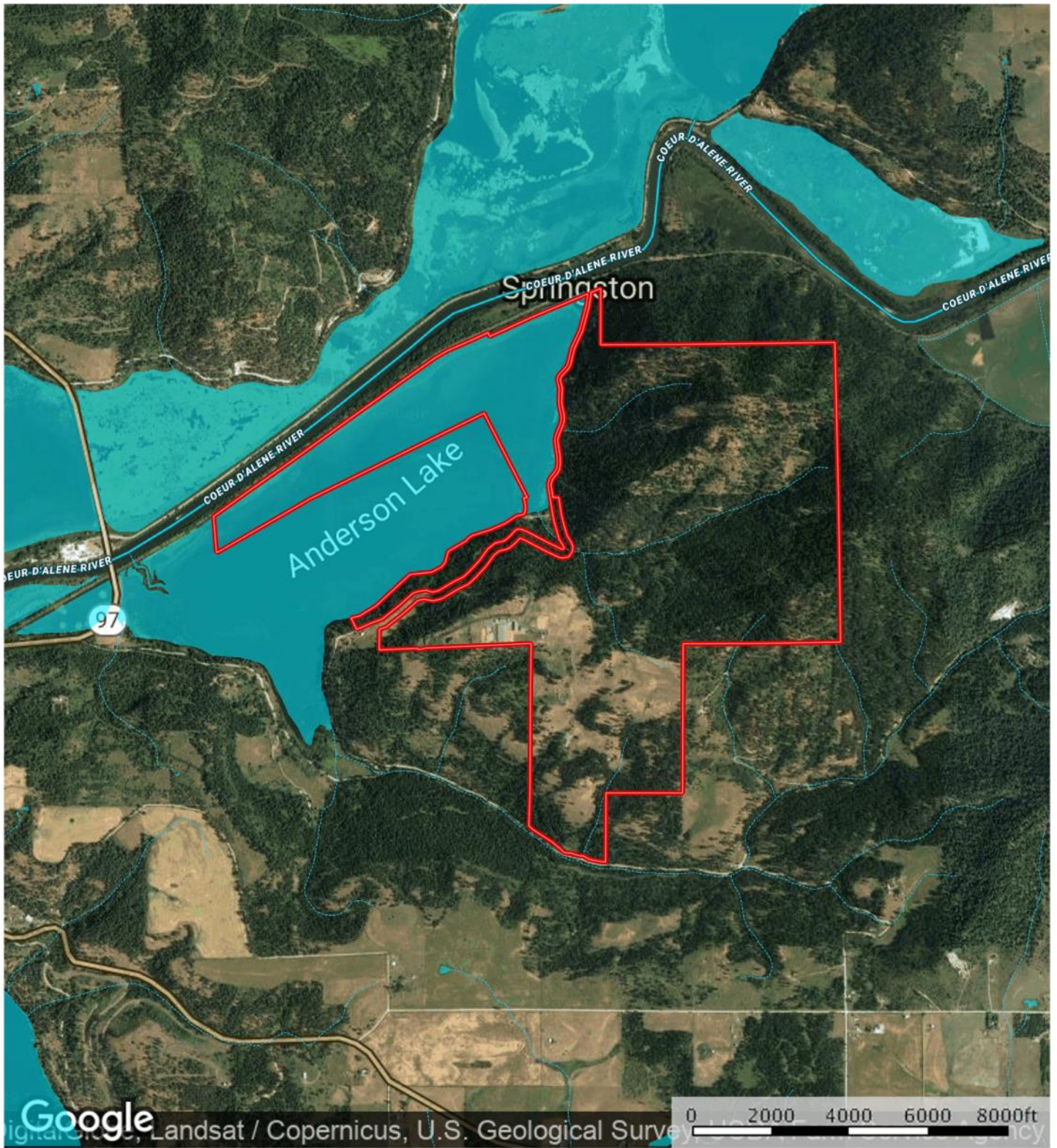
Cash

CONTACT

Please contact **John Anderson (406) 750-0820 | janderson@fayranches.com** or **Dave Halgerson (208) 869-8807 | dhalgerson@fayranches.com** to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

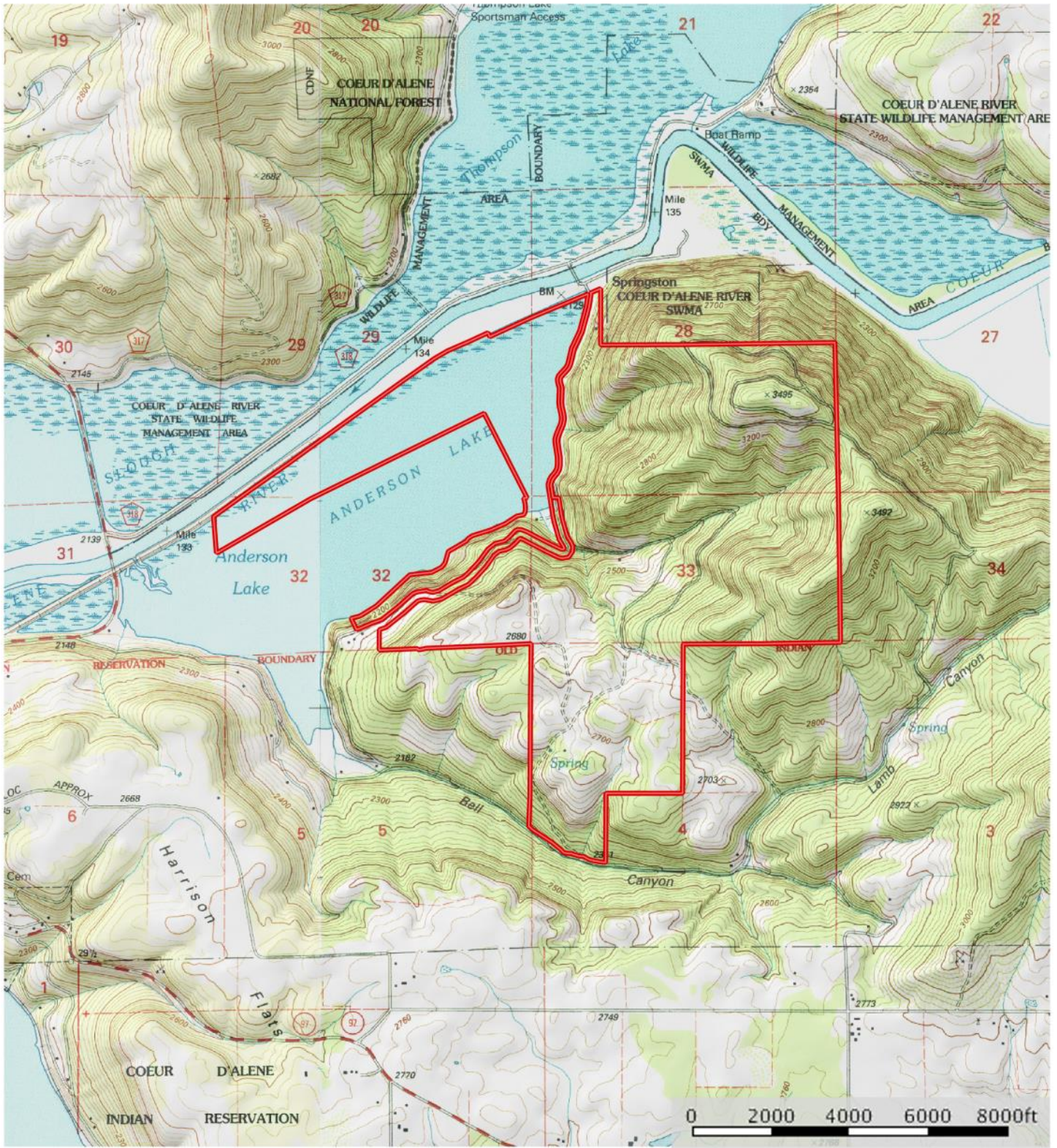
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▣ Boundary
 - - - - Stream, Intermittent
 — River/Creek
 ■ Water Body


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M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



 Boundary

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