

1000 SPRINGS RANCH ESTATE



1000 SPRINGS RANCH ESTATE 289.71 ACRES

*Beautiful Country Ranch Estates set in a picturesque mountain valley
On the hill between Mann Creek & Midvale, Idaho*

EXECUTIVE SUMMARY

The "1000 Springs Ranch Estates" is an offering of 289.71 acres that is currently in seven (7) legal parcels that is permitted for four (4) home sites. Beautiful vistas from the hilltops, including views over the Mellon Ranch and beyond. Priced at only \$1467/acre for entire ranch.



EXCLUSIVELY REPRESENTED BY:

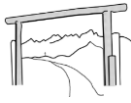
Lon Lundberg, CLB, CCIM

Land, Farm & Ranch Brokerage since 1995

Office 208-939-0000 ♦ Cell 208-559-2120



lon@gatewayRA.com



1000 SPRINGS RANCH ESTATE

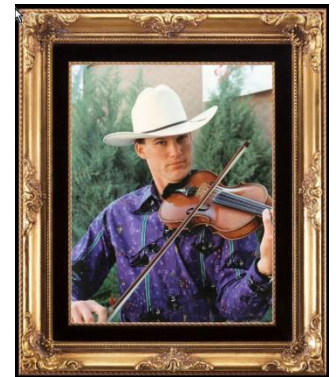
LOCATION

Offering beautiful scenery and great access, the 290⁺ acre 1000 Springs Ranch Estate is nestled in a mountain basin along Highway 95 south of Midvale in Washington County, Idaho. The



views from the hilltops offer vistas overlooking the grass-covered hills and valley. Fronting Highway 95 it affords immediate access to bring horses to market, kids to lessons or games, recreational pursuits, or fine dining or shopping in the Weiser River Valley, Treasure Valley or Ontario, OR.

Washington County shows a population of 10,198 and covers 1,474 square miles with 21 of those in bodies of water. It is 15 miles to Weiser (the County seat and home of the *National Oldtime Fiddlers Contest*®), 7 miles north to Midvale, another 8 miles north to Cambridge, 75 miles south to the City of Nampa and 88 miles south to Boise in the Boise/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.

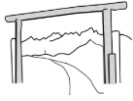


Washington County

There are two main rivers in or along Washington County, which are the famous Snake River, winding its way out of southwestern Wyoming to match up with the mighty Salmon River before forming the Columbia River, and the Weiser River, which begins near New Meadows, ID. Both rivers offers plenty of outstanding recreational opportunities, from fly-fishing, boat & cast fishing, waterfowl

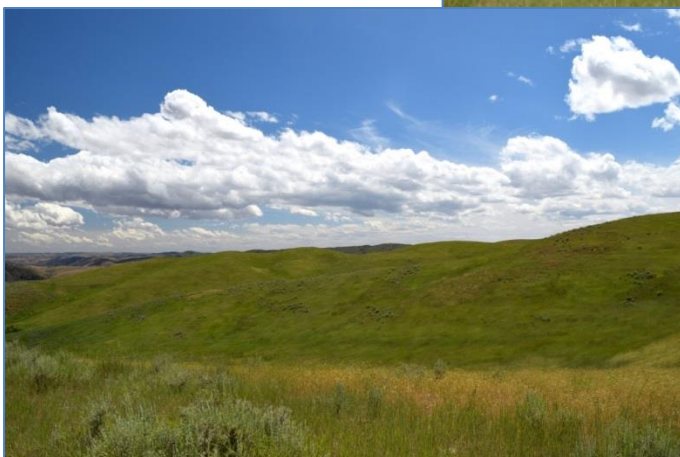
(duck & geese) and an assortment of water activities in Brownlee Dam, part of the Snake River. Washington County students are served by three school districts: Midvale, Cambridge & Weiser. Agriculture is both a significant economic driver as well as the strongest cultural influence in the county. It is a peaceful and very pleasant place for retirement and family get-away locations, as well.

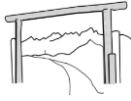




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VIEW HOME SITES





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PROPERTY DESCRIPTION

The 1000 SPRINGS RANCH ESTATES offering is for land, which is presently in seven (7) parcels with terrain from level to gently sloping to hilltops. The seller will sell all to one party, but surely could be an interesting development for someone else to sell in parcels.

The grassy hillsides have been used for grazing and strengthening the legs of young ranch horses.



CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The 1000 SPRINGS RANCH ESTATE is in the hilly section of the Weiser 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.

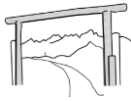
The climate in the mountain valleys is moderate, yet with a range that will climb above 100 degrees in summer and can drop below zero in winter. The average growing season is approximately 170 days in Washington County and precipitation averages from 12 inches (Weiser) at the southern to westerly-most side of the county up to 22 inches in the mountain areas. 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. Weiser has an average of 209 sunny days per year and humidity is relatively low-moderate.

PARCEL SIZES, ASSESSOR'S PARCEL NO. & PRICING

PARCEL	ACRES	Assessor's Parcel Number	Pricing	\$ / Acre
A	159.76	RP13N04W334900		
B	22.86	RP13N04W327700		
C	28.14	RP13N04W329200		
D	21.63	RP12N04W043000		
E	14.00	RP12N04W043500		
F	43.32	RP12N04W042800		
ALL	289.71	for all seven parcels	\$425,000	(\$ 1,467/acre)

Price Reduced!!

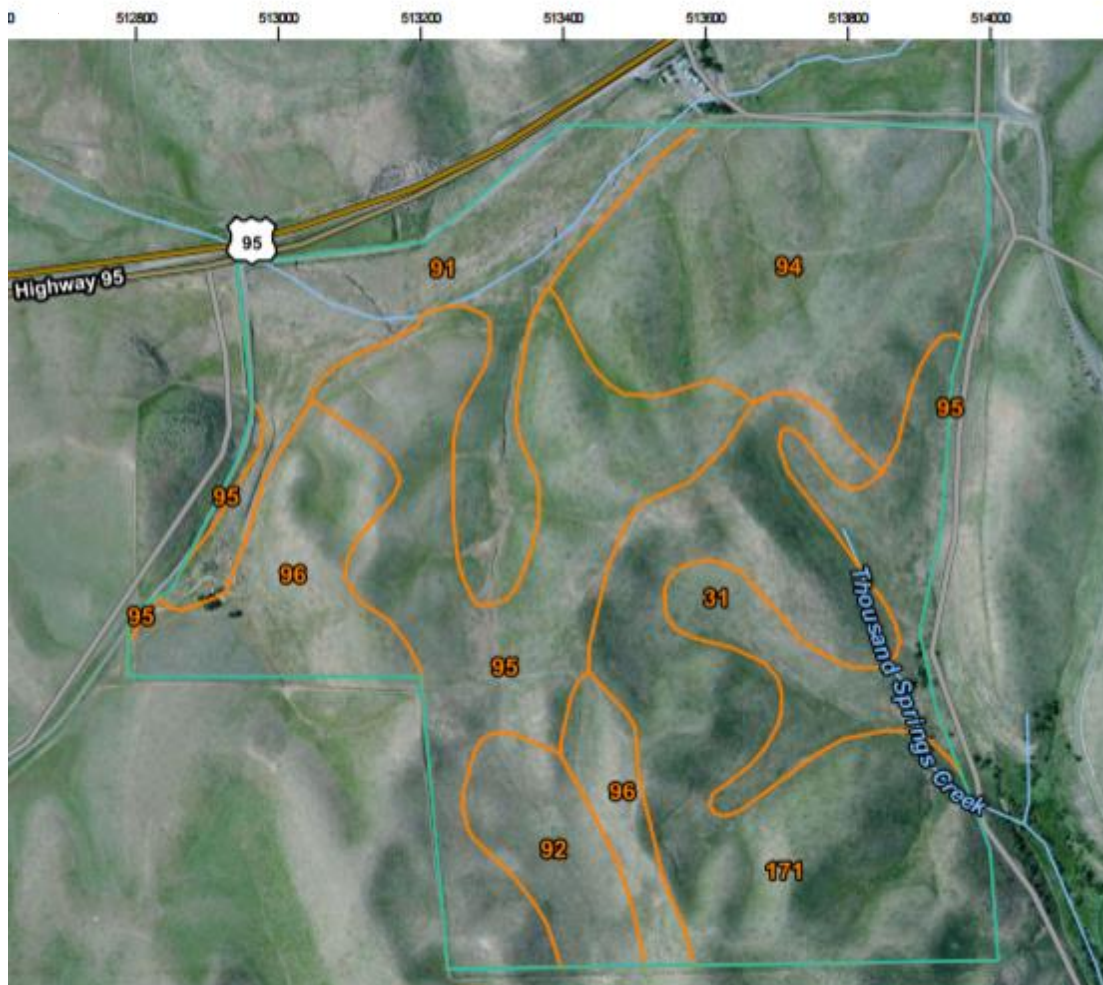




1000 SPRINGS RANCH ESTATE

SOILS MAP & REPORT

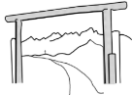
Custom Soil Resource Report
Soil Map



Map Unit Legend

Adams-Washington Area, Parts of Adams and Washington Counties, Idaho (ID656)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31	Cashmere sandy loam, 4 to 8 percent slopes	22.5	8.7%
91	Harpt loam, 2 to 4 percent slopes	35.2	13.6%
92	Harpt loam, 4 to 8 percent slopes	11.7	4.5%
94	Haw silt loam, 8 to 12 percent slopes	50.0	19.3%
95	Haw silt loam, 12 to 30 percent slopes	51.4	19.8%
96	Haw silt loam, 30 to 60 percent slopes	27.1	10.5%
171	Payette coarse sandy loam, 30 to 60 percent slopes	61.0	23.6%
Totals for Area of Interest		258.9	100.0%



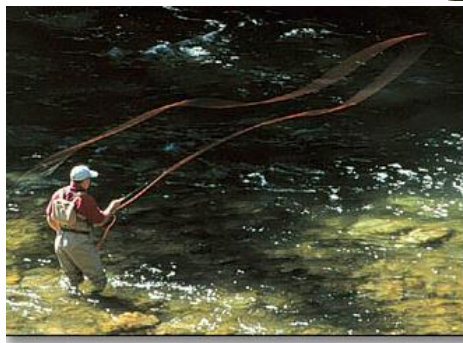
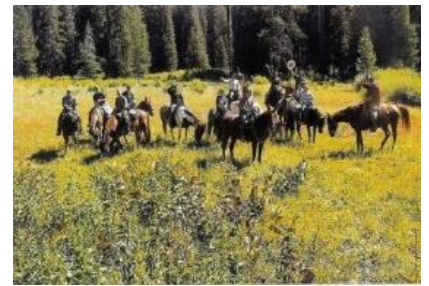


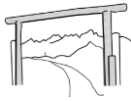
1000 SPRINGS RANCH ESTATE

RECREATIONAL ATTRIBUTES

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

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





1000 SPRINGS RANCH ESTATE



RUN, DON'T DILLY-DALLY... GET YOUR RANCH NOW!

BROKER'S COMMENT

The 1000 SPRINGS RANCH ESTATE is an offering of a beautiful ranch estate in a picturesque setting in a mountain valley. 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 access to city amenities. Only fifteen minutes to Weiser and just over an hour to the Boise Valley, it is easily accessible, yet private and remote enough for those longing for a simpler lifestyle. It is a great place to raise a family or horses and enjoy a very peaceful lifestyle.

PRICE

\$ 425,000 cash
(for all 7 parcels)



Contact:

Lon Lundberg, CLB, CCIM

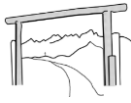
Land, Farm & Ranch Brokerage since 1995 www.gatewayra.com



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

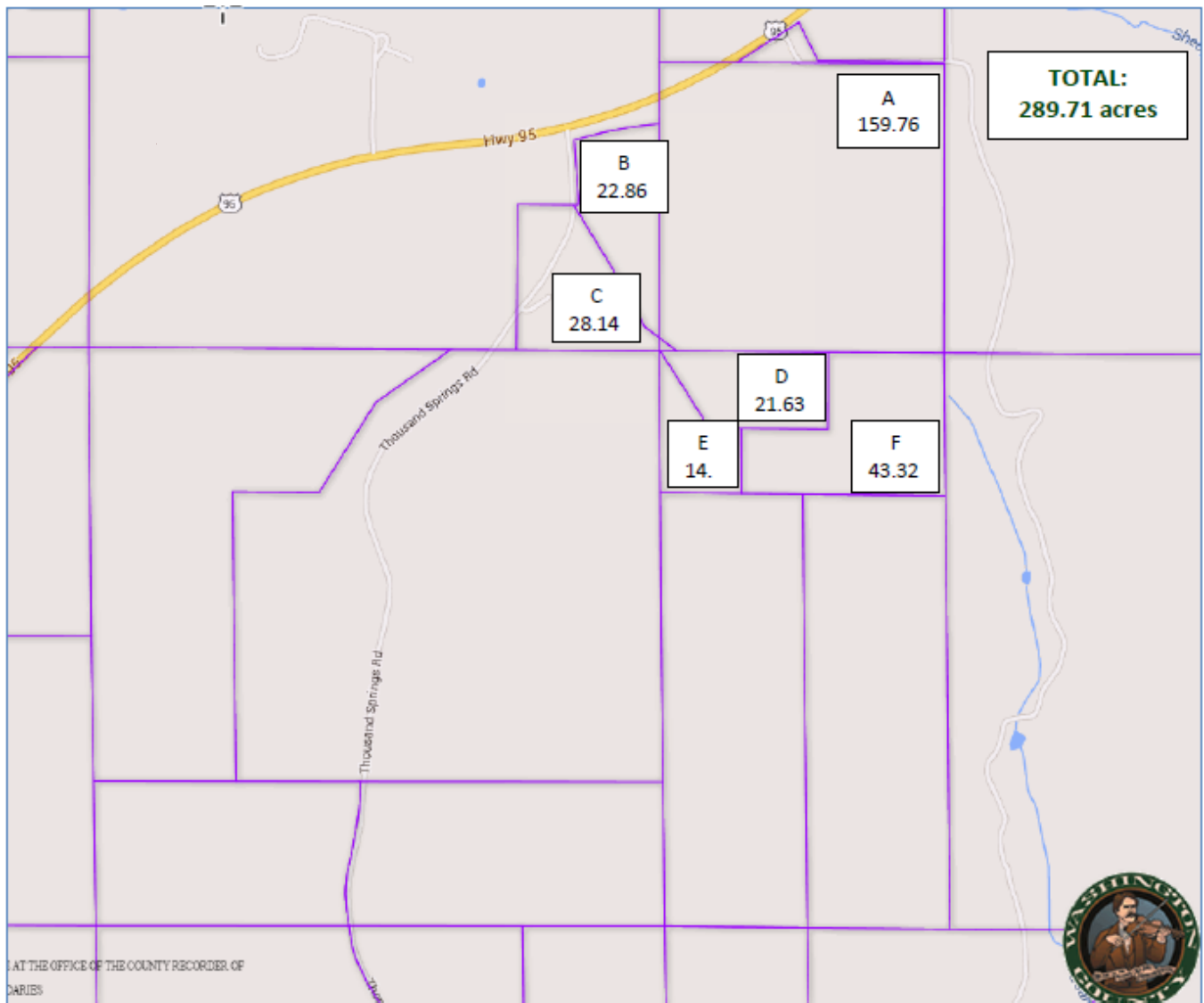
Listing Broker must be present on all showings 'on the land'. Please do not drive on property.





1000 SPRINGS RANCH ESTATE

TOTAL: 289.71± DEEDED ACRES



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





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Disclosures:

Washington 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://weed.co.washington.id.us/washington-county-weed-control/>

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. Washington 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:

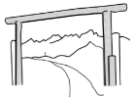
Idaho is subject to earthquake activity, which is more than the overall U.S. average.

Idaho Real Estate Agency: Lon Lundberg represents the Seller exclusively in this transaction.

The State of Idaho requires that each party to a real estate transaction be given the State's Agency Disclosure Brochure, describing the types of agency available (following).

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





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:

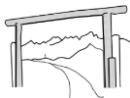
- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account 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





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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 _____

