

# BRUNDAGE MOUNTAIN ROAD MCCALL, IDAHO 83638

DESTINATION RESORT DEVELOPMENT LAND  
336.64 ACRES AVAILABLE FOR SALE



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# BRUNDAGE MOUNTAIN ROAD

## MCCALL, IDAHO 83638

FOR SALE  
336.64 ACRES TOTAL  
APPROVED PUD

### DEVELOPMENT LAND FEATURES

SALE PRICE	\$9,800,000
AVAILABLE	336.64 Acres
PARCEL NUMBERS	
RP19N02E017610	46.99 Acres
RP19N02E120800	234.65 Acres
RP19N02E130601	55 Acres
LOCATION	Surrounding The Brundage Mountain Ski Resort in McCall, Idaho

### OFFERING DETAILS

- This offering is a rare opportunity to develop a year round destination resort in the Payette National Forest just north of McCall, Idaho
- Potential to build up to 50 units with existing infrastructure
- Fully approved PUD with up to 900 Units, a result of a land swap with the Federal Government that spanned 15 years, PUD extended for another 5 years by Adams county
- The property surrounds the existing Brundage Mountain Resort (Not A Part) giving it easy access to the ski slopes and other outdoor activities for all seasons including ski in/out
- Surrounded by the Payette National Forest this picturesque location is a short drive from the resort town of McCall and an easy drive from Idaho's Capitol City, Boise
- Minutes from surrounding amenities like Whitetail Golf Club, Payette Lake, Lake Cascade, water skiing, white water rafting, hiking, restaurants and more
- Development studies have been completed regarding, water, sewer, access, easements, and proposed housing product to be integrated with minimal impact to the pristine surroundings while adding hospitality and resort type amenities for vacationers to enjoy
- Conservation Easements possible, contact agents for details
- **To receive supporting documentation, Please Click Here to download, execute and return the Confidentiality Agreement**



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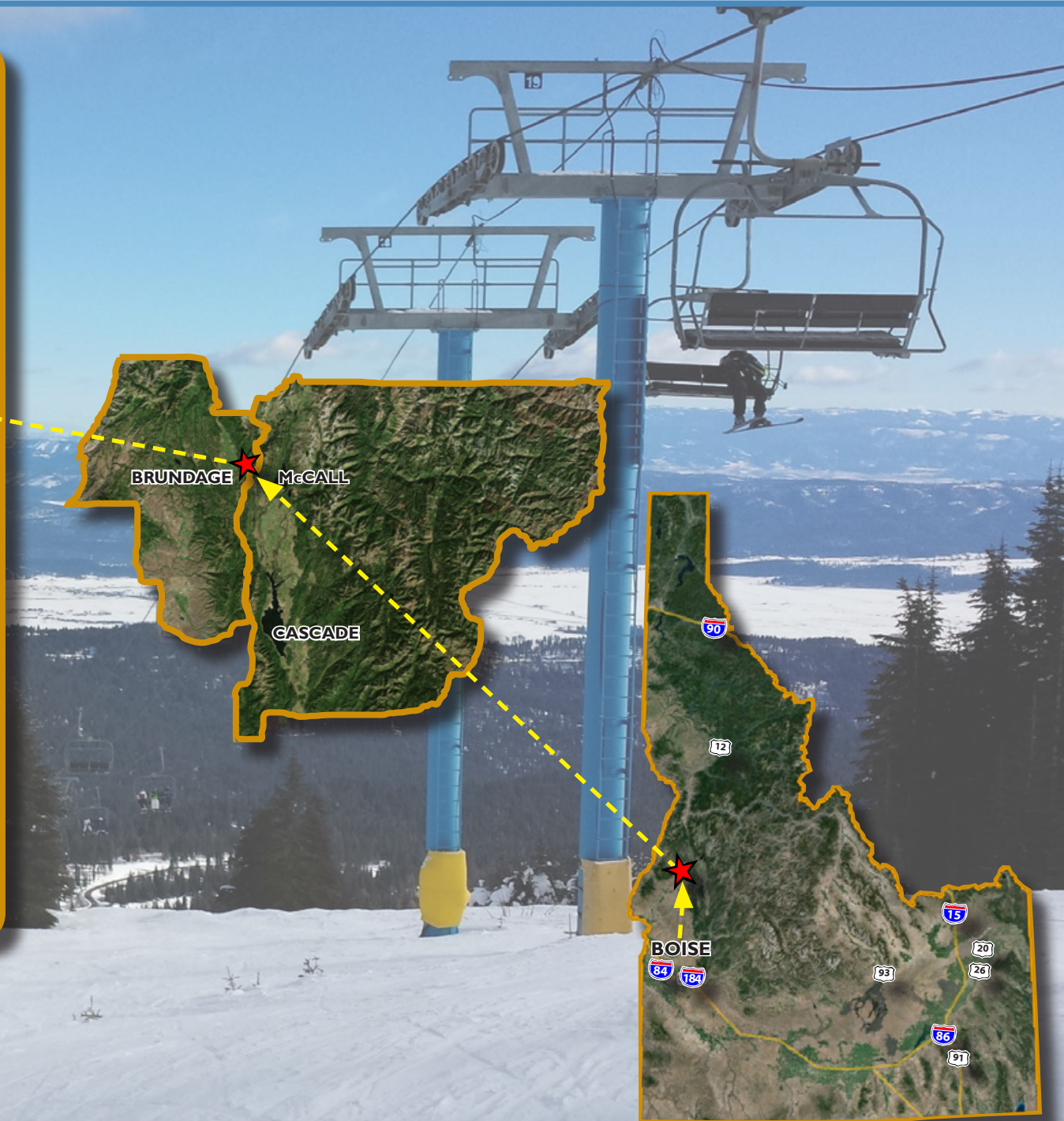
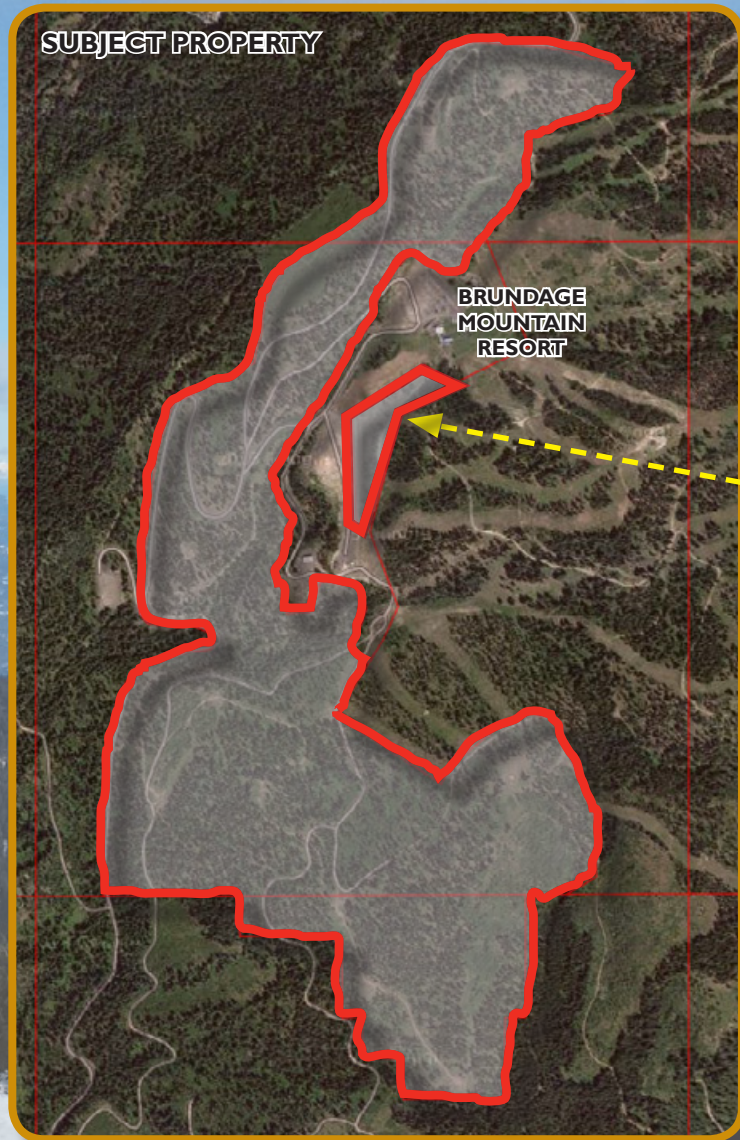
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## BRUNDAGE MOUNTAIN RESORT (NOT A PART)

<b>Services Offered Activities / Amenities</b>	Nordic Skiing, Alpine Skiing Back Country Snowcat Tours Mountain Biking Event Hosting, Summer Hiking Trails Scenic Summer Chairlift Rides Dining (4 Cafe / Restaurants / Bars) Daycare Facilities
<b>Number of Alpine Chair Lifts</b>	5 (One high-speed quad, four fixed triples)
<b>Number of Alpine Ski Runs</b>	46 20% Novice 50% Intermediate 30% Advanced
<b>Alpine Facts</b>	Skiable Terrain: - 1,500 Acres (in bounds) Summit Elevation - 7,640 feet Base Elevation - 5,840 feet Vertical drop - 1,800 feet Natural Snowfall - 320" (base area average) 17,000 Acres guided backcountry via snowcat Parks - 2 – Kickback Rail & Bear Progression Park Capacity - Up to 7,900 people per hour
<b>Distance to Additional Services</b>	McCall, Idaho Hwy 55 N/ID-55 N/Rte 55 10 Miles - 19 Minutes



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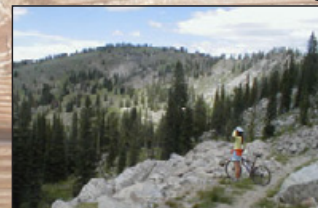
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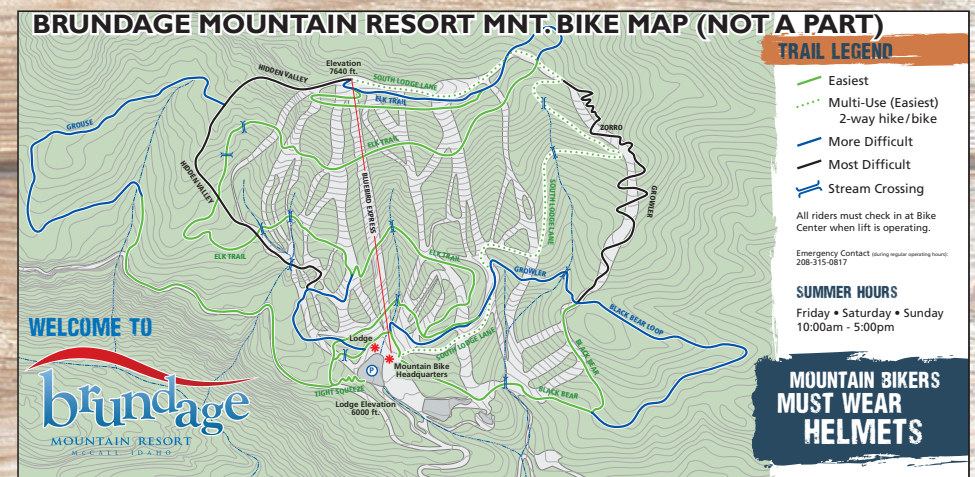
### Scenic Chairlift Rides



### Lift-Served Mountain Biking



### River Rafting & Fishing Trips Nearby



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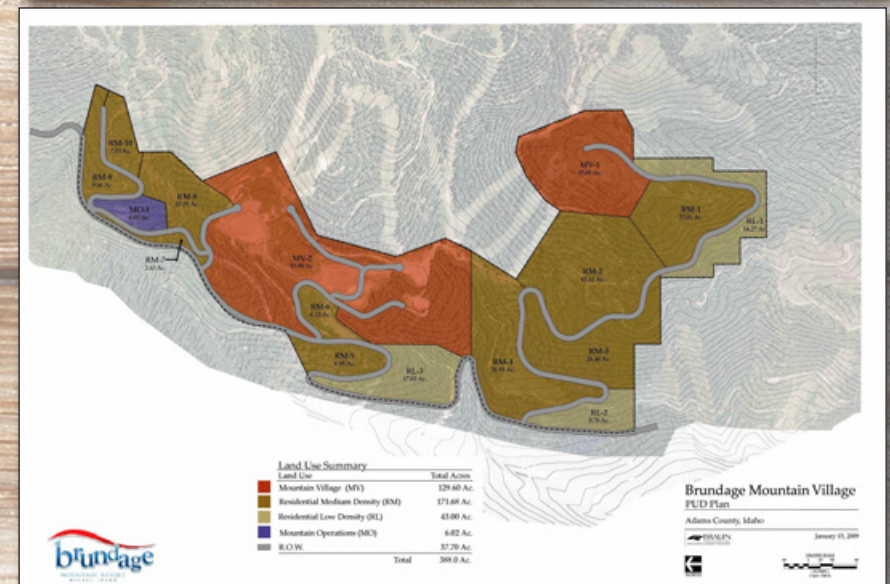
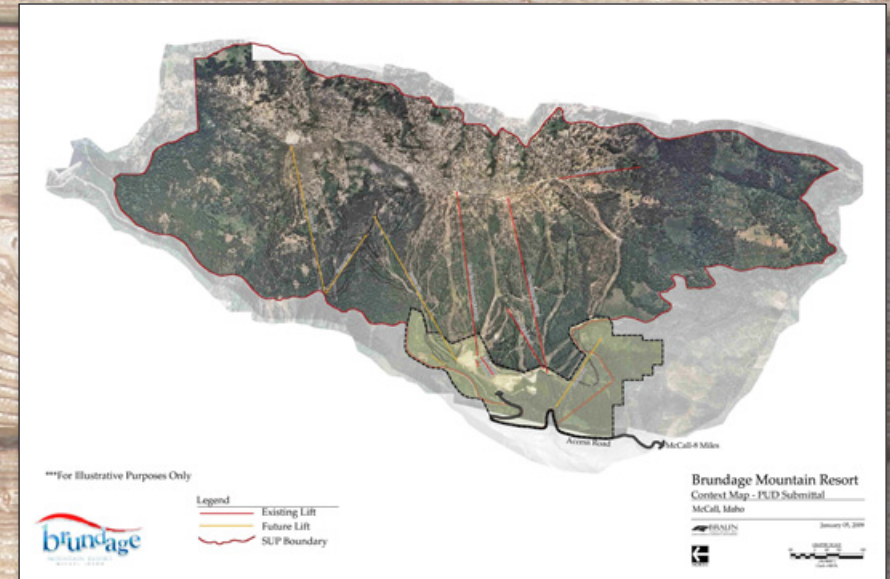
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### SUPPORTING DOCUMENTATION

[PLEASE CLICK HERE TO DOWNLOAD, EXECUTE AND RETURN  
CONFIDENTIALITY AGREEMENT TO RECEIVE:](#)

**ADAMS COUNTY JOINT PLANNING COMMISSION  
REQUEST FOR APPROVAL OF PUD**

**MAY 2009 FINAL BRUNDAGE PUD SUBMITTAL**

**BRUNDAGE RESIDENTIAL EVALUATION**

**RECIPROCAL EASEMENT & COOPERATIVE AGREEMENT**

**REVISED WORK ORDER & AGREEMENT FOR ENGINEERING  
& CONSULTING SERVICES**

**GROUNDWATER SUPPLY EVALUATION FOR BRUNDAGE  
MOUNTAIN PARCEL**

**BRUNDAGE AERIALS, SITE OUTLINES & LOCATION MAPS**

**THE HISTORY OF BRUNDAGE MOUNTAIN RESORT**

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