

FTM RANCHLANDS

*250 acres of Livestock Grazing Ranchland & Farmground
Bruce Lane to Farm-To-Market Road, Midvale, Idaho*

EXECUTIVE SUMMARY

The "FTM Ranchlands" is a beautiful foothill valley ranch with good springs, grasses and farm ground for crops. Running along Farm-To-Market Road, the ranch has excellent access with serene privacy in its interior. FTM Ranchlands offers gorgeous vistas from the hilltops of its 250[±] deeded acres overlooking the ag-based valley. It is nestled with deciduous trees and wildflowers in a picturesque foothill basin in Washington County, just minutes from Midvale and less than one-half hour to Cambridge or Weiser, Idaho. Northern Washington County is still cattle country with fertile croplands, lush pastures and mountain grass that provides spring-to-fall grazing to mother cows and their calves. The location affords a great lifestyle for the family that may want to raise livestock and/or crops and live in a beautiful rural setting.



EXCLUSIVELY REPRESENTED BY:

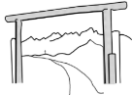
Lon Lundberg, CLB, CCIM

Land, Farm & Ranch Brokerage since 1995

www.gatewayra.com ofc: 208-939-0000 c:208-559-2120



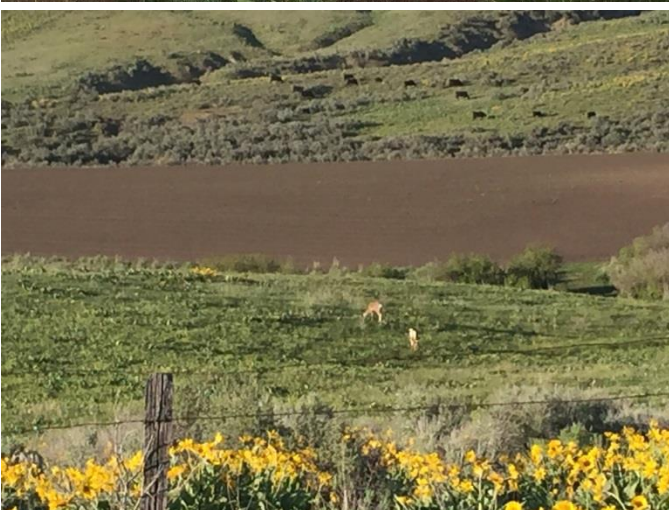
lon@gatewayra.com

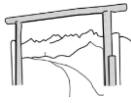


FTM RANCHLANDS

Introducing:

FTM RANCHLANDS





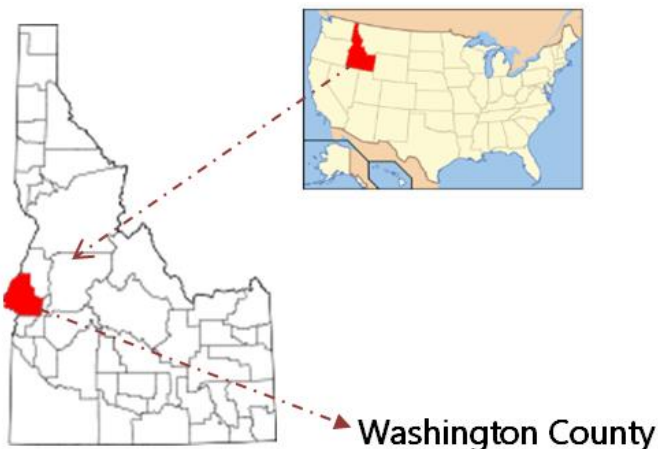
LOCATION

Offering beautiful scenery and great access, the **250⁺ acre** FTM Ranchlands is nestled in a valley basin along Farm-to-Market Road southeast of Midvale in Washington County, Idaho. The views from the hilltops offer vistas overlooking the grass-covered hills and valley and west to the Cuddy & Hitt Mountain ranges. Five minutes away is Highway 95, which affords excellent access to bring cattle to market, kids to lessons or games, recreational pursuits, fine dining or shopping in the Weiser River Valley, Treasure Valley or Ontario, OR and north to New Meadows, Riggins or McCall.

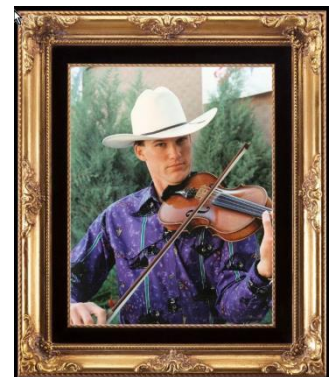
The property is just 2.8 miles southeast of Midvale (named from 'Middle Valley'), which established its first store in 1899, the same year the P&I N Railroad (Pacific & Idaho Northern) began. By 1906 the town had grown substantially and its 2010 population was listed at 171 with 635 people in the immediate zip code. Midvale has services, including the Midvale Market Groceries, a public park & pool, library and more. The school district was formed in 1876 with the first school building in 1883. It is just a charming, well-established community.

It is also 24 miles south to Weiser, and 90 miles south to 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. Council and Weiser offer municipal airport services for private and charter aircraft. Emmett, McCall and Cascade offer municipal airport services for private and charter aircraft.

Washington County shows a population of 10,198 and covers 1,474 square miles with 21 of those in bodies of water. Weiser is the County seat and home of the *National Oldtime Fiddlers Contest*®.

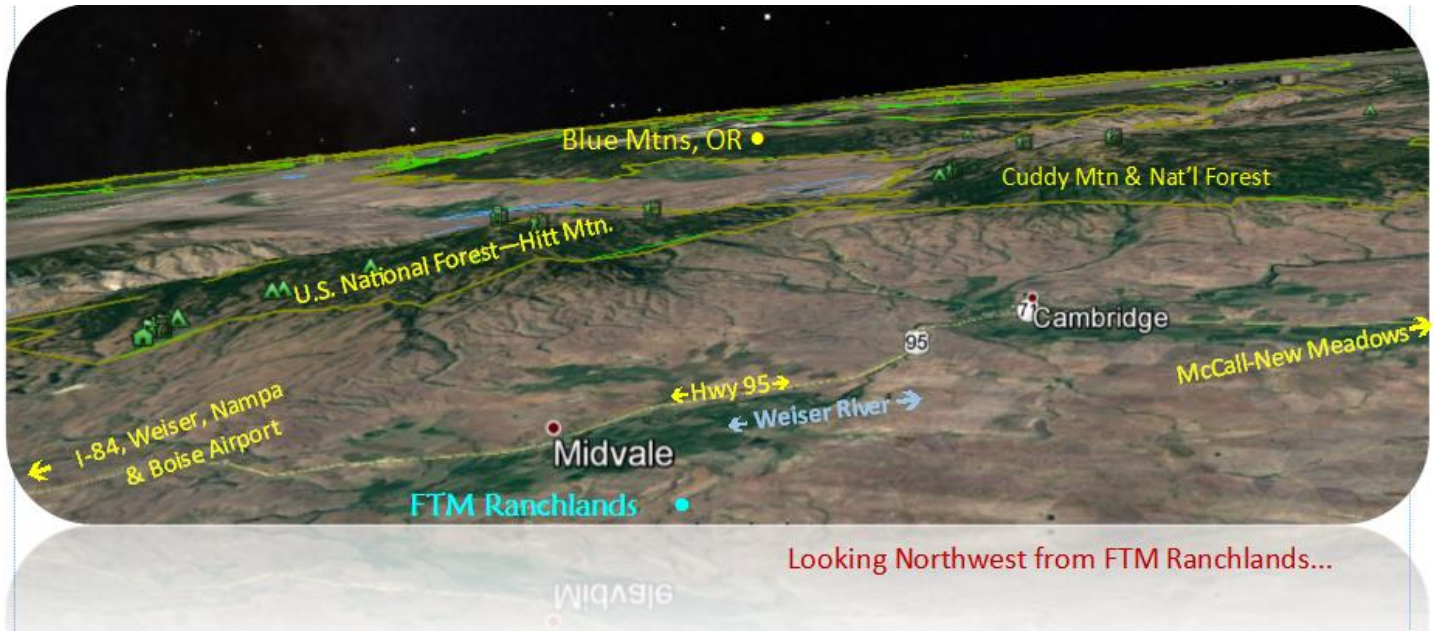
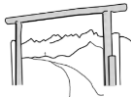


There are two main rivers in or along Washington County, which are the famous Snake River, winding its way out of southwestern Wyoming to match up with the mighty Salmon River before forming the Columbia River, and the Weiser River, which begins near New Meadows, ID. Both rivers offer plenty of outstanding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



from fly-fishing, boat & cast fishing, waterfowl (ducks & geese) and an assortment of water activities in Brownlee Dam, part of the Snake River, which can be accessed via highway 71 from Cambridge.





Google-view looking northwest...

PROPERTY DESCRIPTION - ACREAGE & FORAGE

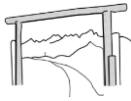
The FTM Ranchlands contains 250[±] deeded acres with over a mile of springs. The FTM land is rolling grasslands to valley-bottom crop ground, suitable for alfalfa or grain crops. There is approaching 130[±] acres of tillable land, of which up to 65[±] acres are planted or will be planted this fall. It has been sprayed to kill the bindweed (morning glory) and is in nice condition. There are also 120⁺ acres of native range for grazing.



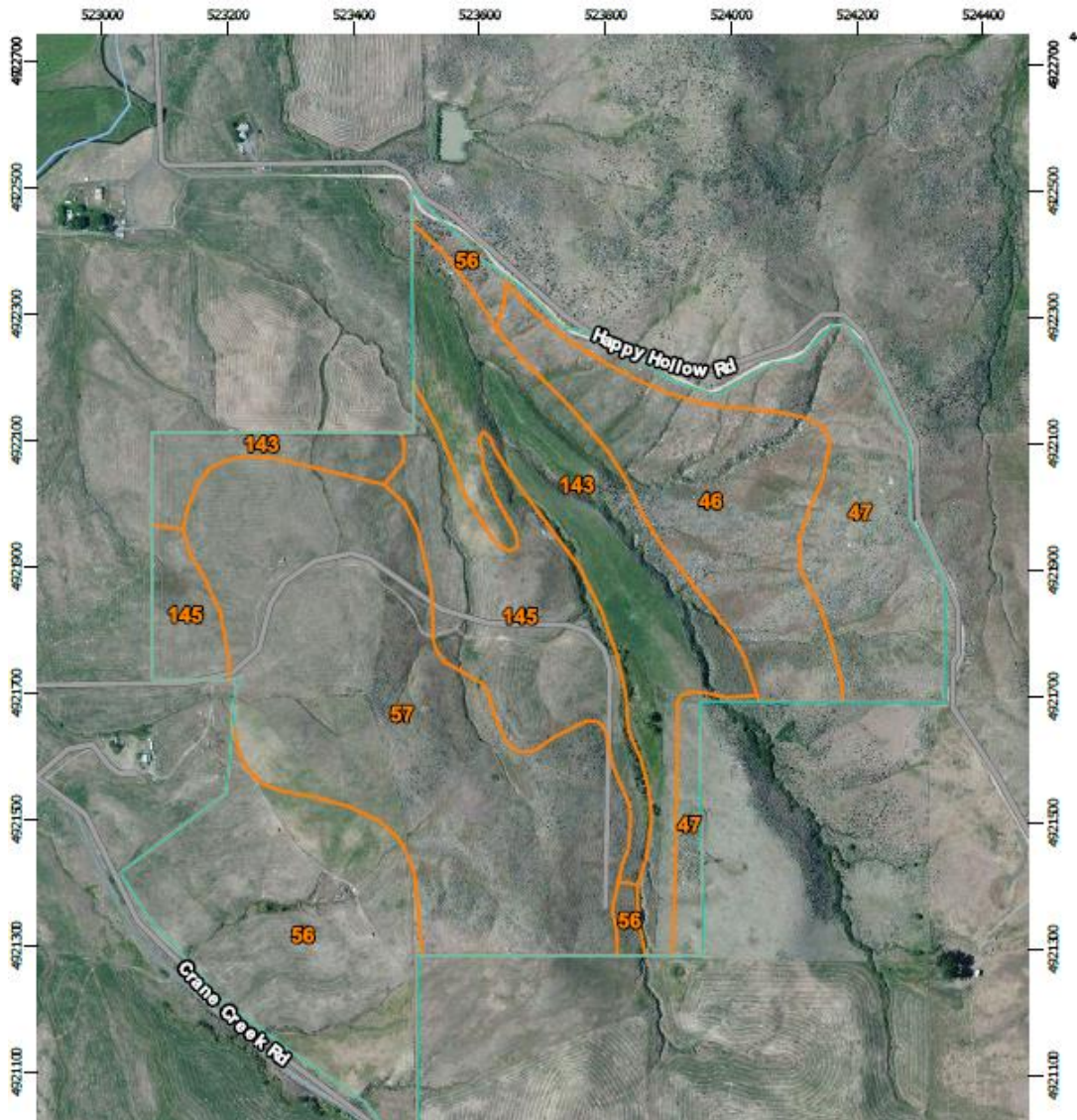
tree/bushes and ground.

The property has good access to water and is mostly fenced. Soils are deep and rich silty clay loams. The soils report follows:





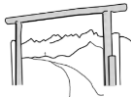
SOILS REPORT (EXCERPT)



Map Unit Legend

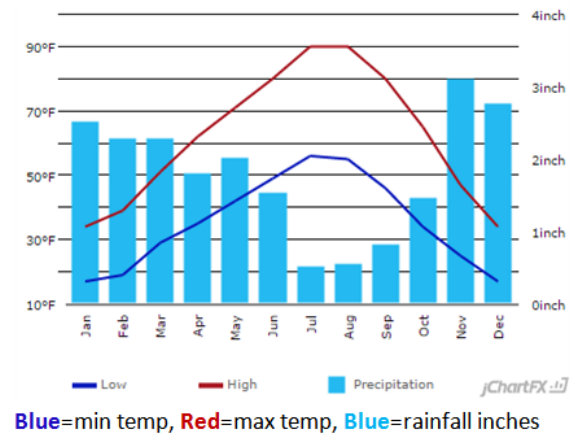
Adams-Washington Area, Parts of Adams and Washington Counties, Idaho (ID656)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
46	Deshler silty clay loam, 8 to 20 percent slopes	31.9	12.4%
47	Deshler silty clay loam, 20 to 30 percent slopes	31.4	12.2%
56	Deshler-Brownlee complex, 8 to 20 percent slopes	43.9	17.0%
57	Deshler-Brownlee complex, 20 to 30 percent slopes	73.3	28.4%
143	Midvale silty clay loam, 4 to 8 percent slopes	44.3	17.2%
145	Midvale silty clay loam, 12 to 20 percent slopes	32.9	12.8%
Totals for Area of Interest		257.7	100.0%





CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The FTM Ranchlands 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.



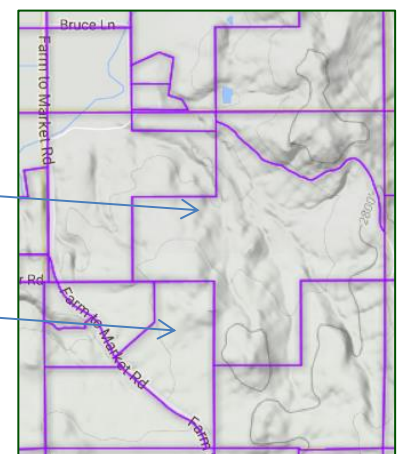
The view to the east leading up Bruce Lane, providing access to the north side of the ranch.

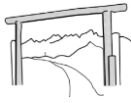
PROPERTY TAX & RESIDENCES ALLOWED

Washington County Planning & Zoning Director states the property is eligible for three (3) residential permits for homes.

The north field (APN: RP13N03W211200; legal: TN-2 SENW NWSE S1/2NE S21T13R3) is 190.0 acres – 2016 property tax: \$274.10.

The south field (APN: RP13N03W215200; legal: SW S21T13R3) is 60.0 acres – 2016 property tax: \$150.42.

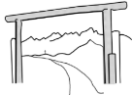




FTM RANCHLANDS

FTM RANCHLANDS

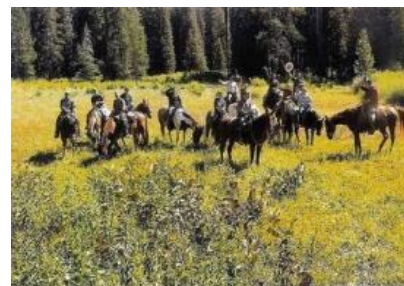
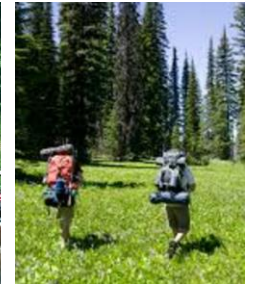


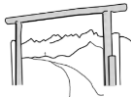


RECREATIONAL ATTRIBUTES

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 FTM Ranchlands is a very secluded, beautiful ranch in a picturesque valley setting situated in the Weiser River drainage; an area of beauty, history, recreational attributes and timeless values. Less than a half-hour to either Weiser or Cambridge, it is easily accessible, yet private and remote enough for those longing for a simpler lifestyle or just a great, get-away place. And it offers value for an agricultural oriented family way beyond its price.

PRICE

\$ 375,000 cash



Contact:

Lon Lundberg, CLB, CCIM

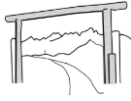
Land, Farm & Ranch Brokerage since 1995



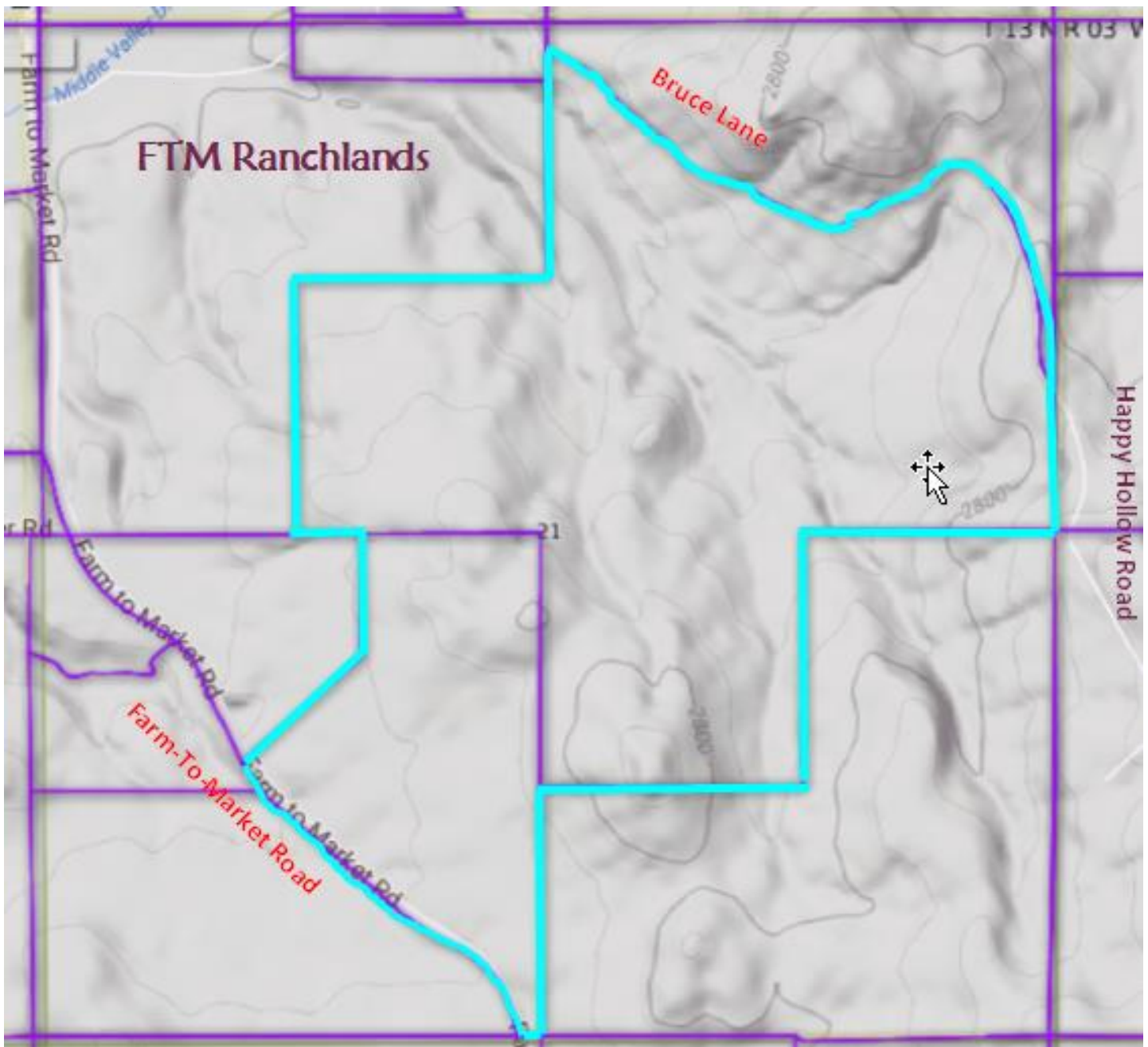
For info or to schedule a tour contact: Lon Lundberg o: 208-939-0000 ♦ c: 208.559.2120 lon@gatewayra.com

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





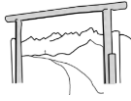
FTM Ranchlands – Approximate Boundaries



TOTAL: 250.0± DEEDED ACRES

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

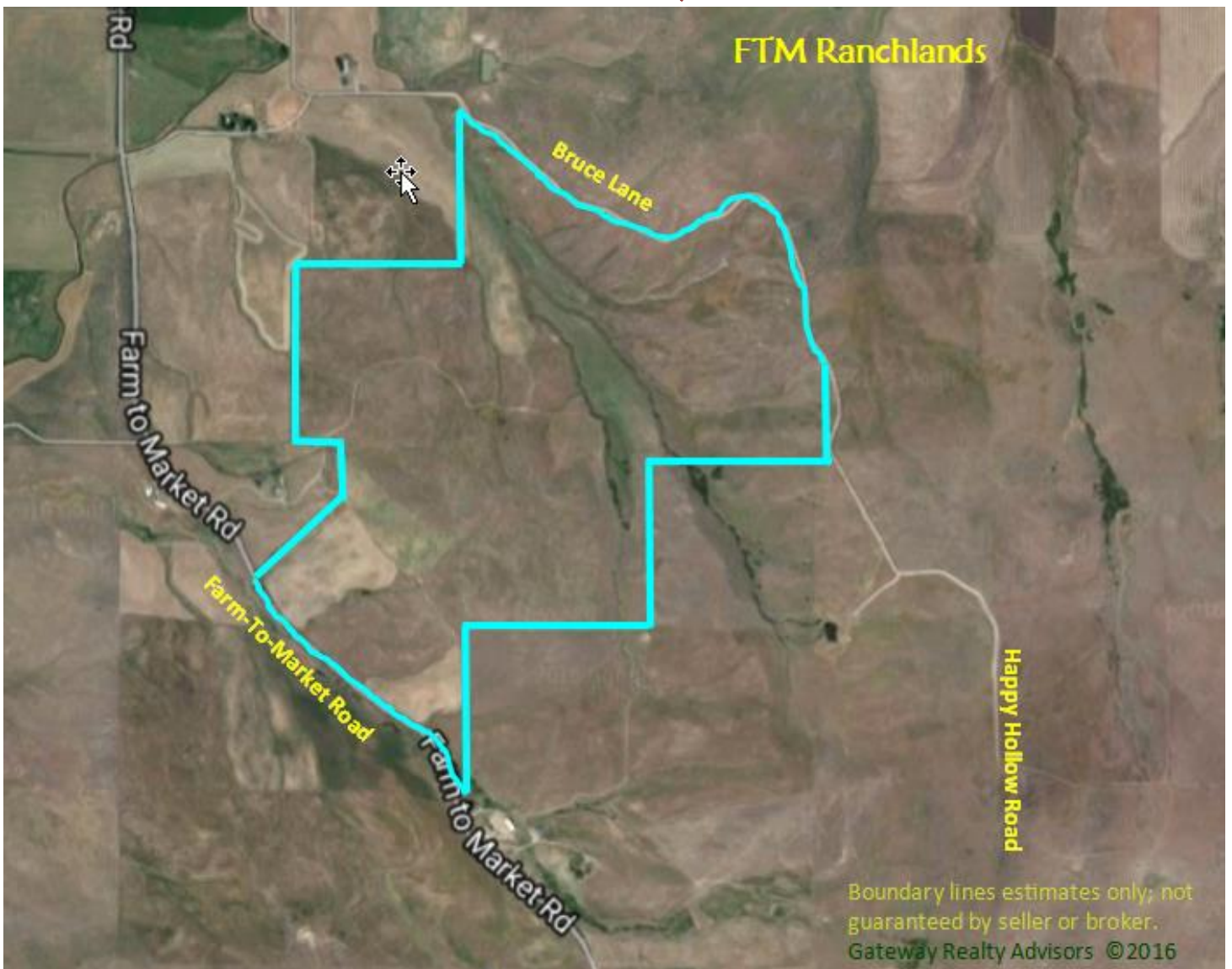




FTM RANCHLANDS



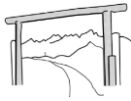
Old Hwy Rd east; south Farm-to-Market Rd to FTM



Boundary lines estimates only; not guaranteed by seller or broker.
Gateway Realty Advisors ©2016

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





Disclosures:

Washington County Noxious Weed Control – Noxious Weeds –

Control and managing Idaho's 67 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.agri.state.id.us/Categories/PlantsInsects/NoxiousWeeds/watchlist.php> or <http://weed.co.washington.id.us/washington-county-weed-control/>
Booklets are available with information about the 67 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.

Open Range: As Idaho law defines it, "Open range" means all uninclosed lands outside of cities, villages and herd districts, upon which cattle by custom, license, lease, or permit, are grazed or permitted to roam." Each county determines its own policy, but for open-range counties landowners would need to "fence out" livestock they do not want grazing their land.

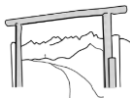
Water Rights: Idaho's water usage is subject to the state's water rights laws. The state constitution and statutes of the state of Idaho protect private property rights, including water rights. A water right is the right to divert the public waters of the state of Idaho and put them to a beneficial use, in accordance with one's priority date. A priority date is the date the water right was established. In order to use water on land, one must gain a permitted "water right" for the intended use. See: <https://www.idwr.idaho.gov/WaterManagement/WaterRights/>

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

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

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

- 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:

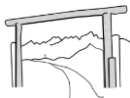
- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account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

Name of Brokerage: Gateway Realty Advisors, Eagle, Idaho 208-559-2120 Phone: _____

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 _____

