

COBURN RANCH

*A Working & Hunting Ranch along picturesque Little Squaw Creek
Ola, Idaho*

EXECUTIVE SUMMARY

The "Coburn Ranch" is a true, working cattle ranch that affords a lot of sporting opportunities for the hunter and horseman. Offering beautiful scenery and serene privacy, the **4,349[±] gross acre COBURN RANCH** is nestled in the Squaw Creek basin at the eastern-edge of Gem County, between Sweet and Ola, Idaho. The views from the hilltops of its 3,629[±] deeded acres offer vistas overlooking the ag-based valley are not too much different from views of 100 years ago. Fronting the Sweet-Ola Highway it affords good access to bring cattle to market, recreational pursuits, or medical, dining and shopping in the Treasure Valley. The fertile cropland, lush pastures and mountain grasses that provide spring-to-fall grazing makes Gem County good cow country. Also evident is this area is a hunter's paradise with magnificent mule deer, elk, black bear, turkey and upland bird. An excellent ranch for cattleman, sportsman or investor!



EXCLUSIVELY REPRESENTED BY:

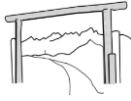
Lon Lundberg, CLB, ABR, CCM

Land, Farm & Ranch Brokerage since 1995

www.gatewayra.com 208-939-0000 cell 208-559-2120

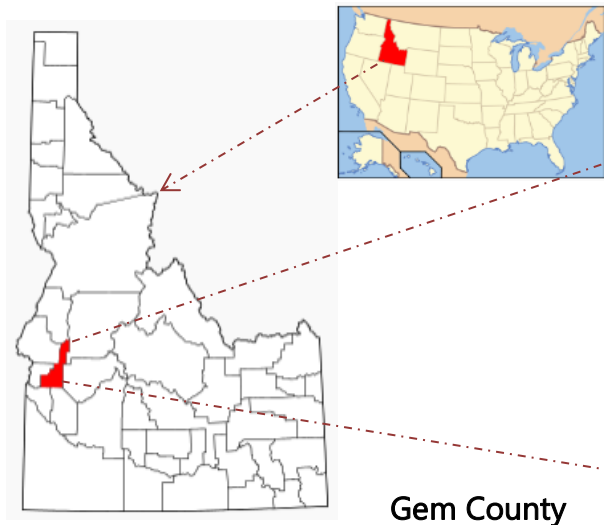


lon@gatewayra.com

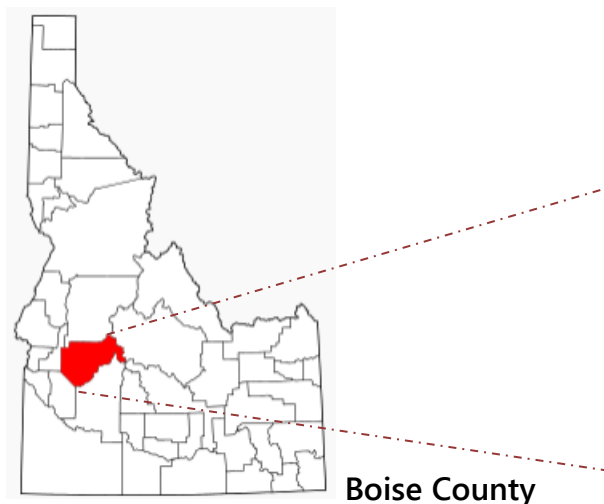
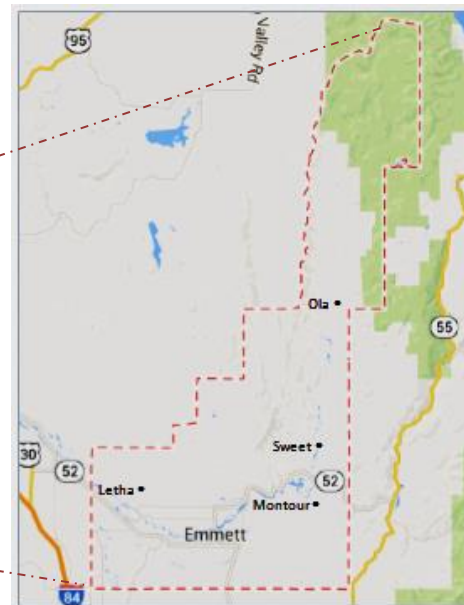


LOCATION

The Coburn Ranch home place sits at an elevation of 2874 feet above sea level enjoying Little Squaw Creek watering the valley-bottom hay and pasture grasslands, then rises up the slopes of Dry Buck Mountain Range to top out at 4895 feet above sea level (2020[±] feet of elevation gain). The Ranch straddles two counties: Gem & Boise with approximately 1590[±] acres in Gem and 2040[±] acres in Boise. It is 4 miles up to Ola, 10 miles south to Sweet, 26 miles west to Emmett or 22 miles SE to Horseshoe Bend, and 42 miles south to Eagle/Boise in the Treasure Valley with its modern, full-service airport. Boise Airport (BOI) offers regularly scheduled flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to all regions in the nation. Emmett, McCall and Cascade offer municipal airport services for private and charter aircraft.

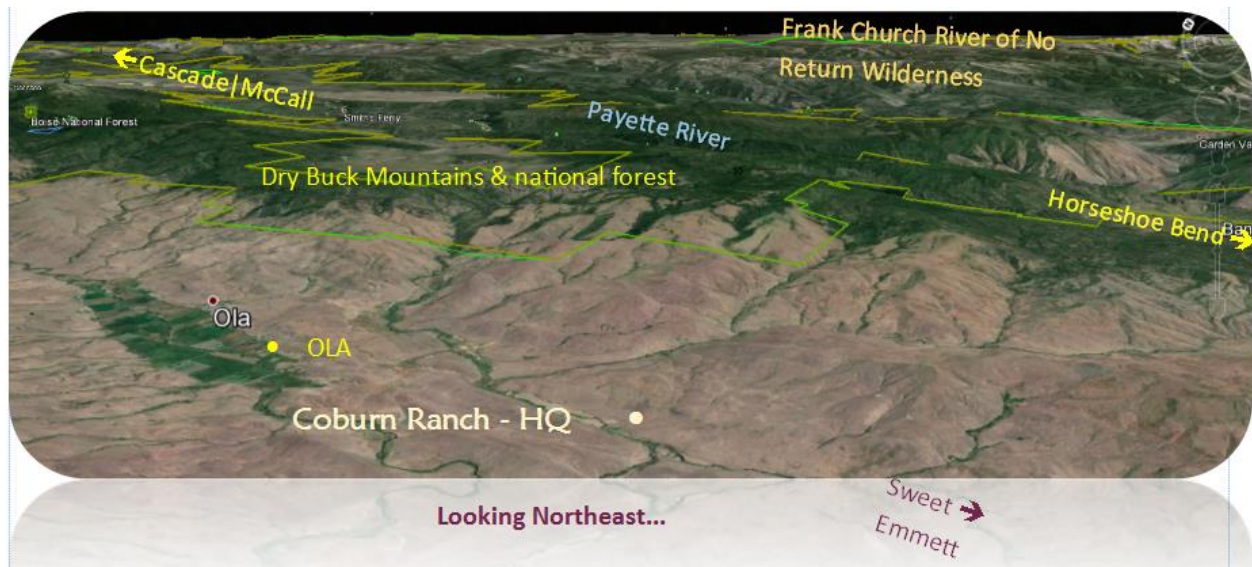
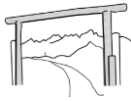


Gem County



Boise County





Google-view looking northeast...

PROPERTY DESCRIPTION

The Coburn Ranch offering is for land, improvements and the working facilities required to operate it. Cows, calves, bulls & horses, plus all the equipment may be available by private treaty. The home base and irrigated ground sits in Gem County with a growing season running upwards of 160-170 days and summer weather starting in May. The ranch is a balanced operation producing the hay it needs to feed limited stock. The irrigated ground grows triticale and grass



hay by six (6) "newly-installed" wheel lines, which could easily transition to alfalfa hay fields. The property is fenced and cross fenced with very good pens and working facilities just off the highway.





ACREAGE & PRODUCTION

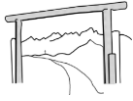
The Coburn Ranch contains 3629[±] deeded acres with 50[±] irrigated acres sprinkled by six wheel lines. In addition, the ranch leases 720[±] acres from the State of Idaho and B.L.M. for summer grazing. The State land is at the top (easterly-most) part of the ranch and the BLM are in-holdings.



The Coburn Ranch is mostly operated by horseback, while four-wheelers have their place in covering ground quickly with the ranch running five (5) miles across on the diagonal.

The property has Little Squaw Creek water rights for 50[±] acres to irrigate crops, hay fields or for pasture grazing. Triticale hay production has run 100 to 120 ton per season the last three years. The plan is to replant to alfalfa, so you'd think production would be even better with the new wheel lines in place. The meadows were planted in alfalfa in the 1990's. The seller says 'there's never been a feed shortage problem' with the grass on the ranch.





OPERATIONS

The Coburn Ranch has historically grazed typically 150-160 cow-calf pair spring thru summer. The owner has adjusted each year's operation to weather conditions, running more cows in wetter seasons and somewhat less in droughty years. The ranch is running Black Angus, Red Angus, Black Angus-Simmental cross and Hereford bulls on Angus cows. Cows are wintered and calve-out at the home place from February-early April. Calves are branded in late April-to-May and turned out with cows for grazing. They are pushed up to the State lands July through August and return to graze the hills in fall. The State lease is for 120 aums, currently running \$8.09 per aum. There are springs feeding each of the mountain grazing pastures. The lower mountain is pretty rocky, but opens to nice grassy hillsides higher up. Weaning is mid-October with average weaning weights right around 500 lbs. The current rancher also calves 20% of his cows in fall. He feeds hay from December to April (2 ton/cow).



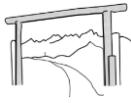


COBURN RANCH

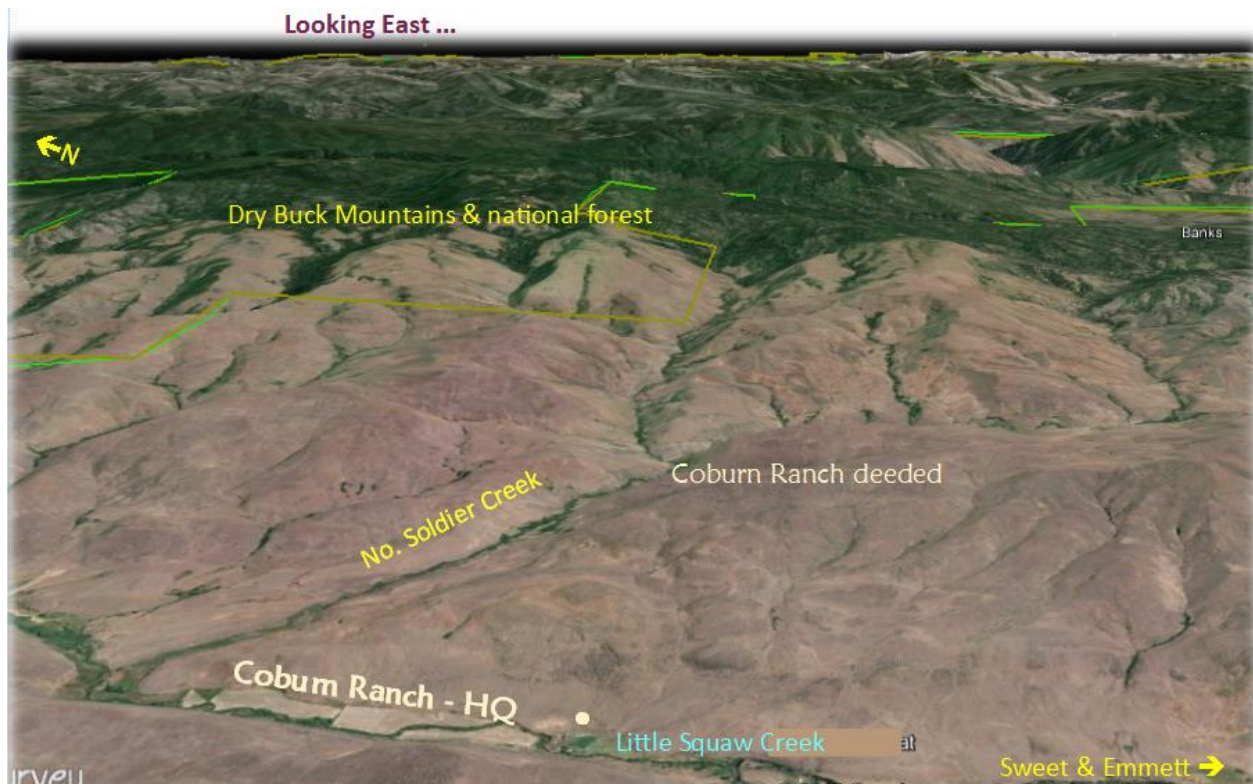


Everyone loves to help at spring branding. Kids learn to be good hands at an early age...





COBURN RANCH



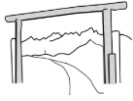
Looking up on the deeded ground...

The seller has a friend-rancher that runs 35 head of his stock with the seller, who would be quite interested in leasing the whole ranch for his production, while providing the buyer all the benefits of enjoying the peace and beauty, plus recreational and sporting opportunities (hunting & riding). This rancher as tenant believes he could run perhaps between 160-180 cows on a year-round basis. That said, though, not enough hay is produced for that number, so hay would need to be added.
[AU calculations using: cow+calf=1au, bull or horse=1.25 au, yearling=0.85au, 8 goats/sheep=1 au]



Volunteers show up to help at the spring gather and moving cattle.





COBURN RANCH

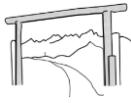


Coburn Ranch creek bottom hay fields



New wheel lines will really help production...





IMPROVEMENTS

The Coburn Ranch home & improvements got their start with the original homestead in 1923. The home was considered by the County Assessor's office as built in 1940, renovated in the '50's, and again 2002-05 with the new expansion. Everything is in very good condition, works well and has plenty of storage. The 2829[±] square foot home is a very comfortable ranch home with four bedrooms, two baths, great room, dining, kitchen and the all-important mud room. The master bed is the favorite: open ceiling with a wall of windows so bright and cheery.

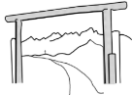




HUNTING & GAME

The hunting opportunities on the Coburn Ranch are significant. The mule deer are solid, black bear are fairly abundant and elk are seasonal. Upland bird hunting is reliable, as is the turkey population. Wolves (one may pass through at times) are not easily spotted. To the west of Coburn Ranch (over the ridge) there are even antelope and cougar. Off the ranch to the east in the national forest would be good prospects for harvesting elk; whether bulls or cows. The owner has seen as many as four adult black bear with cubs in one season in one drainage alone (up the North Fork of Soldier Creek). The property qualifies for Idaho's **Landowner Appreciation Permit (LAP)**, which affords an owner a chance at putting in for 1 or 2 controlled hunts (1 elk, 1 deer & 1 black bear) and a possible second tag.





COBURN RANCH

The game bird populations are abundant with Quail, Chukar, Hungarian Partridge, Pheasant and Turkey all prevalent.



Turkey



all prevalent.





GEM AND BOISE COUNTY HISTORY, AMENITIES & LOCALE

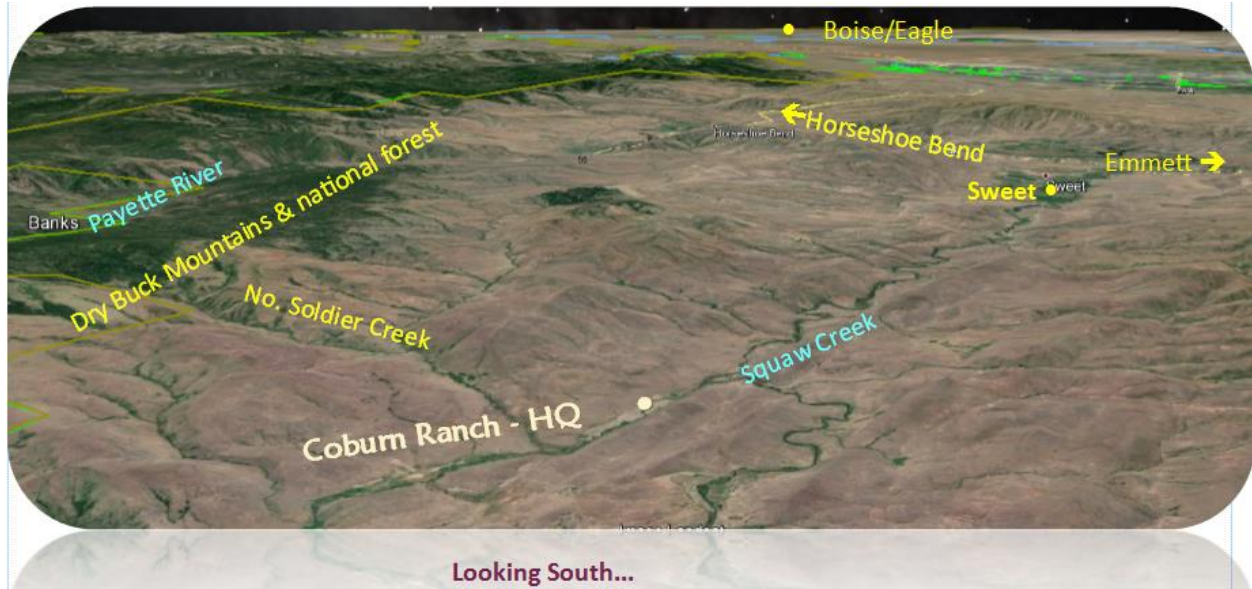
Gem County is a rural, agricultural county located to the north of the Treasure Valley. Established in 1915, it was named after Idaho's nickname: Gem State. Fur trappers worked the area from 1818 with prospectors and miners traversing through in 1862 heading for gold mining in Idaho City. Irrigation along the Payette River began as early as 1863 with the Black Canyon Dam being built in the early 1920's. The county land use is predominantly agricultural and residential, being a popular area for smaller acreage homesteads. The average size of 802 farms is 276 acres. Hay or crop production plus livestock are the most prevalent sights seen on larger acreages with fruit trees galore covering the hillsides in the Emmett Valley. Historically, timber & fruit processing have been strong staples, as well. The land is so fertile it's been labeled by early 1920's fruit packers as the "Valley of Plenty".

Even though considered a bedroom community to Boise-Meridian-Nampa, the population has grown only by about 10,000[±] over the course of the past 100 years, so growth has not been a huge factor, growing from 6,400[±] to 16,700[±]. The county seat and its largest city is Emmett. The county has a total area of only 566[±] square miles. Emmett has most of the basic necessities required of a small community with Boise-Eagle-Nampa just to the south with all the major amenities one may desire.





Boise County, named by French trappers after the Boise River, is a mountainous, timbered county located to the east & northeast of the Boise/Treasure Valley. Established in 1864 during the gold rush as one of the richest gold mining areas in the nation, its largest city, Idaho City, was the original Capital for the state of Idaho and boasted a population near 50,000. The eastern portion of the County includes part of the Sawtooth Wilderness and Sawtooth National Recreation Area. The county's largest city is Horseshoe Bend, which has the lowest elevation of the county at 2631 feet.



Google-view looking southeast...

CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The Coburn Ranch is in the Payette River drainage, which is a transitional location from the arid high desert south of the Snake River and the wetter, snowier and colder conditions experienced deeper in the mountainous areas of the state.

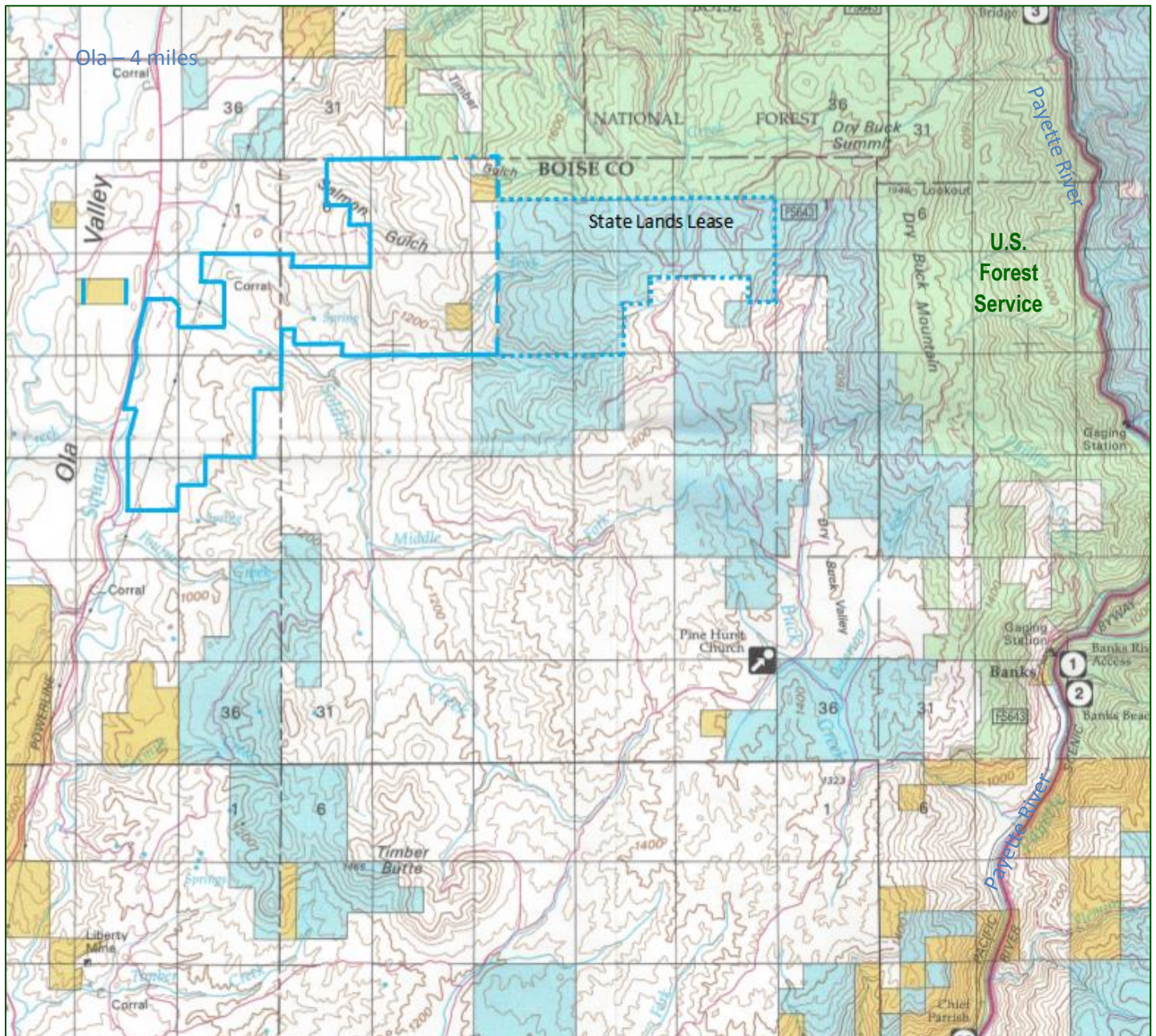
The climate in the mountain valleys is moderate, yet with a range that will climb above 100 degrees in summer and can drop below zero in winter. The average growing season is approximately 170 days in Gem County and precipitation averages from 10 inches at the westerly-most side of the county up to 22 inches in the mountain areas. Total Average Annual Precipitation for Horseshoe Bend, ID is 18.64 inches, which is 22 miles away.

Snowfall is not very heavy in this area and every bit is welcomed to recharge the aquifer and the soil. Average standing snow may accumulate for a month or so at a time, so is not a big issue. Most snowfalls open up within a few days.





RANCH MAP



LUPINE

&



LILACS IN FRONT YARD





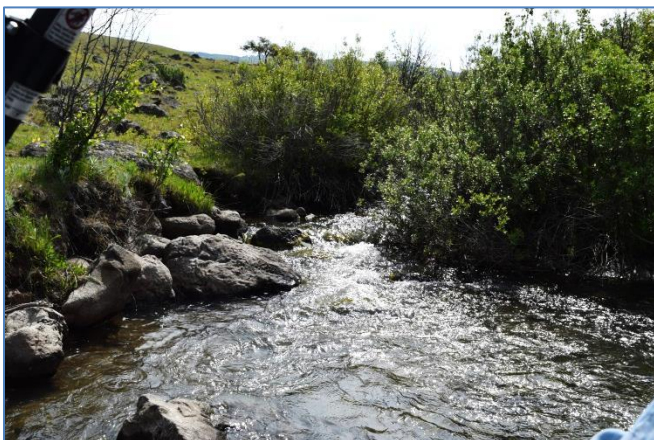
WATER – IRRIGATION, STOCKWATER & DOMESTIC

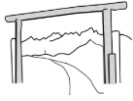
Coburn Ranch Water Rights

Basin	Water Right	Basis	Status	Priority Date	Diversion Rate [cfs]	Source	Water Use	Owner
65	3046	Decreed	Active	4/1/1884	0.200	Little Squaw Creek	IRRIGATION, STOCKWATER	ALLEN & MARSHA COBURN
65	3047	Decreed	Active	4/1/1884	0.200	Little Squaw Creek	IRRIGATION, STOCKWATER	ALLEN & MARSHA COBURN
65	3048	Decreed	Active	4/1/1884	0.180	Little Squaw Creek	IRRIGATION, STOCKWATER	ALLEN & MARSHA COBURN
65	3049	Decreed	Active	4/1/1884	0.120	Little Squaw Creek	IRRIGATION, STOCKWATER	ALLEN & MARSHA COBURN
65	3051	Decreed	Active	4/1/1884	0.190	Little Squaw Creek	IRRIGATION	ALLEN & MARSHA COBURN
65	3052	Decreed	Active	4/1/1884	0.100	Little Squaw Creek	IRRIGATION	ALLEN & MARSHA COBURN
65	3053	Decreed	Active	4/1/1884	0.400	Little Squaw Creek	IRRIGATION	ALLEN & MARSHA COBURN
65	13634	License	Active	9/5/1995	0.020	SPRING	DOMESTIC, STOCKWATER	ALLEN & MARSHA COBURN
65	13635	License	Active	9/5/1995	0.020	SPRING	STOCKWATER	ALLEN & MARSHA COBURN
65	13636	License	Active	9/5/1995	0.020	SPRING	STOCKWATER	ALLEN & MARSHA COBURN

DOMESTIC WELL LOGS

The home is supplied water by a well that yields 50 gallons per minute, is 178 feet deep and has standing water at 10 feet below ground surface. It is permitted for domestic use in March of 2000 and was completed in December 20, 1999. It is good water, not hard, and the cows actually prefer to take their drink from Little Squaw Creek.

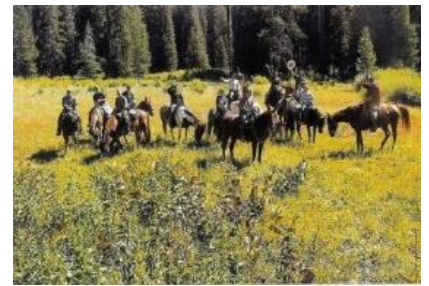


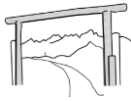


RECREATIONAL ATTRIBUTES

There is such an abundance of things to do and year-round recreation to enjoy in these and neighboring counties, as depicted in the photo-collage that follows:

Fall, winter, spring & summer fun for the whole family and friends...





BROKER'S COMMENT

The Coburn Ranch is a solid working ranch in a picturesque setting overlooking a beautiful river valley of beauty, history, recreational attributes and timeless values. It offers the best of two worlds: a country lifestyle that feels almost like time has stood still, while the other realizes the benefits of reasonable access to city amenities. Only an hour to the Boise Valley, it is easily accessible, yet private and remote enough for those longing for a simpler lifestyle. Well priced at \$799 per deeded acre.

PRICE

\$ 2,900,000 cash (or possible terms OAC)

Subject to conducting an IRC §1031 exchange
Seller may consider providing financing [OAC]



Contact:

Lon Lundberg, CLB, CCIM

Land, Farm & Ranch Brokerage since 1995

For info or to schedule a tour contact: Lon Lundberg 208.939.0000 or 208.559.2120 lon.gateway@gmail.com

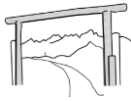
Listing Broker must be present on all showings. Please do not drive on property.



TOTAL: 3,629± DEEDED ACRES

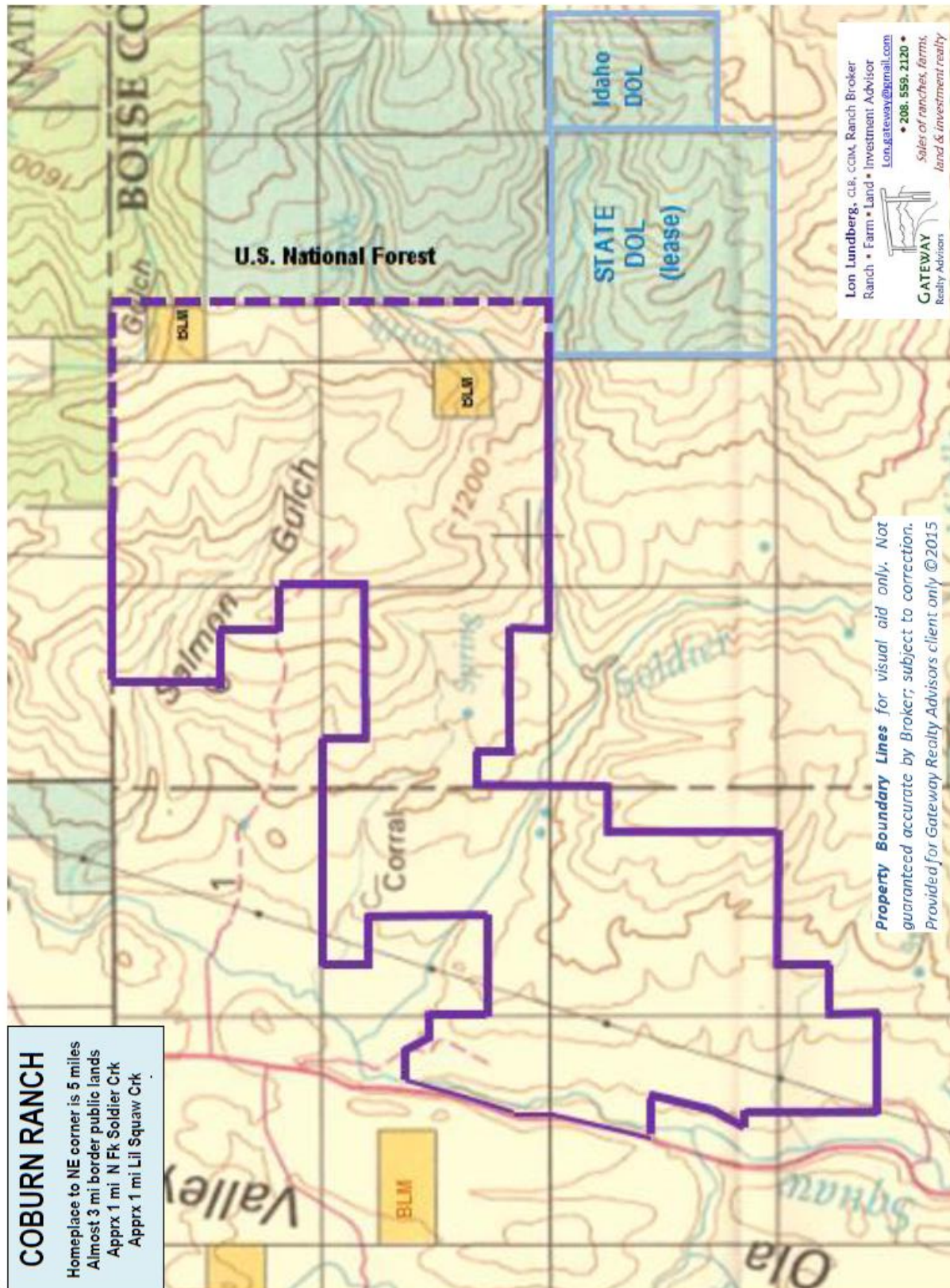
4,349± GROSS TOTAL ACRES, INCLUDING 720± LEASED





COBURN RANCH

MAPS



GATEWAY ©2017



GATEWAY Realty Advisors ♦ Eagle, ID ©2017 ♦ contact **Lon Lundberg**, Ranch Broker

lon@gatewayra.com



PROPERTY TAX INFORMATION & LEGAL DESCRIPTION

Co.	APN	Acres	Assessed Value	Tax 2015	Description	Legal Description
Gem	RP09N01E230000	160.000	\$8,050	\$72.84	grass meadow	T9N R1E SEC 23 NE1/4
Gem	RP09N01E243000	40.000	\$1,560	\$14.12	grass meadow	T9N R1E SEC 24 NW NW
Gem	RP09N01E140000	315.311	\$208,700	\$1,984.74	Hm, Fac, Meadow	T9N R1E SEC 14 E1/2 Less TAXXX
Gem	RP09N01E130000	520.00	\$20,280	\$183.44	hillside range	T09N R1E SEC 13 W1/2, W1/2 E1/2, NE NE
Gem	RP09N01E111650	144.40	\$28,100	\$254.20	hay meadow	T9N R1E SEC 11 Tax 5487, SE1/4 Less TAX XX
Gem	RP09N01E120000	440.00	\$23,190	\$209.76	hillside range	T9N R1E SEC 12 NE NW, S1/2 SW, E1/2
Boise	RP09N02E050050	587.28	\$22,904	\$218.08	range	T9N R2E SEC 5; LOT 1, Lot 2, Lot 3, Lot 4; S1/2, S1/2N1/2; INST. #146615
Boise	RP09N02E073050	381.48	\$14,878	\$139.20	mtn range	T9N R2E SEC 7; LOT 1, LOT 2; LOT 3, E1/2SE, NWSE; S1/2NE, N1/2SESW, N1/2SWSE; SENW, NESW INST 146615
Boise	RP09N02E060050	174.69	\$6,813	\$63.74	mtn range	T9N R2E SEC 6; LOT 1, LOT 2; S1/2NE, NESE; INST. #146615
Boise	RP09N02E043050	106.08	\$2,652	\$35.70	mtn range	T9N R2E SEC 4; LOT 4 26.08AC, W1/2SW; INST. #146615
Boise	RP09N02E080050	520.00	\$20,280	\$189.74	mtn range	T9N R2E SEC 8; N1/2, SW1/4, NWSE; INST. #146615
Boise	RP09N02E088450	80.00	\$3,120	\$29.20	mtn range	9N R2E SEC 8; S1/2SE
Boise	RP09N02E092450	160.00	\$4,000	\$52.26	mtn range	T9N R2E SEC 9; W1/2W1/2; INST. #146615
		3,629.24	\$364,527	\$3,447		

Disclosures:

Gem & Boise County Noxious Weed Control – Noxious Weeds –

Control and managing Idaho's 56 noxious weed species requires an understanding of the problem, and that begins with detection and identification of noxious weeds. More information can be obtained at:

<http://www.co.gem.id.us/weed/noxious.htm> or http://www.boisecounty.us/Noxious_Weeds.aspx

Booklets are available with information about the 56 noxious weeds in Idaho, University of Idaho – Extension Office. The spread of noxious weeds in Idaho may signal the decline of entire ecological watersheds. They severely impact the beauty and create widespread economic losses. Noxious weeds are huge problems for our urban as well as rural areas, and for private, state, and federal lands. Gem & Boise County noxious weed species spare no segment of society – rancher, hunter, hiker's and fisherman alike – and when unmanaged they spread rapidly and unceasingly, and silently.

Earthquake activity:

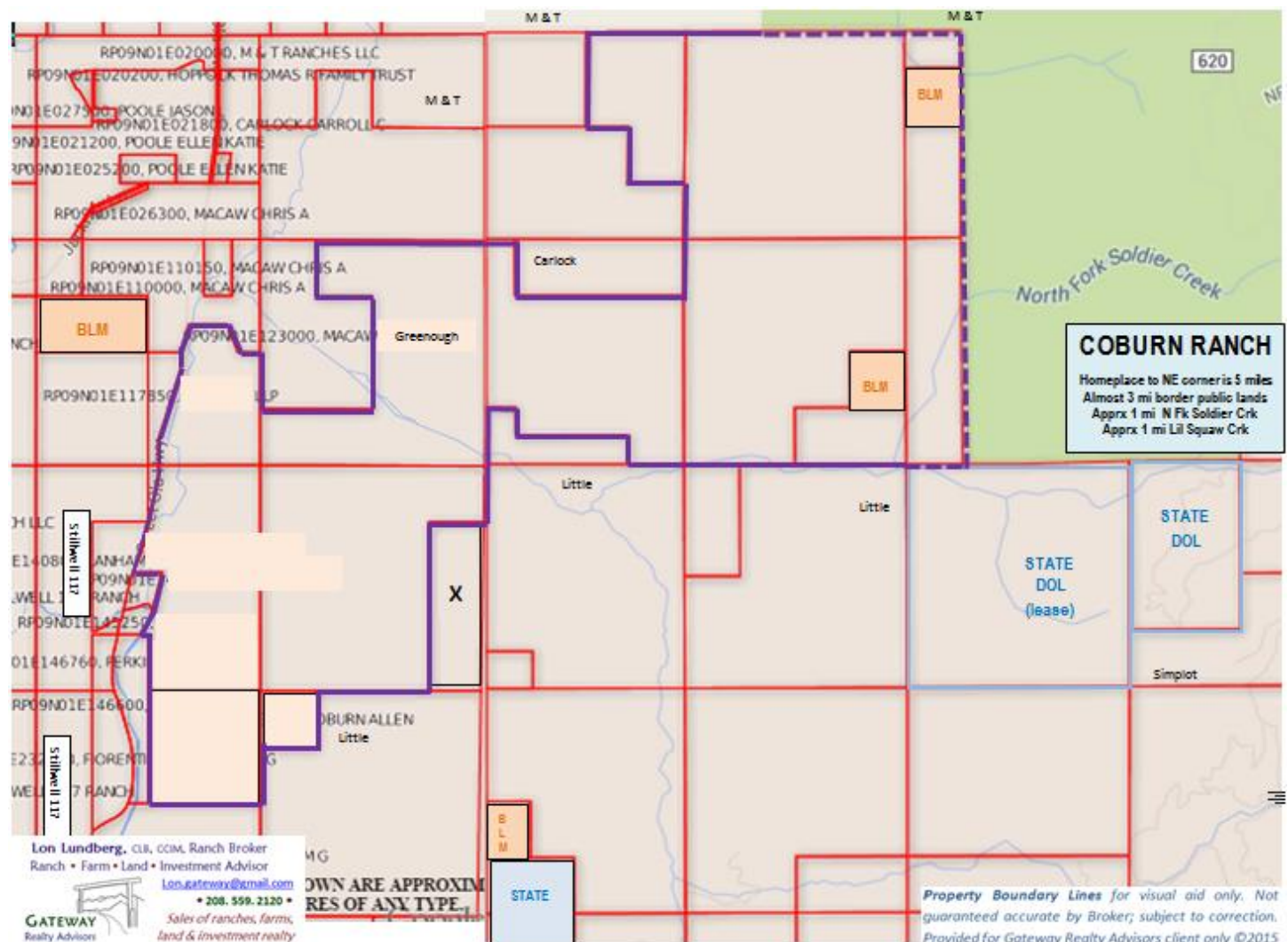
Idaho is subject to earthquake activity, which is more than the overall U.S. average.



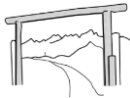


Notice: Offering is subject to change, errors, omissions, withdrawal or prior sale without notice, and approval of any purchase offer by owner. Information is presented as believed to be reliable, but not guaranteed or warranted for any level of accuracy by either Broker or Owner. Information regarding water rights, carrying capacities, production & capabilities, potential profits, or any similar data is intended only as a general guideline as to what one (but not every) operator may produce and are provided by sources deemed reliable, but not guaranteed. Any prospective buyer should verify all information independently to their own satisfaction and seek own legal counsel & representation. **GATEWAY** ©2017

COBURN RANCH PARCEL MAP OUTLINE



Note: Purple lines are only an approximation of property boundaries and not to be construed as accurate. **GATEWAY** ©2017



Agency Disclosure Brochure



A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions

Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the "Idaho Real Estate Brokerage Representation Act." Idaho Code 54-2082 through 54-2097.

This informational brochure is published by the Idaho Real Estate Commission.



Effective July 1, 2016

Right Now You Are a Customer

"Agency" is a term used in Idaho law that describes the relationships between a licensee and the parties to a real estate transaction.

Idaho law says a real estate brokerage and its licensees owe the following "Customer" duties to all consumers in real estate transactions:

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose "adverse material facts" which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

- Be available to receive and present written offers and counter-offers to you or from you.

You May Become a Client

If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

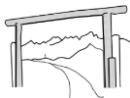
- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account for money or property you place in the care and responsibility of the brokerage;
- Find a property for you or a buyer for your property, and assist you in negotiating an acceptable price and other terms and conditions for the transaction;
- Disclose all "adverse material facts" which the licensee knows or reasonably should have known, as defined above; and
- Be available to receive and present written offers and counter-offers to you or from you.

The above Customer or Client duties are required by law, and a licensee cannot agree with you to modify or eliminate any of them.

A "Sold" price of property is not confidential client information, for either buyers or sellers, and may be disclosed by a licensee.

If you have any questions about the information in this brochure, contact:
Idaho Real Estate Commission
(208) 334-3285, TRS (800) 377-3529; irec.idaho.gov





Agency Representation (Single Agency)

Under "Agency Representation" (sometimes referred to as "Single Agency"), you are a Client and the licensee is your Agent who represents you, and only you, in your real estate transaction. The entire brokerage is obligated to promote your best interests. No licensee in the brokerage is allowed to represent the other party to the transaction.

If you are a seller, your Agent will seek a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assist with your negotiations. If you request it in writing, your Agent will seek reasonable proof of a prospective purchaser's financial ability to complete your transaction.

If you are a buyer, your Agent will seek a property for you to purchase at an acceptable price and terms, and assist with your negotiations. Your Agent will also advise you to consult with appropriate professionals, such as inspectors, attorneys, and tax advisors. If disclosed to all parties in writing, a brokerage may also represent other buyers who wish to make offers on the same property you are interested in purchasing.

Limited Dual Agency

"Limited Dual Agency" means the brokerage and its licensees represent both the buyer and the seller as Clients in the same transaction. The brokerage must have both the buyer's and seller's consent to represent both parties under Limited Dual Agency. You might choose Limited Dual Agency because you want to purchase a property listed by the same brokerage, or because the same brokerage knows of a buyer for your property. There are two kinds of Limited Dual Agency:

Without Assigned Agents The brokerage and its licensees are Agents for both Clients equally and cannot advocate on behalf of one client over the other. None of the licensees at the brokerage can disclose confidential client information about either Client. The brokerage must otherwise promote the non-conflicting interests of both Clients, perform the terms of the Buyer and Seller Representation Agreements with skill and care, and other duties required by law.

With Assigned Agents The Designated Broker may assign individual licensees within the brokerage ("Assigned Agents") to act solely on behalf of each Client. An assigned Agent has a duty to promote the Client's best interests, even if your interests conflict with the interests of the other Client, including negotiating a price. An Assigned Agent must maintain the Client's confidential information. The Designated Broker is always a Limited Dual Agent for both Clients and ensures the Assigned Agents fulfill their duties to their respective clients.

What to Look For in Any Written Agreement with a Brokerage

A Buyer or Seller Representation Agreement or Compensation Agreement should answer these questions:

- How will the brokerage get paid?
- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I cancel this agreement, and if so, how?
- Can I work with other brokerages during the time of my agreement?
- What happens if I buy or sell on my own?
- Under an Agency Representation Agreement, am I willing to allow the brokerage to represent both the other party and me in a real estate transaction?

Real Estate Licensees Are Not Inspectors

Unless you and a licensee agree in writing, a brokerage and its licensees are not required to conduct an independent inspection of a property or verify the accuracy or completeness of any statements or representations made regarding a property. To learn about the condition of a property, you should obtain the advice of an appropriate professional, such as a home inspector, engineer or surveyor.

If you sign a Representation Agreement or Compensation Agreement with a licensee, the contract is actually between you and the licensee's brokerage. The Designated Broker is the only person authorized to modify or cancel a brokerage contract.

The licensee who gave you this brochure is licensed with: Gateway Realty Advisors, Meridian Idaho

Name of Brokerage: Lon Lundberg, CLB, CCIM, Broker DB38541

Phone: 208-559-2120

RECEIPT ACKNOWLEDGED

Rev 07/01/16

By signing below, you acknowledge only that a licensee gave you a copy of this Agency Disclosure Brochure. This document is not a contract, and signing it does not obligate you to anything.

Printed Name/Signature _____ Date _____

Printed Name/Signature _____ Date _____

