



GOODRICH CREEK RANCH & RETREAT



GOODRICH CREEK RANCH & RETREAT

A Livestock Grazing Ranch & Hunting Retreat

With 1+ miles of beautiful Goodrich Creek, Cambridge, Idaho

EXECUTIVE SUMMARY

The "Goodrich Creek Ranch & Retreat" is a very secluded & beautiful mountain ranch with over *One mile* of trout-filled Goodrich Creek running its length. Adjacent to Payette National Forest and offering serene privacy and picturesque scenery, the **227⁺ acre Goodrich Creek Ranch** is nestled with aspens and evergreens in a mountain valley in Adams County, just over one-half hour from Cambridge or Council, Idaho. The Ranch affords the recreationalist the opportunity of direct access into the US Forest that is blocked from public access on the south with all neighboring lands restricting travelers. For the horseman, hiker, hunter or 4-wheeler it provides direct access to over 90,000 acres of recreational and very usable mountain terrain. Complete with a custom, timber-frame two-story cabin, it affords a wonderful opportunity for families to spend time in a fun-filled setting that seems it is priced at only a fraction of its value!



EXCLUSIVELY REPRESENTED BY:

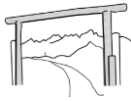
Lon Lundberg, CLB, CCIM

Land, Farm & Ranch Brokerage since 1995

www.gatewayra.com O:208-939-0000 C:208-559-2120



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GOODRICH CREEK RANCH & RETREAT

Introducing:

GOODRICH CREEK RANCH & RETREAT



Goodrich Creek has oodles of Rainbow Trout in the 4"-10" range (and some bigger), affording the angler endless hours of pleasure... and especially fun for kids as they're easy to catch!

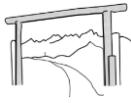


And this is great elk & deer country, as well!



Cabin site along Goodrich Creek...

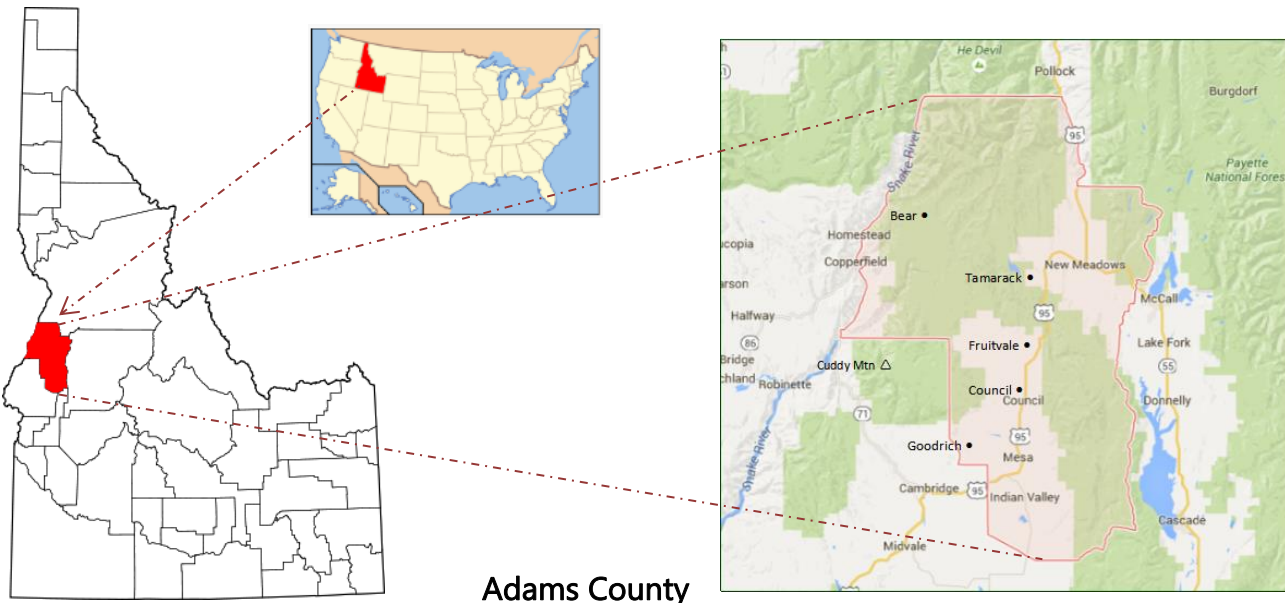




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LOCATION

The Goodrich Creek Ranch & Retreat cabin site sits along Goodrich Creek at an elevation just below 3600 feet above sea level and rises up the eastern slopes of the Cuddy Mountain Range to nearly 4,400 feet at its top. Each just over one-half hour, Council is 17 miles north and 17 miles south to Cambridge (Washington County); 45 miles south to Weiser, and 100 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.



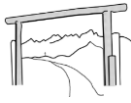
Adams County

Adams County is served by State Highways 55 and 95; Hwy 95 coming from the south via Weiser, running through Council and New Meadows to Riggins and points north and Hwy 55 coming from the east thru McCall, ID. The county covers an area of 1370 square miles with a significant portion being U.S. Forest Service and State of Idaho lands. Less than 60 miles south and west via highway 71 is Brownlee Dam and the Snake River Canyon with excellent reservoir fishing, boating and other water-oriented activities.

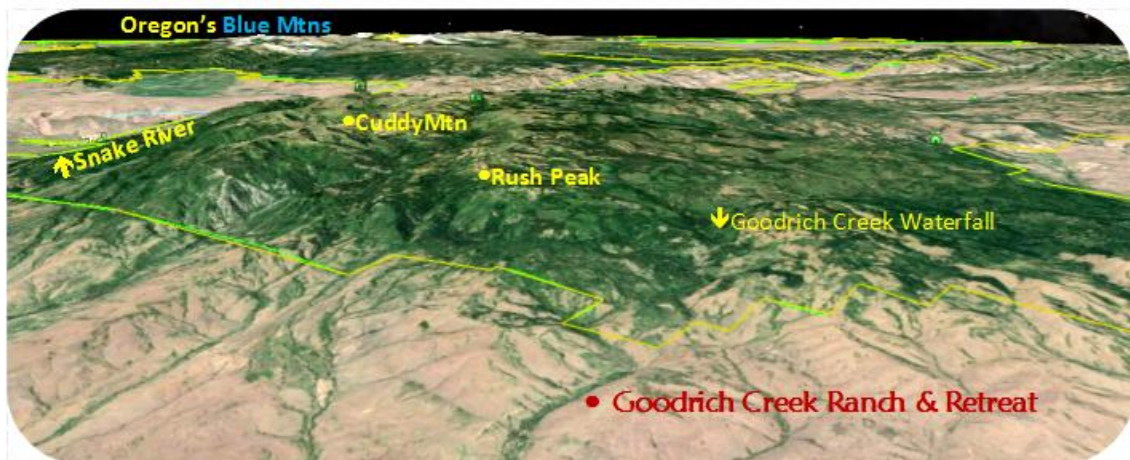


Life is good and people are wonderful in the Weiser River Valley, stretching from Midvale on the south to New Meadows on the north. This is farm & cattle country with fertile croplands and lush mountain grass providing grazing for mother cows, their calves, horses and plenty of room for the entire family to roam and recreate. Interestingly, established in 1910 an apple orchard of nearly 1400 acres, thought to be the largest in the United States under one management, operated for more than a half-century near present-day Mesa on the 'mesa' near Highway 95.





GOODRICH CREEK RANCH & RETREAT



Over 90,000 acres for riding, hunting, hiking...

Looking Northwest...

← Cambridge 17

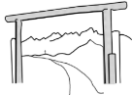
Council 17 →

Google-view looking northwest...

PROPERTY DESCRIPTION & IMPROVEMENTS

The GCR&R hand-crafted timber-log home is amazing! It includes a very special, timber-frame, two-story log cabin. The cabin was hand-built with custom-milled logs into 6 inch by 8 inch timbers and 8"x8" vertical timbers. The home is approximately 933 square feet with 576 sf on the main level and 357 sf in the loft. The front porch is 390 sq. ft. (20.5 ft x 6.5 ft) and the metal roof extends over the porch by 1.5 feet. The simple design is open with decent-sized, dual pane windows for thermal efficiency and has a nice, steep pitch to the roof. Heating is by a great wood stove that works well. The home includes an enclosed bathroom with toilet, sink and bathtub served by a septic system. The house is not plumbed yet, but there is a year-round spring that could provide water. The kitchen, likewise, has a sink which is not plumbed. So, water is brought into the cabin manually. Everything seems in good condition and quite comfortable.





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ACREAGE & FORAGE

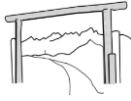
The Goodrich Creek Ranch & Retreat contains 227[±] deeded acres with over One (1) mile of Goodrich Creek. In addition, the current rancher leases 160[±] acres from the neighbor for grazing his horses. The rancher has run 20-29 horses for 5 or six months on this ground with the neighboring leased ground. There are springs feeding the deeded mountain grazing pasture and the lease. The property has good access to water and is fenced, except the upper-most areas. Broker has a soils report, if interested.



The breadth of the Cuddy Mountain Range [*Rush Peak, center*] offering over 90,000 acres of free horseback riding, hiking, hunting and exploring.

This southeast exposure to the Cuddy Mountain Range is pretty well blocked up for public access, providing tremendous private riding and exploring opportunities without much public contact.





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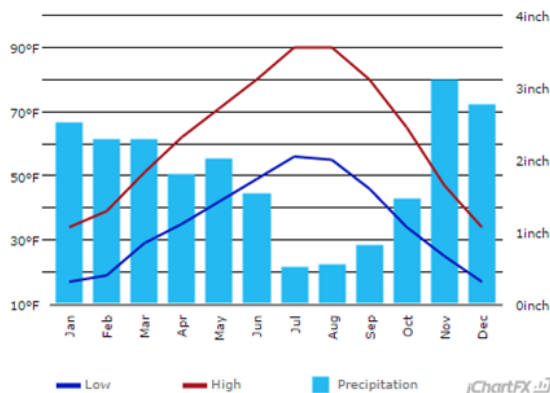
LOCALE & ADAMS COUNTY AMENITIES

Adams County, named for Pres. John Adams, has a population just less than 4000 and Council, the County seat, has a population of 839 [2010]. There are many nice restaurants, stores, convenience & gas stations in both Cambridge and Council, ID, as well as churches, schools, medical facilities, banks and much more, providing for the needs of residents and visitors alike. Brundage Mountain Ski Area east of New Meadows is one of its largest recreational draws and major employers. The Hells Canyon National Recreation Area and Brownlee Reservoir on the Snake River also provide numerous year-round enjoyments. The University of Idaho has an Extension Office with many programs for young and old alike. The Adams County Fairgrounds is busy throughout the year, but especially the last week of July for the Fair & Rodeo.



CLIMATE

This central-west region of Idaho enjoys a true, four-season climate. The Goodrich Creek Ranch is in the Cuddy Mountain Range, which feeds the Weiser River drainage. This is somewhat of a transitional location from the arid high desert south of the Snake River and the wetter, snowier and colder conditions experienced in the more easterly, mountainous areas of the state.



Blue=min temp, Red=max temp, Blue=rainfall inches

The climate in the mountain valleys is moderate, yet with a range that will climb above 90 degrees in summer and can drop below zero in winter. The average growing season is approximately 129 days in Council and precipitation averages from 14-16 inches in the valley-bottoms up to 22 inches in the mountain areas. Total Average Annual Precipitation for Council, ID is 20.98 inches, which is 17 miles away and sits over 600 feet lower in elevation.

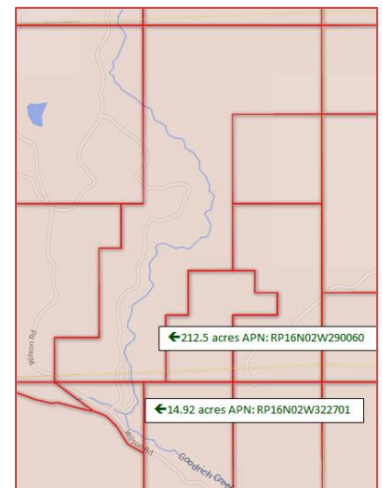
Snowfall can vary from very heavy in this area to mild some years, but every bit is welcomed to recharge the aquifer, the soil and the streams. Average standing snow may accumulate some years up to three-to-four feet, requiring a snowmobile to get into this property.

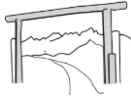
PROPERTY TAX & CONSERVATION EASEMENT [?]

Home on 14.92 acres – 2014 property tax was \$434.00.

Timber & grass land, 212.50 acres – 2014 property tax was \$257.08.

Seller states large parcel has been subdivided into five (5) parts, which may make it a *good candidate for a possible* conservation easement.



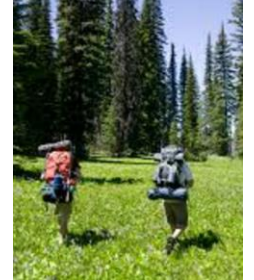


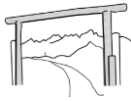
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RECREATIONAL ATTRIBUTES

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...





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BROKER'S COMMENT

The Goodrich Creek Ranch & Retreat is a very private, beautiful ranch in a picturesque setting situated adjacent to the Payette National Forest and above the Weiser River valley; an area of beauty, history, recreational attributes and timeless values. Less than three-quarter hour to either Council or Cambridge, it is easily accessible, yet private and remote enough for those longing for a simpler seasonal lifestyle or just a great, get-away place. And it offers value for a family way beyond its price.

PRICE

\$ 400,000 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

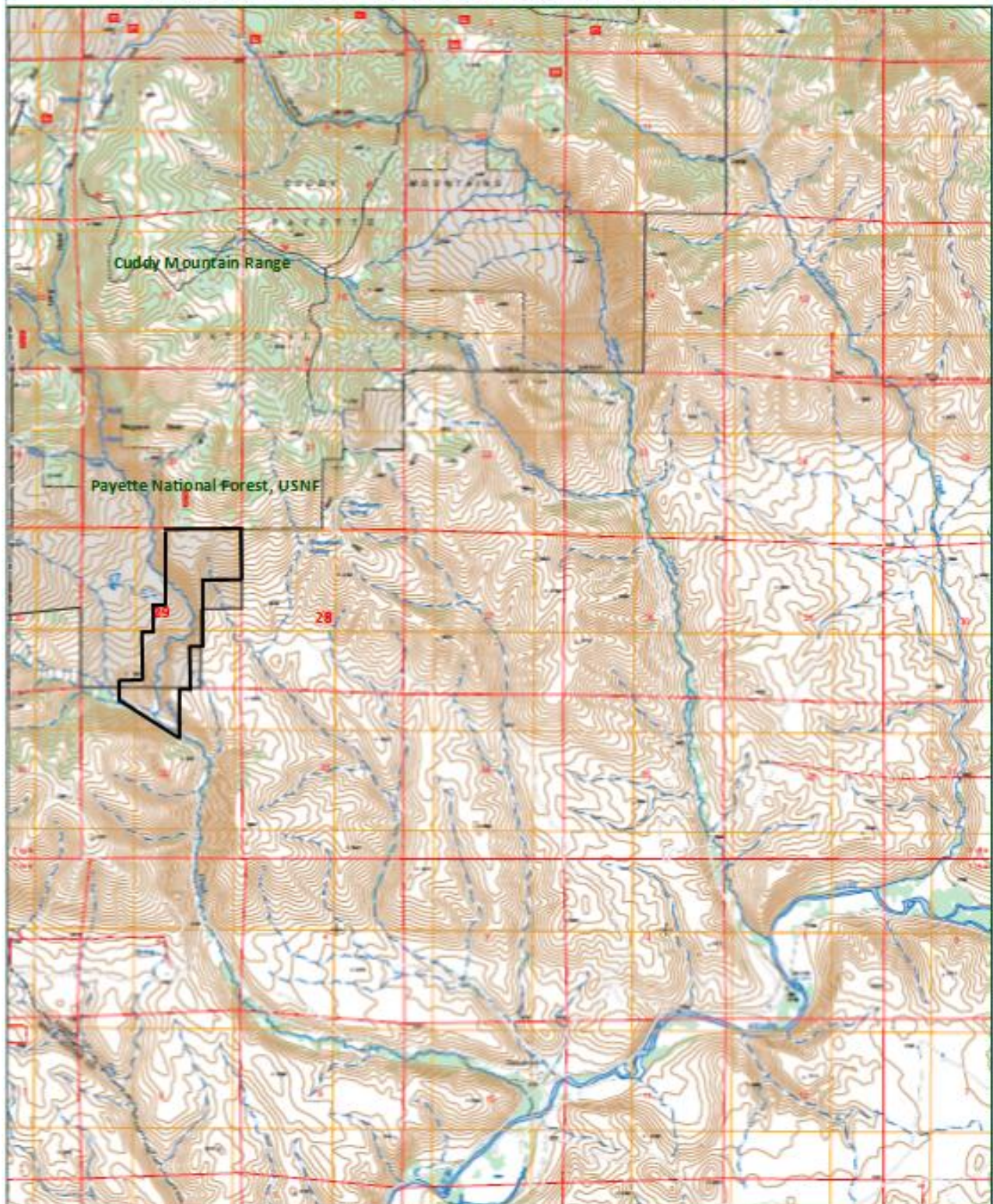
Listing Broker must be present on all showings. Please do not drive on property.





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Goodrich Creek Ranch & Retreat



Property Boundary Lines are provided as estimates for visual aid only. Not guaranteed accurate by Broker; subject to correction.
Provided for Gateway Realty Advisors ©2015

TOTAL: 227.42± DEEDED ACRES

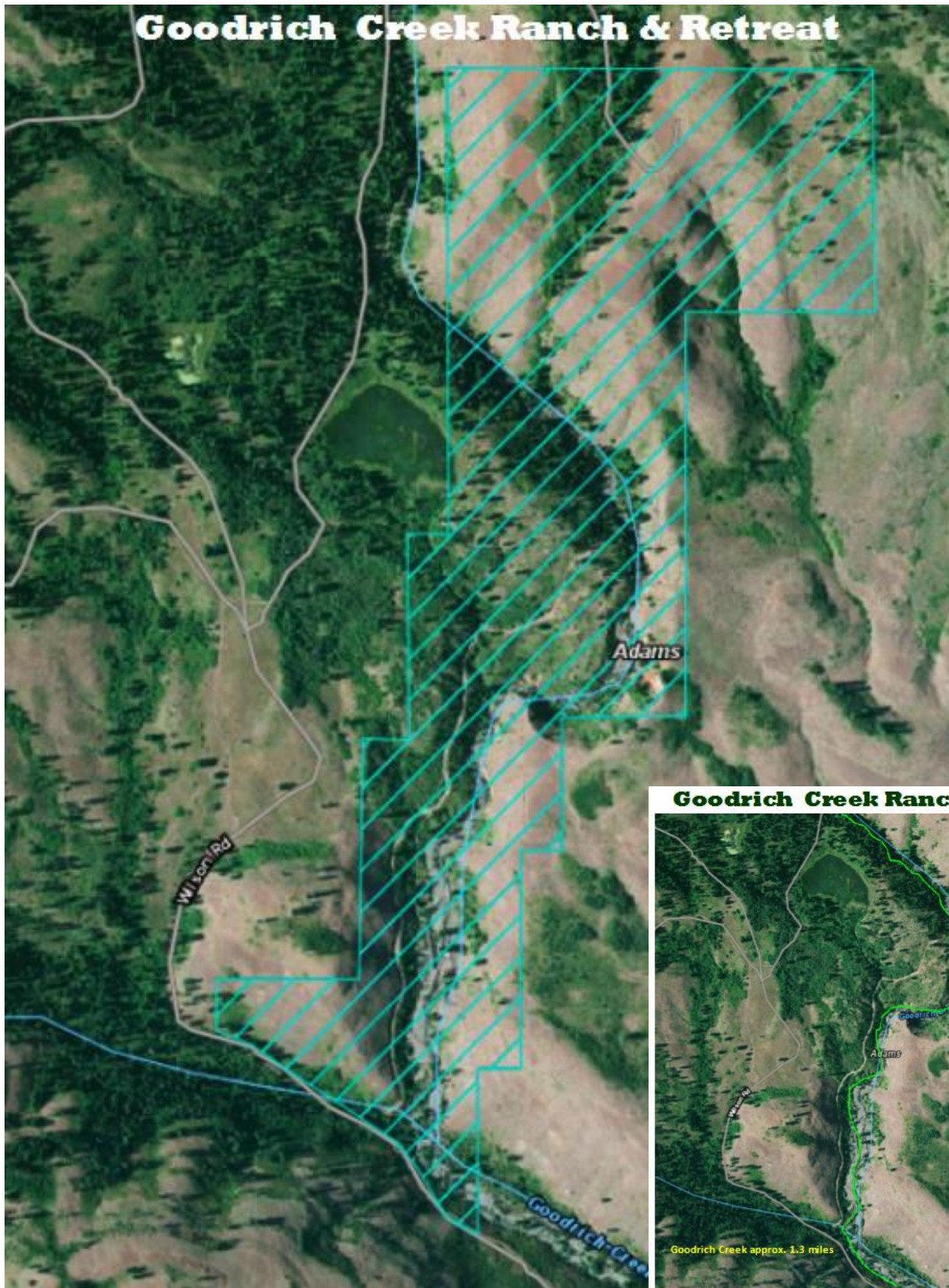
Note: Black lines are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2017



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Some photos are of National Forest above deeded ground



Disclosures:

Adams 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://co.adams.id.us/community-resources/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. Adams 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.

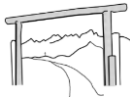
Idaho Real Estate Agency: Lon Lundberg represents the Seller exclusively in this transaction.

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



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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, 2015

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 all "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.

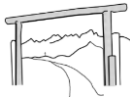
A "Sold" price of property is not confidential client information, for either buyers or sellers, and may be disclosed by a licensee.

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

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.

Idaho Real Estate Commission; (208) 334-3285, TRS (800) 377-3529; irec.idaho.gov





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These Are Your Agency Options

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 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 those 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 my 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.

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

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 _____

