49 & 50 Rattlesnake Ln, Salmon ID 83467
Frequently Asked Questions:

Closest Commercial Airports:

Idaho Falls Regional Airport (IDA) is located about 3 hours drive time from this property. IDA offers commercial flights to major hubs of Alaska, Delta, United, Allegiant, and American.

Accessibility:

The Property is accessed via 9+ miles of BLM road 093 from the Deer Gulch Fishing and Boating Access site located off of Hwy 93S between Salmon and Challis. BLM road 093 is an at times narrow gravel and dirt/rock road from the Deer Creek Bridge that serves to access the private properties of Hat Creek and also provides access to surrounding BLM land. A high clearance vehicle is recommended depending on weather and road conditions.

Drive time from Salmon, ID to this property is approximately 2 hours.

Drive time from Challis, ID to this property is approximately 1.75 hours.

Winter Access:

BLM Road 093 is not maintained in the winter. It is not plowed or salted. Depending on winter conditions, the road may be impassable without plowing, 4x4 and chains. Snow machines and/or other tracked vehicles may even be required depending on snow fall amounts.

Water Rights:

The property has adjudicated water rights from multiple sources: Hat Creek and a few springs. Please see IDWR water right reports for detailed information. At one time, there was an extensive ditch network along the property's hillsides that carried water for irrigation to and from different parts of the property. However, the last living owner of the property who irrigated via the ditch system passed away many years ago and many of the ditches are overgrown with brush and have filled in with sediment, earth, brush etc. These ditches would neet to be re-excavated, cleared of brush, and have irrigation headgates installed in order to run again as originally used. There are water rights from

a spring located approximately a half mile North of the main cabin in South Gulch. This spring sits considerably higher in elevation than the rest of the property. An underground water line was trenched from the Spring Box down to the main cabin where it terminates in a manifold behind the small cabin holding the solar array batteries. The manifold has multiple irrigation pipe connections where irrigation pipe could be connected and piped to any point on the ranch.

There is a BLM granted road easement up South Gulch to the Spring box. The BLM requires a monitoring fee of $271 for the easement among other conditions required by BLM. Please see the specific document about the BLM right of way grant and its conditions

Main Cabin:

The Main Cabin was built in 1977 and completely renovated in 2013. There is a full unfinished basement that is accessed via a “trap door” behind the couch in the living room. At one point it appears there were stairs leading to the basement under the location where the washer currently sits on the main floor, but this has been framed in and floored over. The current owners did receive a quote to install stairs from the current living room down to the basement and add ingress/egress windows and they were quoted $50,000-$75,000. This would add 800 more sq ft of finished space.

Guest Cabin:

The Guest Cabin was built in 2013 and was fully permitted. The cabin is a studio style cabin with combined living, bedroom, and sleeping space with a separate closed off full bathroom in the cabin. Domestic water for the guest cabin is piped from the well at the Main Cabin.

Hunting:

The property lies in IDFG Unit 28. Elk, deer, bear, coyote and upland game frequent the property.

Hat Creek:

According to IDFG fish surveys of Hat Creek in 2011, 2017 and 2018, the following species of fish were observed in Hat Creek: Bull Trout, Cutthroat Trout, Chinook Salmon, Cottus, Fry, Rainbow Trout and Bear Lake Sculpin.

https://idfg.idaho.gov/ifwis/Fishingplanner/water/1140006447946

The creek is also home to Beaver.

Airstrip:

This airstrip has been operational since the late 1970's according to Retired District and Magistrate Judge Jerry Myers, former chairman of the Idaho Fish and Game Commission. The airfield is currently approximately 1,000 feet long. With some brush clearing and dirt work there is room for expansion.

The shop (former open bay hangar) next to the airstrip has had its former open bay entrance framed in. There is a rollup door with dimensions approximately 12'x8'. There is no power to the shop. Water is stubbed out approximately 100' from the shop to the East.

Off Grid Infrastructure

Both Cabins are 100% off grid and feature redundant solar and propane generator power production capabilities.

The generators for each cabin are Generac 13kw propane fired generators.

The storage batteries for the solar arrays at both cabins are stored out of the weather. At the main cabin site, there is a small log outbuilding that is between the solar panel array and the cabin itself where the batteries are stored. On the East side of this log outbuilding is the irrigation manifold from the line that carries water from the Spring up South Gulch.

Behind the guest cabin is an Amish built storage shed that houses the batteries for that cabin.

The Solar System was revamped by Rocky Mountain Electric in Salmon ID. Any specific solar related questions can be directed to them at (208) 742-2299.

From an invoice, it looks like the Main Cabin has an Outback FM 80-150 VPC Charge Controller and 9x 72 Cell Panels

From an invoice, it looks like the Guest Cabin has a Midnite Classic Charge Controller

Information provided in this Frequently Asked Question (FAQ) page concerning this property for sale is believed to be reliable at the time of this writing but is not guaranteed and should be independently verified by potential buyers with appropriate government agencies and/or the buyers preferred competent home inspectors and experts.