

*Confidential*  
DEVELOPMENT  
OPPORTUNITY

*458-Acre Waterfront Development in McCall, Idaho*



RiverRanchMcCall.com

EXCLUSIVELY REPRESENTED BY:  
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**A RIVER RUNS THROUGH IT**

The magnificent beauty that envelops this picturesque private river-front home site development in McCall, Idaho, is just the beginning of the numerous hallmark features of this 458-acre residential development on the edge of the Payette River.

Its waterfront parcels, benefiting from exclusive water rights, are complemented with sprawling natural scenery, abundant wildlife, year-round recreation, and a quaint and idyllic community moments away that welcomes those with a spirit for adventure and who seek a more peaceful and natural lifestyle.

**A RARE OPPORTUNITY**

It is rare, indeed, when entrepreneurs come to a realization that a succession plan is prudent. McCall River Ranch Company ("MRRRC") was conceived, planned and developed by two veteran real estate families that have stopped at nothing to create a first-class masterpiece for destination resort development. The "Project" is a stunningly-beautiful 458± acre river-front park (with possible 53.5 acre optional adjacent property "Triangle") with 68+ estate sites carefully laid out to allow each plot to benefit from the magnificence of its surroundings and the 360 degree views of Jug Handle Mtn., Brundage Mtn. and Granite Mtn. While the economy put sales on hold for a period, the market is so strong that the time for marketing and sales is now. The owners want to see it fully succeed and realize that now is the time for a new firm bringing robust experience and marketing expertise to grow their endeavor with the quality and aesthetics that will preserve it as a legacy property.





## EXECUTIVE SUMMARY

The McCall River Ranch Company is located within the City of McCall, Idaho – one of the most popular, year-round tourist and recreational destinations in Idaho. And, that is saying something with sister resorts such as Sun Valley in central Idaho, Grand Targhee on the eastern border and Couer d'Alene in the panhandle. As the getaway "go-to" weekend retreat for the growing metro area of Boise, ID, demand for both summer and winter-time access has seen dramatic growth.

In fact, while Idaho is projected to grow at triple the national rate of growth through 2025, the Boise and Couer d'Alene marketplaces are expected to receive the bulk of that incoming population explosion. Boise has been a 'darling' in the nation so far in this century with repeated, numerous rankings in the top 10 of most popularity contests for "best places to live and work" by national publications. McCall, it can be said, is in its "pre-discovered" stage; not yet over-priced or crowded.

McCall is home to Brundage Mountain Resort, which boasts some of the driest, lightest powder skiing in North America. Brundage has increased its uphill capacity to 7900 skiers per hour, offering skiing both from its high-speed uphill lifts and its snow cats - which take skiers into virgin, untracked bowls of powder. McCall a finalist in America's Best Communities, sits along Payette Lake, one of the most picturesque mountain lakes in the U.S., where extremely rare lake-front lots start at \$1,000,000 (\$10,000 to \$15,000 per lineal water-front foot.)

McCall River Ranch Company is comprised of two families with a pedigree in both real estate and long and deep ties to the McCall community, going back to 1910 in logging and ranching. The original idea behind River Ranch came from the families desire to create a picturesque expansive community averaging 5 acres per residence along a private 2.5 mile stretch of the Payette River. There is nothing else quite like River Ranch anywhere close to McCall. In addition to being one of the only – and probably the last – gated communities in McCall, River Ranch is



unique in a number of ways. In addition to abundant water rights supporting hundreds of acres of irrigated grass fields surrounding 32 acres of lakes, the property enjoys 2.5 miles of private river frontage and a mountain setting without being choked by dense forest. The 5000 mature trees planted around the property offer visual barriers between building sites without detracting from the long hours of sunlight and the stunning 360 degree views of the surrounding mountain ranges. The parcels are thoughtfully arranged to enjoy the water and mountain views while the large lot sizes with their Association Maintained areas mean owners get the benefits of large parcels without the burden of having to maintain all of their land – the best of all worlds! The easy access by foot, bicycle or car to downtown McCall on the southern shore of Payette Lake combined with the surrounding vast expanses of wilderness areas and recreational pursuits result in an ideal combination of privacy, activity, beauty, proximity and peace. Being within the City limits and feeling like you are miles in the backcountry is an ideal combination!

The McCall River Ranch Company (MRRC) is offering its 458± acre resort development of estate-caliber parcels and water and river-front lots for sale to the right-fitting company as a "turn-key" development opportunity. The owners have reached a stage in life where they realize a new firm will provide the best opportunity for the community and its current owners to grow towards full completion and ultimately realize the vision that represents the originally intended legacy vision.



458+ acres of water-front development includes 8 lots, totaling 35.6 acres, already sold. MRRC is selling all assets, including existing amenities and water rights, improvements along with approximately 160 fully entitled and improved acres plus approximately 262 acres effectively entitled and partially improved acres. Of the 458-acre project, there are 68 parcels already approved (with 8 sold in Phase 1) with the City of McCall in a Development Agreement (DA). MRRC offers:

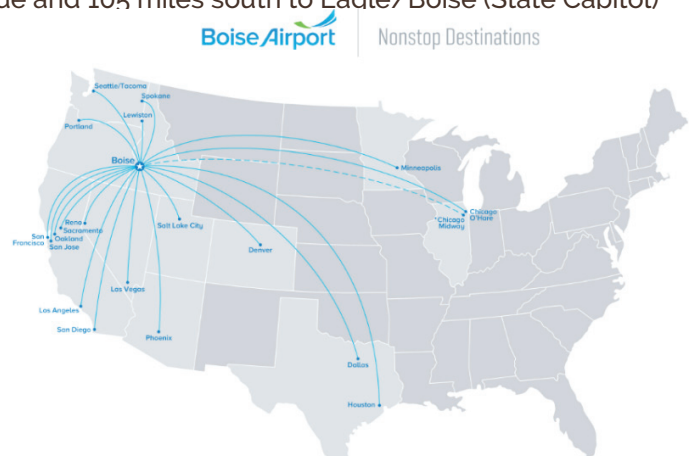
- Over 2.5 miles of Payette River frontage
- Five (5) lakes totaling 32 acres
- An additional 82 acres of Riparian Area along the River and plentiful open space for recreation access incorporating Nordic and eventually mountain bike and hiking trails
- A fly-fishing shelter along the river
- A state-of-the-art conference lodge and guest facilities
- A complete underground irrigation system watering the approximately 170 acres of grass and the 5000 mature trees already planted
- All the water and rights needed to irrigate the trees and landscaping without fear of running out

The City of McCall provides city services of water, police and fire protection to River Ranch with St Lukes Hospital three minutes away.

## LOCATION

The RIVER RANCH COMMUNITY HOUSE lodge & conference facility sits at an elevation of 5,000 feet above sea level enjoying positioning along 2.5 miles of the Payette River and a lake-front setting.

RIVER RANCH, located in Valley County, is 34 miles to Cascade and 105 miles south to Eagle/Boise (State Capitol) in the Treasure Valley with its modern, full-service airport. Boise Airport (BOI) offers regularly scheduled direct flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to twenty-one (21) major markets in the western half of the nation. McCall and Cascade offer municipal airport services for private and charter aircraft -with its beautiful approaches, the McCall Airport offers hangars and full flight services and has an excellent runway with a length of 6,108 feet.





## REAL APPEAL OF THE LOCATION

The McCall area has garnered tremendous appeal to a wide diversity of personal interests with the strongest coming from those seeking outdoor adventures and sporting activities.

### THE VALLEY

Road cycling, mountain biking, hiking, cross-country & skate skiing, in-line skating, wildlife watching, many kinds of hunting, horseback riding, roping, zip-lines, and horse-activities. City of McCall Pathways & Valley County Pathways have a county-approved pathways master plan that envisions more than 100 miles of pedestrian pathways between McCall and Cascade to be used for hiking, biking, horseback and cross-country skiing – River Ranch has connected their bicycle and walking trails directly to these systems.

### THE RIVERS

Payette River, Salmon River, Snake River, Gold Fork Creek, and numerous local tributaries provide endless opportunities in fly-fishing, kayaking, floating, picnicking, world renown white-water rafting, spin casting, paddle boarding, wildlife watching galore and so much more. In fact the Snake River's Hells Canyon is the deepest canyon river gorge in North America – even deeper than the Grand Canyon – and the Salmon is one of the largest rivers in the Continental United States without a single dam on its mainstem - which has a lot to do with its world-class Steelhead and Chinook fishing.

### THE LAKES

Payette Lake, Little Payette Lake, Cascade Lake, Warm Lake, Horsethief Lake and smaller lakes provide family-friendly activities including water skiing, boating, wake surfing, sailing, wind-surfing, paddle boarding, spin casting (large & small-mouth bass, trout and more), ice skating & ice fishing in winter.

### THE MOUNTAINS

Brundage Mountain Resort and Tamarack Resort both offer year-round family activities that also attract the most hardy and courageous extreme skiers and extreme sport enthusiasts, including snow skiing, snowboarding, mountain biking, powder-cat skiing, hiking, big game hunting (elk, mule deer, whitetail deer, cougar, black bear, moose, wolf), upland bird hunting (turkey, grouse, chukar, Hungarian partridge) and waterfowl hunting, horseback riding, horse-packing, backpacking.







## RECREATIONAL ATTRIBUTES

There is such an abundance of things to do with year-round recreation attracting a spectrum of enthusiasts from families to extreme athletes who enjoy McCall and its neighboring destinations.

## BRUNDAGE MOUNTAIN RESORT

The Brundage Mountain Resort, only eight miles from town and climbing to an altitude above 7800 feet, offers five chairlifts with an uphill capacity of 7900 skiers per hour. Brundage is family-owned by descendants of McCall pioneers. An average of 320 inches of powder a season provides both groomed runs and powder as light as smoke for skiers & snowboarders of all levels. Its lift-accessed 1,920 acres (1500 acres patrolled) has over 1900 feet of vertical drop, and its snow-cat skiing on 17,000 adjacent acres offers even more. Brundage Snow Cat Adventures offers backcountry skiing and a pair of yurts in the nearby West Central Mountains. Brundage Mountain has been named to three top-ten lists\* in the Oct 2015 issue of Ski magazine, including: 1) "Best snow in the US", 2) "Most affordable in the US" and 3) "Best Family Hill in the US". Brundage is a close 15 minute drive to town and reminds adult skiers of the best parts of the childhood memories – uncrowded, affordable expansive skiing across varied terrain – something for everyone and a rare opportunity to give your kids a peek at your childhood experiences.

For more on Brundage Mountain and McCall's ski history see the book "Brundage Mountain: Best Snow in Idaho" by Eve Chandler

## TAMARACK RESORT

Twenty miles to the south is the last major ski resort built in the country: Tamarack Resort with 2,800 lift-serviced vertical feet on 1000 acres of intermediate & advanced slopes. Tamarack also offers summer mountain biking trails and zip-line adventures.





## PROPERTY DESCRIPTION

The MRRC offering is for the stock of the company and includes its assets of land, improvements, entitlements, systems & plans, and the working facilities required to operate it. The River Ranch development plan has received full transferrable/ assignable approvals from the City of McCall and has completed Phase One of 2 – the remainder only needs to be implemented. Phase One was designed with 36 parcels (8 already sold), of which 31 are “ranch parcels” greater than four (4) acres in size; 1 is a “home parcel” of approximately 3 acres and 4 are “cabin lots” of less than an acre. Of these Phase One parcels, 29 offer water-front settings and all properties have amazing 360 degree mountain & water views. Of the eight parcels which have been sold & closed, 7 are ranch parcels and 1 is a cabin lot.

**PHASE TWO** has been approved in the Development Agreement with the City of McCall, but is still open to certain modifications during the final platting process. Phase Two includes plans for 32 Ranch parcels of 4 acres or greater. Of these six are river-front; 18 are lake-front; as many as 7 could be split into two-home parcel sizes, pending approval; and 5 are Mountain or River-view parcels.

The land has 2.5 miles of Payette River frontage, approximately 170 irrigated acres in Phase One, plus 32 acres in five (5) planned & approved lakes (3 are in place), 82 acres of planned Riparian Area along river frontage for hiking, biking, Nordic winter trails and fishing access. The lakes have fish-wells for cold water and oxygenation for trout. They are also home to small-mouth bass.





**THE COMMUNITY RANCH HOUSE** is a magnificent, first-class, \$3M+ lake-front facility with conference-event center that can host 50 inside and up to 400 outside for business meetings, weddings & receptions, board meetings and a host of other events. It also has private offices, billiard & entertainment room, an overnight guest suite, outside swimming pool and cabana/restrooms co-located with the Club House. It has hosted community events, such as the "Taste of McCall" (400 people). Free to homeowners use and available on a limited basis for charity and other special events, it is the first point-of-contact for first-time guests.



**THE CABINS** are guest facilities for friends/families of homeowners available at no charge for homeowners up to 2 weeks per year. Cabins are 'theme-based'; the first cabin being the Trapper Cabin, decorated in the fur-trapping style décor. These units cost in the \$600,00 - \$700,000 range to construct including interior decorations & décor (completely furnished). The plan is for 4-6 cabins with different themes, such as Hunting, Trapping, Skiing and Fishing.



**THE FISHING SHELTER** is a wonderful refuge if weather turns and is approximately 20 x 35 feet with 3 open sides and one wall with a fish/work bench. It serves as a wonderful family picnic pavilion and can double as a camp site with fire pit. MRRC has concierge services that will even deliver pre-arranged food & drinks to the shelter.



**THE GATE HOUSE** is the main entry arched structure offering a "sense of arrival" and sense of security. In fact, it is reportedly the last property in the City of McCall that has approval for a security gate giving owners the ability to provide night-time controls over access to the Community.



**THE TRAIL SYSTEM** will offer both biking, hiking and jog/exercise trails that are already interconnected with the City of McCall and Valley County Pathways trail system of over 100 miles of trails connecting McCall to the surrounding areas – and eventually to Cascade. More information can be found at [valleycountypathways.org](http://valleycountypathways.org) in the Valley County Pathways Master Plan and on the City of McCall website.



**THE CORNER** is a 53.24 acre triangular parcel on the southeast corner that may be developed for on-site storage units for owners to store personal goods, a horse-oriented activity center (non-boarding facility, day-use only) with arena, round pen and related components.

**UTILITIES** – In addition to every lot receiving piped, pressurized water service to the building envelope within the parcel, there are no telephone poles – all telephone, internet and electric are under-ground and fire hydrants are installed throughout the property. The Phase One water system is completely installed and part of Phase Two is installed. Each lot will be required to install its own septic system. Additionally, the roadways for the Phase Two northern river lots are substantially complete with either the utility or conduits already in place.



**AND NOW, THE PIÈCE DE RÉSISTANCE: BRUNDAGE DAY LODGE** is a contracted right for MRRC to utilize up to one (1) acre at the base of the mountain at BRUNDAGE MTN RESORT to build a Day Lodge with direct lift and run access for private use. The Day Lodge would offer homeowners a private lodge with a great room, fireplace, gathering area, lockers, rest rooms, self-serve kitchen/dining facilities and parking.



## CURRENT SALES & ACTIVITIES

The seller has a strong marketing campaign underway, which could be transitioned to or incorporated by the buyer. There is not really a comparable or competitive product like MCCALL RIVER RANCH in the area. There are wonderful residential resort projects offering smaller lots and some offering river-front, yet small lots. There are individual properties one can find in the 5-10 acre size with water-frontage, but without any of the amenities offered by the River Ranch.

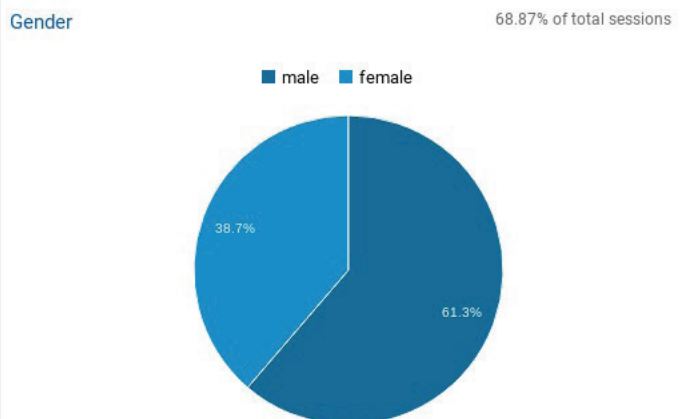
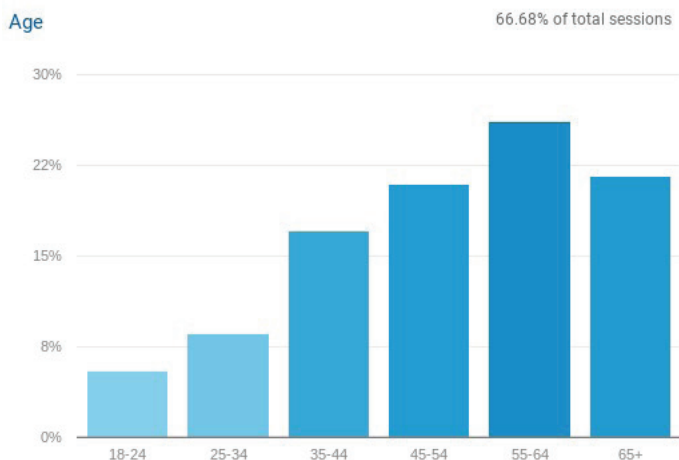
McCall River Ranch Co has undertaken a measured approach to marketing the property in the last 21 months. As the local, regional and national economies have been strengthening and buyers have returned to purchasing real estate of all kinds, MCRR has undertaken a measured approach to marketing the property.

Phase 1 of the marketing plan focused on branding and awareness the development, as well as educating our audience about McCall and the areas surrounding River Ranch. Phase 2 – which started in early 2017 – has shifted the blended message to more a River Ranch-specific campaign. MCRR is seeing its efforts and approach pay-off in the form of a mid-winter sale of one of our cabin lots only 10 months after initiating the digital marketing campaign. We also have generated a strong social media following, see constant website traffic, information requests, tours of the property, and have consistently grown our sales leads. The marketing efforts at MCRR are primed for a buyer to add their expertise and realize exponential results.

Our multi-channel marketing initiatives have yielded the following results:

- A redesigned website which launched in February 2016
- Paid media placements across paid search, social, display, print, and email channels
- Procurement of over 3,300 Facebook followers
- Over 37,000 website visits from digital media
- Over 800 engaged newsletter subscribers
- An average of 4,400 monthly visits

Current market demand has been strengthening during the previous two years. At the present sales pricing and projected future releases on parcels in a strong market as anticipated, gross sales projections for the full sell-out of all lots would exceed \$44 Million. Should the market continue getting even hotter or stronger, it is quite conceivable gross sales would exceed \$50-\$54 million. Sales projections along with costs of development can be provided to qualified parties with an executed letter of interest and executed confidentiality & non-disclosure agreements (CNDA).







## **WATER RIGHTS**

McCall River Ranch is blessed with water rights from the Payette River basin, which is Basin 65 and considered the most reliable water in the state of Idaho for irrigation. MRR's has abundant water rights that are senior water rights dating back as early as 1919 coming from Little Payette Lake (13,000 afa). It has not only ample water for irrigating all the landscaped ground, but an equal amount of "back-up storage" rights and then more in reserves for both aesthetics and recreation. The complete list of water rights, flow rate, volume and dates will be provided.

## **BROKER'S COMMENT**

The McCall River Ranch Company is a rare opportunity to step into another's shoes and fulfill their vision and goals and receive the benefits in so doing. The River Ranch is a masterfully conceived and executed high-end, estate-caliber resort development in its beginning stages that ownership believes would benefit by the right firm stepping in now to bring to completion. The chance for a firm with a top-notch sales and marketing team in place could capitalize on this opportunity and score in a big way. In a remarkable and picturesque, growing-demand resort location on the banks of the beautiful Payette River, minutes from world-class skiing and only a 2-hour trip to the Boise Valley, it offers the right sales development firm the opportunity to step into a beautifully planned resort with all the amenities its customers long for to capitalize on what the sellers have worked so hard and long to create. It is, indeed, a rare opportunity for a 'turn-key development project'.

TOTAL: 422± DEEDED ACRES (Optional Triangle at 53.46 acres)

## **TERMS**

As this offering is being made available to a very select few companies that may have the capabilities to fulfill the Seller's goals, we will contact you within 4 or 5 days to address any questions or issues, plus invite you to the next step. Any interested party may contact the broker directly with any questions that arise.



## OPERATIONS

McCall River Ranch has four distinct operating seasons - two main and two "shoulder." Shoulder seasons are typified by reducing (fall) and increasing (spring) staff levels for the Grounds Crew. Fall season starts October 1 after the shutdown of the irrigation system. By the end of October only the Director of Operations is still on staff and will begin preparing winter operations equipment for snowfall.

During the winter, operations consists of plowing the roads and maintaining the facilities as well as grooming 3.5 miles of nordic trails around the lakes. The plan is to add approximately 2.5 miles of classic trails along the river during winter 2017-18.

Spring sees the preparation of the summer operating budget and sourcing crew for the summer. By about mid-May we start putting people on staff to ramp up for summer operations which begin approximately June 1.

Summer operations season is the Operations Director plus 2.5 -3.0 hourly employees. Irrigation is targeted for functionality the first week of June depending on weather and status of Little Payette Lake - the supply source of one our Irrigation Supply, Storage and Aesthetic Water Rights. The watering system is controlled by a Rainbird SiteControl computer serviced under GSP with 4 years remaining in the current contract.

The Tree Nursery is located at the south end of the property and contains mature conifers and aspen. River Ranch owns a massive 62-inch tree spade that attaches to our Volvo loader for re-planting trees up to approximately 30,000 lbs when required.

## MCCALL & VALLEY COUNTY HISTORY, AMENITIES & LOCALE

Valley County is a tourist & recreation-oriented, rural, agricultural county located in Central Idaho and north of the Boise/ Treasure Valley. Established in 1917, the County was named after the Long Valley of the North Fork of the Payette River. The County seat is Cascade. The population has grown only by about 8,000± over the course of the past 100 years; growing from 2,524 in 1920 to today's estimate of 10,500± year-round residents (plus tens of thousands of seasonal visitors).

McCall and Valley County have a long, rich history in the mining, timber and agricultural fields, beginning in the 1860s with mining and the fur trade. Logging the valuable timber stands surrounding these areas, plus grazing cattle on the high-protein, lush pasture grasses of the Long Valley proved invaluable as an economic resource to establish the region from the late 1800s through the 1900s. However, the area also has perhaps an even more valuable resource in its recreational value, being a mecca for boaters, skiers, kayakers & white-water rafters, hunters, fly-fishers, snow-mobilers, 4-wheelers and well, you name it and there seems to be an abundance of fun things to do here, which is attracting growing numbers of very wealthy and less-than-wealthy visitors year-round.

The county has a total area of 3,733± square miles with 68 square miles of lakes. The Payette River is an 82.7-mile-long river in southwestern Idaho and is a major tributary of the Snake River. Its headwaters originate in the Sawtooth and Salmon River Mountains at elevations over 10,000 feet. Drainage in the watershed flows primarily from the northeast to the southeast, with the cumulative stream length to the head of the North Fork Payette River being 180 miles, while to the head of the South Fork the cumulative length is nearly 163 miles. The Payette River's drainage basin comprises about 3,240 square miles of incredible forests, mountain meadows and big game galore. Significant to this area is the Salmon River - famous world-wide for its whitewater and the North Fork Class V rapids. McCall is the preferred jumping off point for The Frank Church- River of No Return Wilderness. This amazing part of central Idaho is the granddaddy of roadless areas in the Lower 48. It's the biggest federal wilderness area at 2.37 million acres, and single roads separate it from the 1.35-million-acre Selway-Bitterroot Wilderness to the north (plus the 205,395-acre Gospel Hump Wilderness to the northwest). Throw in National Forest roadless areas abutting these wildernesses, and you have a wildland complex of genuine international significance—comparable to the ecologically distinct Greater Yellowstone Ecosystem to the east.

In the 19th century, white settlers began moving into western Idaho and established trading posts, towns and farms in the area. One of these early pioneers was Francois Payette, for whom the river is named. A French-Canadian fur trapper who worked for the North West Company, he was one of the first people of European descent to settle in the Payette River area. Payette ventured east from Fort Astoria in 1818. From 1835 to 1844, he headed the Hudson's Bay Company's Fort Boise trading post near Parma, ID. There is so much more to learn about the rich history in this area, which we encourage you to do.



## CLIMATE

This southwest mountain region of Idaho enjoys a true, four-season climate. River Ranch is in the Payette River drainage, which is an interior mountain valley and quite different in climate from the arid, high desert of the Snake River Valley in which Boise and the Treasure Valley are located. Long Valley experiences much snowier and colder conditions than the southern part of the state, being deeper in the mountainous areas. To truly appreciate the climate, wildlife, and topography surrounding McCall see "A Forgotten Wilderness; Nature's Hidden Relationship in Western Idaho" by Matthew Deren.

The climate in the mountain valleys is fairly moderate, yet with a range that will climb above 90 degrees in summer and can drop to 20 degrees below zero in winter. Over the course of the year, the temperature typically varies from 12°F to 80°F and is rarely below -4°F or above 88°F. On average, McCall sees 205 sunny days per year and the average high temperature in summer is 79-80 degrees. The growing season is short, warm, dry, and mostly clear with the warm season lasting 3 months, from June 19 to Sept 15 and an average high around 69 degrees. The clearer part of the year in McCall begins around June 13 and lasts for 4 months, ending around October 11. The snowy period lasts for 6.6 months, with 138 inches snowfall in McCall and over 320 inches at Brundage Mountain. McCall is considered very dry and without humidity for most all the year, so it is very comfortable.

McCall & Long Valley Climate Data (Valley floor)													
	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	54	31	36	43	51	61	70	80	80	70	57	39	30
Average low in °F:	27.2	13	13	20	27	34	40	43	41	34	27	21	13
Av. precipitation in inch:	25.75	2.91	2.4	2.48	2.01	2.52	2.24	0.83	0.83	1.22	1.81	3.15	3.35
Days with precipitation:		-	-	-	-	-	-	-	-	-	-	-	-
Hours of sunshine:		-	-	-	-	-	-	-	-	-	-	-	-
Average snowfall in inch:	138	37	23	16	6	1	0	0	0	0	2	20	33
Average year temp in °F:	40.6												



## PRICE

Available upon request  
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## CONTACT



For info or to schedule a tour contact:  
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Advisory Brokerage Services since 1985  
208.939.0000 or 208.559.2120 [lon@gatewayra.com](mailto:lon@gatewayra.com)  
Listing Broker must be present on all showings. Please do not drive on property.



## DISCLOSURES

### **Valley 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.co.valley.id.us/departments/noxious-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. Valley 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. (5th in ranking)

### **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).

### **Open Range:**

As Idaho law defines it, "Open range" means all unenclosed lands outside of cities, villages and herd districts, upon which cattle by custom, license, lease, or permit, are grazed or permitted to roam."

### **Water Rights:**

Idaho's water usage is subject to the state's water rights laws. 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/>

### **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, projected or potential sales or 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.