

RIVERVIEW ACRES

12.31 ACRES

*Beautiful Country Ranchland set in a picturesque valley
Overlooking the Payette River on the hill between Emmett & Montour, Idaho*

EXECUTIVE SUMMARY

The Riverview Acres is an offering of 12.31 acres that is currently in two (2) legal parcels with a wonderful home site. Beautiful vistas from the bench overlooking the Payette River and valley beyond. There are water rights to irrigate over 8 acres of pasture ground.



EXCLUSIVELY REPRESENTED BY:

Lon Lundberg, CLB, CCIM

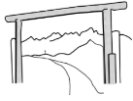
Land, Farm & Ranch Brokerage since 1995

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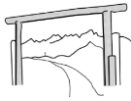


lon@gatewayRA.com



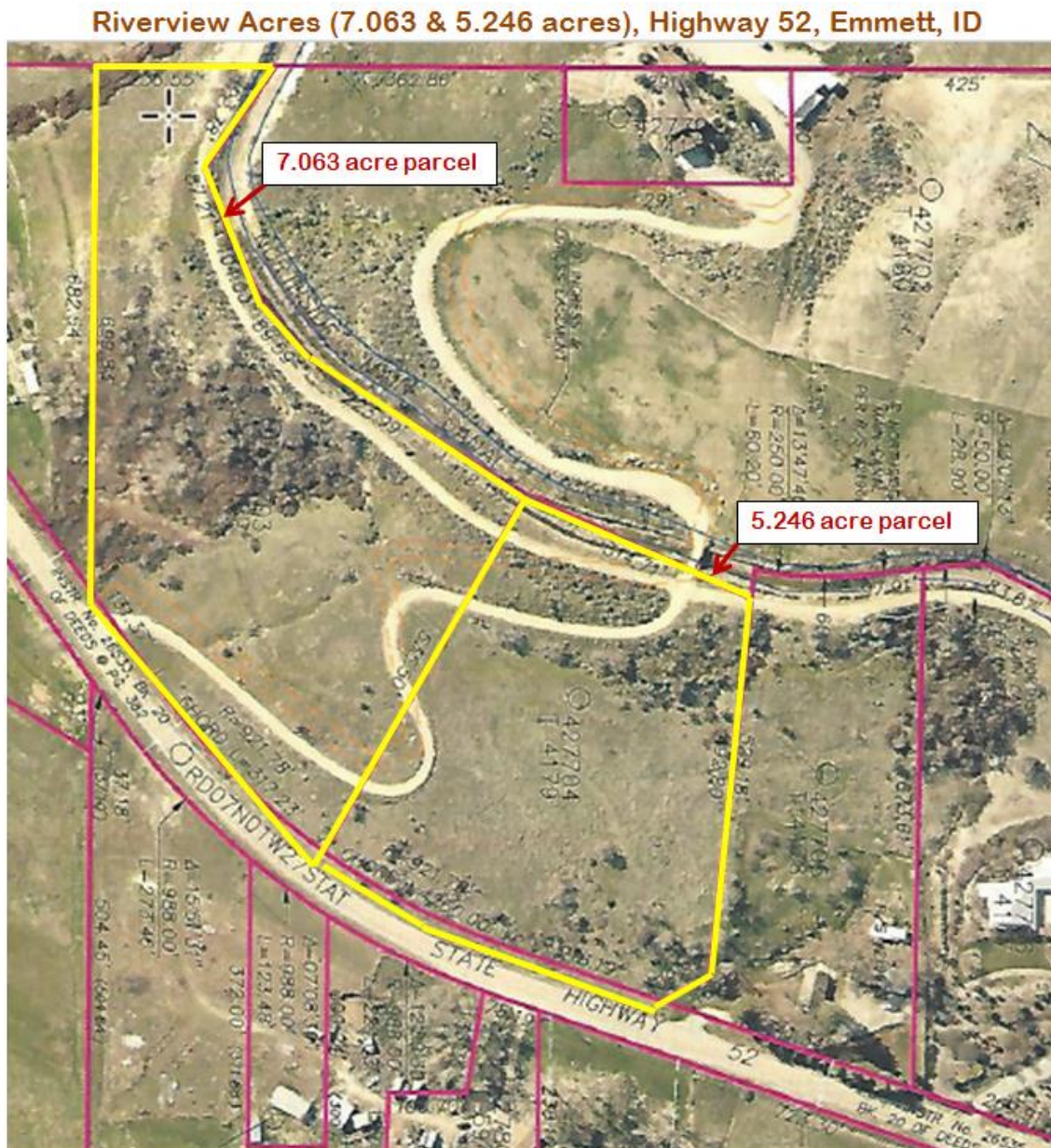
VIEW HOME SITES





PROPERTY DESCRIPTION

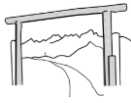
The Riverview Acres offers terrain ranging from level to gently sloping to hillsides. The grassy hillsides could be used for grazing livestock and could be irrigated from the canal water on the upside of the property.



Maps [YELLOW lines show only approximate locations, not actual boundaries and not to be relied upon]:

NOTE: The uphill neighbor has a road easement meandering through both parcels, as can be seen on the aerial photo map above. Broker has been told by County P&Z that no change or improvement will be required for a single new home site, but if two home sites were planned, it is possible the road may need to be widened. Please check with Gem County Planning & Zoning to satisfy yourself with whatever plans you may intend.





LOCATION

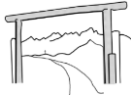
The Riverview Acres home site sits at an elevation of 2465 feet above sea level overlooking the Payette River with valley-bottom hay and pasture grasslands, which then rise up the slopes of Squaw Butte Range. It is 5+ miles west to Emmett, 10 miles east to either Sweet or Montour, 18 miles east to Horseshoe Bend and 24 miles south to either Star or Eagle 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.



LOCALE & GEM COUNTY AMENITIES

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.

CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The Riverview Acres is in the upper parts of the Emmett valley-bottom to hilly section of 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. The Riverview Acres location would probably be on the lower-to-middle of the range.

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.

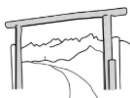
PARCEL SIZES, ASSESSOR'S PARCEL NO. & PRICING

PARCEL	ACRES	Assessor's Parcel #	Assessed Value	Tax	Legal Description
A	7.063	RP07N01W273330	57,230	541.54	07N01WSec27 Tax4182
B	5.246	RP07N01W273095	80,950	765.98	07N01WSec27 Tax4179

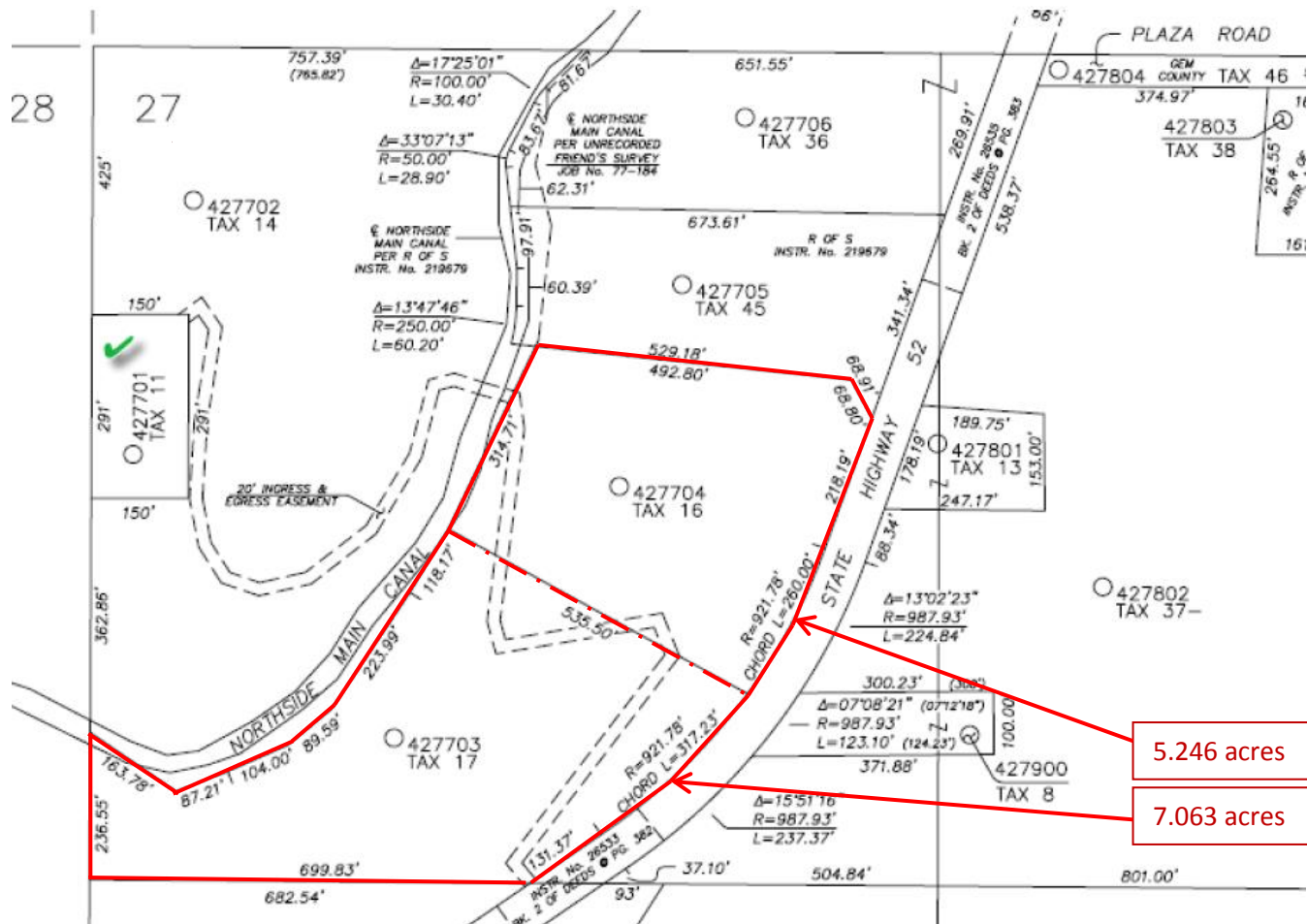
IRRIGATION & WATER RIGHTS

The Riverview Acres comes with water right for irrigating 8.81 acres from the Emmett Irrigation District, which is supplied by the Black Canyon Dam project. The current cost for the water is \$277.86 for 2016, but has not been utilized by the seller. This broker has been told at the District offices that they only know of one year (1977) when water was cut off earlier than going into October, so it has been a very reliable water source (not a claim many can make). While the rights are in place, one would have to supply a delivery system to extract the water from the canal at the top of the property. Gated pipe could be a very economical solution, but a buyer will need to research and verify how he/she may want to approach getting it.





PLAT MAP



Note: **RED** lines are added for convenience to identify property boundaries that surveyor set forth and not to be construed as accurate by broker. **GATEWAY** ©2018

BROKER'S COMMENT

The Riverview Acres is a beautiful small ranch parcel in a picturesque setting in a river valley. It offers the best of two worlds: a country lifestyle that feels like time has stood still, while the other realizes the benefits of access to city amenities. Only fifteen minutes to Emmett and just over half-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 **\$ 130,000** (was \$160,000)

Contact:

Lon Lundberg, CLB, CCIM

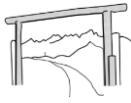
Land, Farm & Ranch Brokerage since 1995 www.gatewayra.com



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.

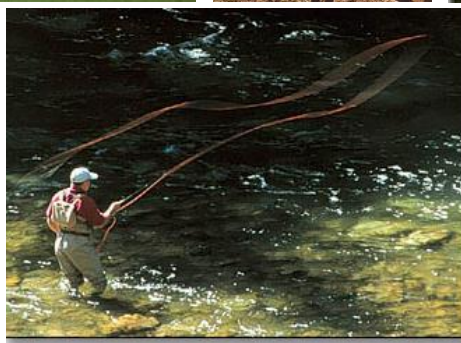
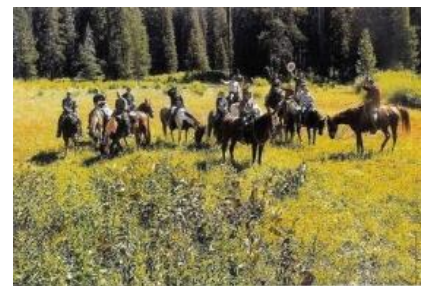


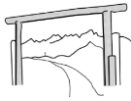


RECREATIONAL ATTRIBUTES

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...





Disclosures:

Gem 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> |

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 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:

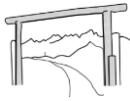
Idaho is subject to earthquake activity, which is more than the overall U.S. average.

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** ©2018





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, 2017

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:

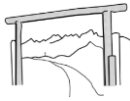
- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account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

Audio/Video Surveillance Use caution when discussing *anything* while viewing a property; audio or video surveillance equipment could be in use on listed properties.

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** Phone: **208-939-0000**

RECEIPT ACKNOWLEDGED

Rev 07/01/17

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.

Signature _____ Date _____

Signature _____ Date _____

