

BROGAN FARM

*A Great, Small Farm with Croplands, Home & Old Dairy Barn
West of Emmett in the Payette River Valley, Gem County, Idaho*

EXECUTIVE SUMMARY

The Brogan Farm is a wonderful opportunity for someone wanting a home with the ability to raise crops & livestock. In a beautiful and quiet location, the **24.68[±] acre BROGAN FARM** offers easily irrigated ground growing alfalfa hay and corn, plus a 4-bed home, 2-car garage, old milking parlor, long barn and a beautiful yard & deck. With views to the west, a little over a mile to the Payette River for recreational fun and a short drive to Emmett for a great steak dinner or even the Treasure Valley for shopping makes it ideally located for raising kids, livestock and entertaining friends and family. A wonderful place to call home.



EXCLUSIVELY REPRESENTED BY:

Lon Lundberg, CLB, ABR, CCM

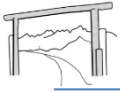
Land, Farm & Ranch Brokerage since 1995

www.gatewayra.com 208-939-0000 cell 208-559-2120



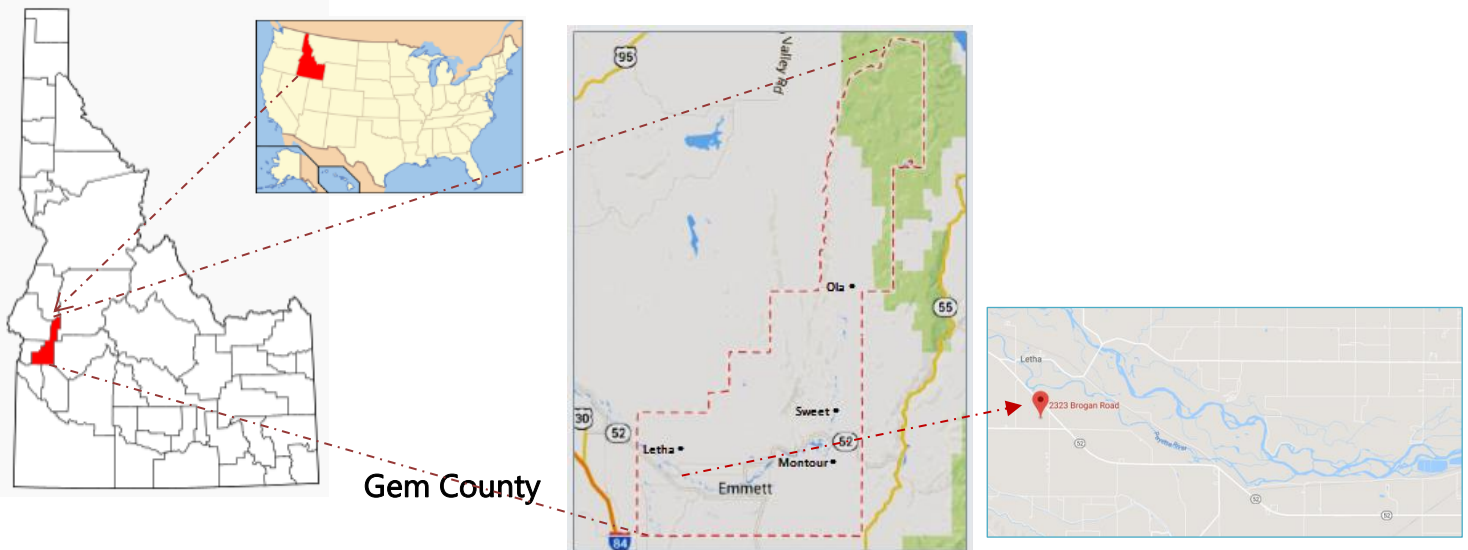
lon@gatewayra.com

For info or to schedule a tour contact: Lon Lundberg 208.559.2120



LOCATION

The **BROGAN FARM** sits at an elevation of 2295[±] feet above sea level in the Payette River valley. The farm is situated in Gem County, just over a mile from the Payette River (2.6 miles by road). It is 8 miles to Emmett and 23 miles south to Eagle or Star in the Boise/Treasure Valley. The modern, full-service Boise Airport (BOI) offers regularly scheduled flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to 21 major central and western markets in the nation. Emmett, Municipal Airport is a City-operated airport offering services for private and charter aircraft.

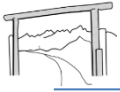


Gem County is a rural, agricultural county located to the north of the Treasure Valley. Established in 1915, it was named after Idaho's nickname: Gem State. Fur trappers worked the area from 1818 with prospectors and miners traversing through in 1862 heading for gold mining in Idaho City. Irrigation 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.





PROPERTY DESCRIPTION

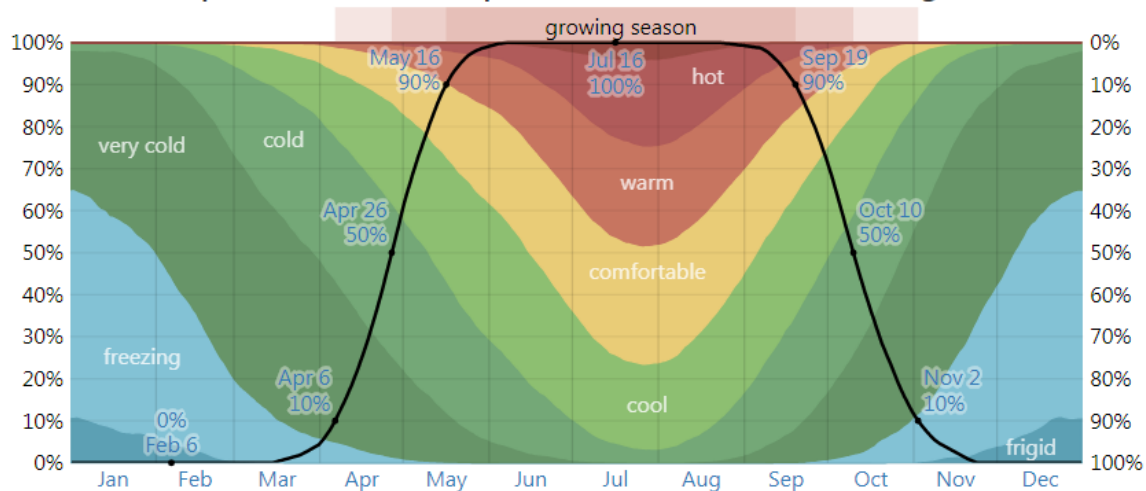
The Brogan Road Farm offering is for irrigated cropland, a 4-bedroom home with beautiful yard with a detached 2-car garage and an older milking barn, plus equipment barn and two silage pits. The main home is a 4-bed (or 3-bed and office), 2.5 bath home of almost 2,000± square feet with a nice all-purpose or family room and a great wrap-around deck. In addition, there is year-round live water canal on the north side of the property.



ACREAGE, WATER RIGHTS & SOILS

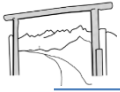
The **BROGAN FARM** sits in Gem County with a growing season running upwards of 170 days and summer weather starting in late April or early May ending in October.

Time Spent in Various Temperature Bands and the Growing Season



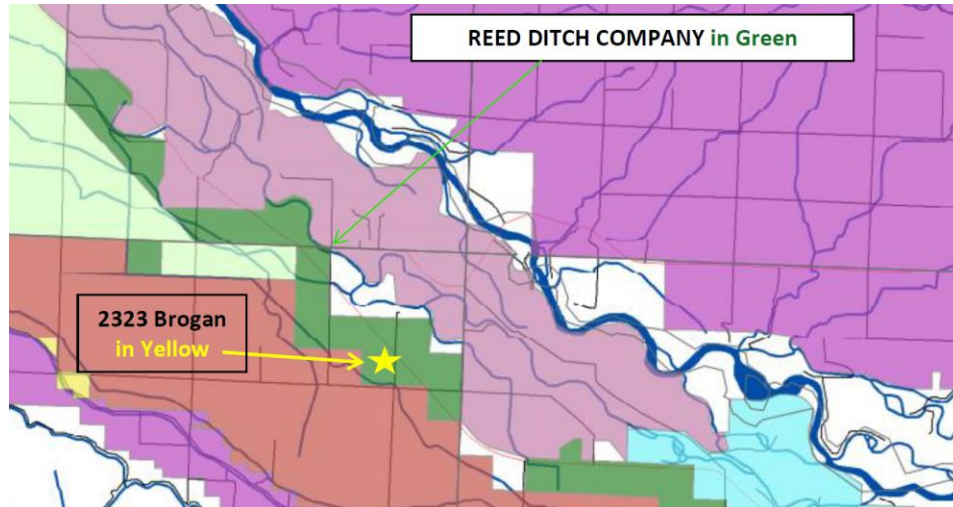
The land is level, which is great for irrigation. The irrigated fields have grown both alfalfa hay and corn in years past. One half of the irrigated is being rested this year with the other half in alfalfa.

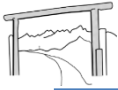




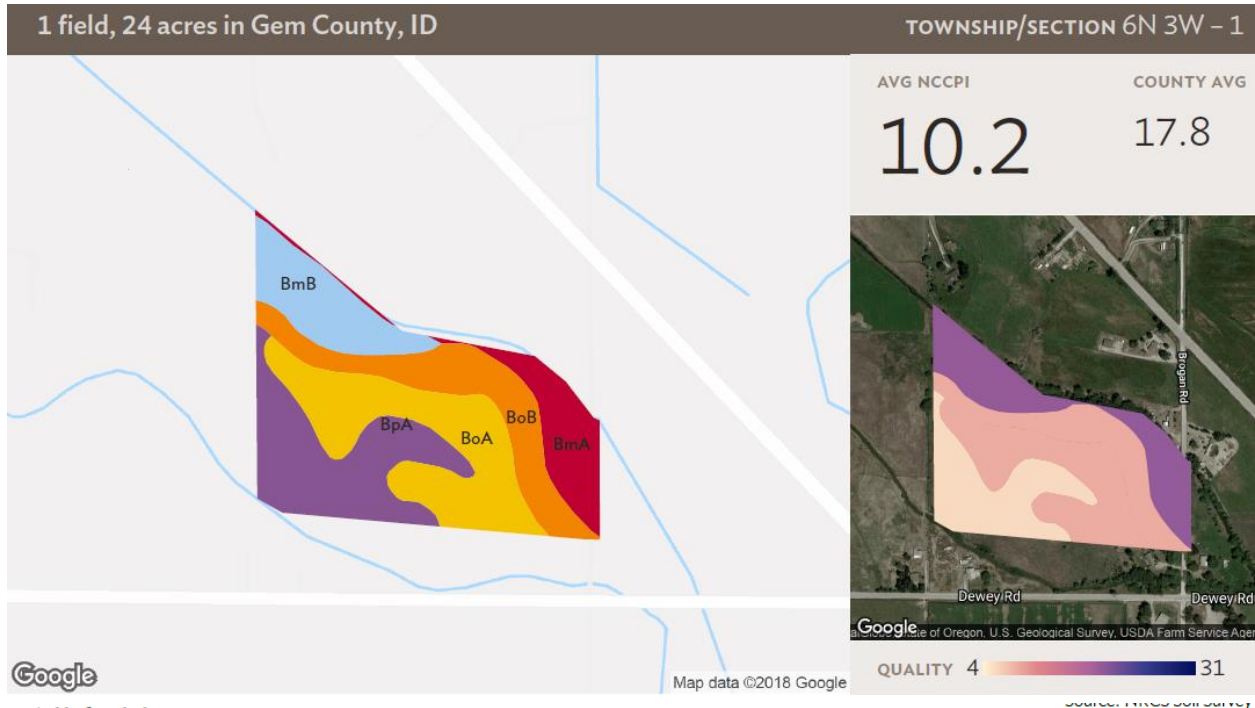
BROGAN FARM

The irrigation water rights are for 25 shares as a stockholder in the Reed Ditch Company. 25 shares equates to 25 miner's inches or 25 acre-feet of water. The annual cost for water is \$350.00 with a \$100 fee to transfer to new buyer. There is "Domestic" water right 65-5484 for the well providing water to the home & yard (0.5 acres for gardening). The diversion rate is 0.04cfs (or 1.2 AFA) priority date 4/1945. Being prior to 1987, there are no records of the well depth, static level, or volume/flow rate.





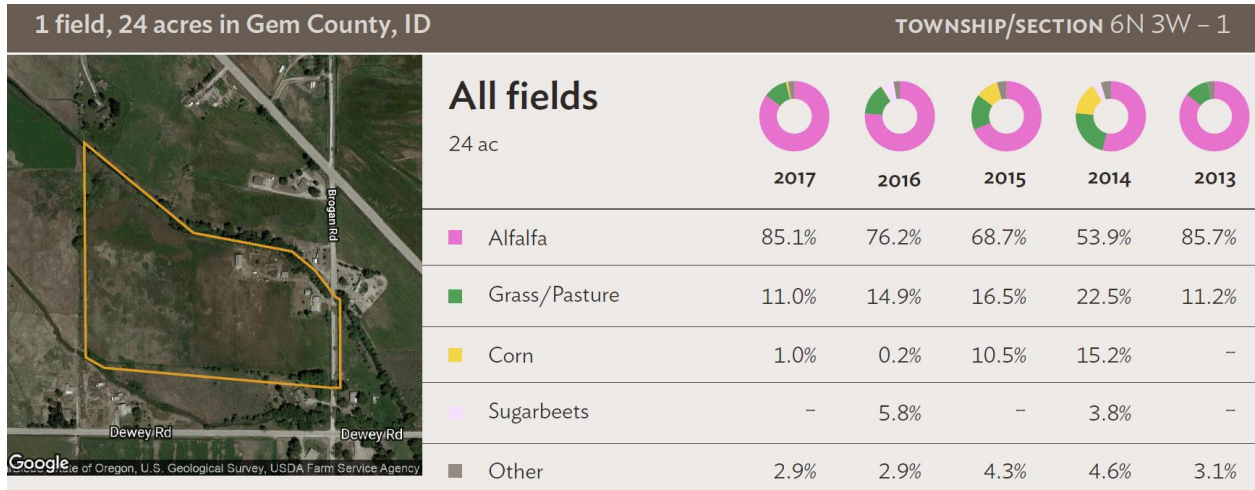
The soils are mostly Bramwell & Bowman silty loams, excellent for crops.



All fields

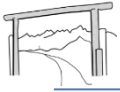
24 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ BoA	Bramwell silt loam, 0 to 1 percent slopes	6.91	29.2%	6	8.3
■ BpA	Bramwell silt loam, strongly saline-alkali, 0 to 1 percent slopes	6.10	25.8%	6	5.4
■ BoB	Bramwell silt loam, 1 to 3 percent slopes	4.67	19.8%	6	8.3
■ BmB	Bowman silt loam, 1 to 3 percent slopes	3.43	14.5%	4	18.9
■ BmA	Bowman silt loam, 0 to 1 percent slopes	2.55	10.8%	4	19.0



The chart above shows an estimate of recent year's crop production.

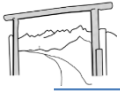




OPERATIONS

The Brogan Farm is well suited to both growing either hay (alfalfa or grass hay) or crops such as corn and running livestock year-round. The current owner has his livestock on other properties, so it has been without livestock for a period. However, with year-round water on the north side it is ideally suited for someone wanting both livestock and crops. There are two silage pits, which could be very handy for composting. The property is zoned A2 – Rural Transitional Agriculture





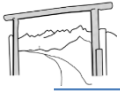
BROGAN FARM



OIL & GAS LEASE

The Brogan Farm has in place an oil & gas lease that would yield income to the owner if the Energy Company (Trendwell Energy Corp of Rockford MI) were successful in a commercially-feasible drilling. The seller will convey all interests held to the buyer at close of escrow. (Copy of the lease is available).





IMPROVEMENTS

The Brogan Road Farm home is a 4-bedroom, 3-baths and is approximately 1,846[±] square feet, built originally in 1937 and remodeled with a Boise Cascade addition in the mid-1970's. The Living room is 20'x14'; Dining: 11.3'x13.5'; Kitchen 11'x12'; Family: 13.5'x25.5'; Master bed: 11'x11'; Bed 1: 9.4'x10.10'; Bed 2: 10.5'x10.10'; Bed 3 or office: 13'x13.3'; Barn: 51'x28.6'; Milk parlor: 30.8'x28'; Garage: 22.6'x23' Garage has concrete floor. Front decking is 34 feet x 10 feet.



LIVING ROOM



KITCHEN

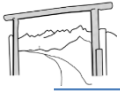


FAMILY ROOM



KITCHEN





BROGAN FARM



FAMILY ROOM



MASTER BEDROOM



BEDROOM #1



MASTER BEDROOM VIEW OVER LAND

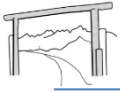


BEDROOM #2



BEDROOM #4 OR OFFICE

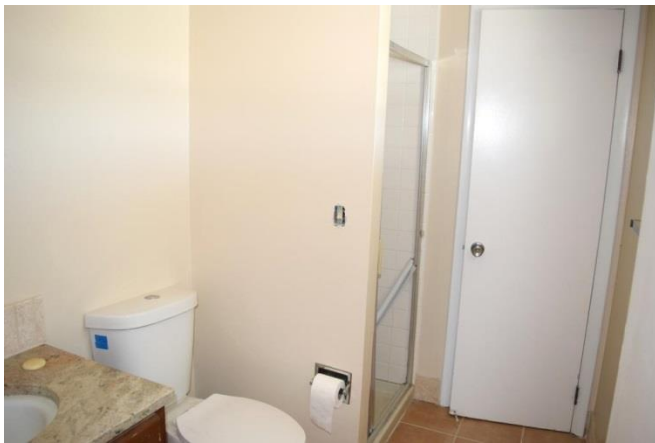




MASTER BATH



HALF BATH & LAUNDRY

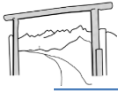


LAUNDRY



PANTRY OFF KITCHEN

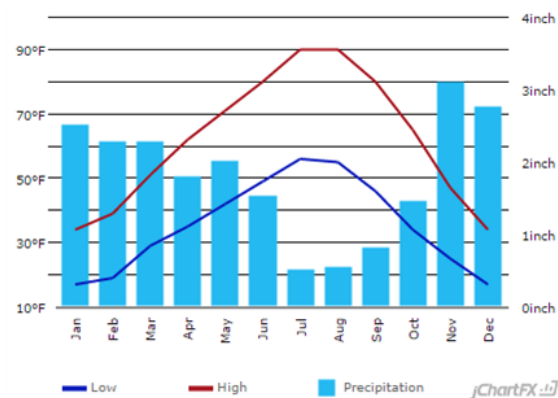




CLIMATE

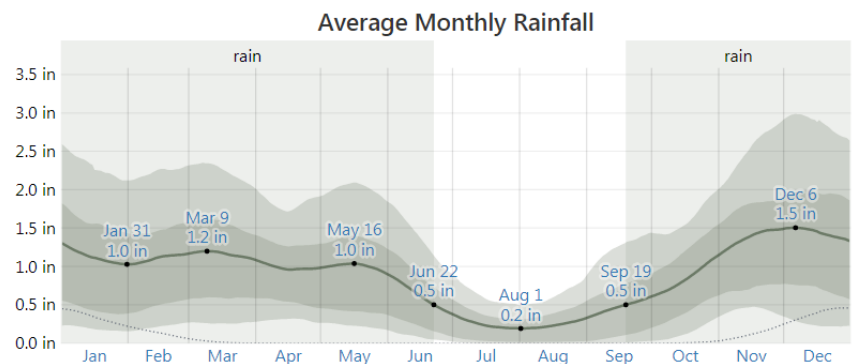
This southwest region of Idaho enjoys a true, four-season climate. The Brogan Road Farm is in the Payette River drainage, which is a transitional location from the arid high desert south of the Snake River and the wetter, snowier and colder conditions experienced deeper in the mountainous areas of the state.

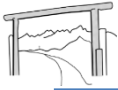
The climate in the mountain valleys is moderate, yet with a range that will climb above 100 degrees in summer and can drop below zero in winter. The average growing season is approximately 170 days in Gem County and precipitation averages from 10 inches at the westerly-most side of the county up to 22 inches in the mountain areas.



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

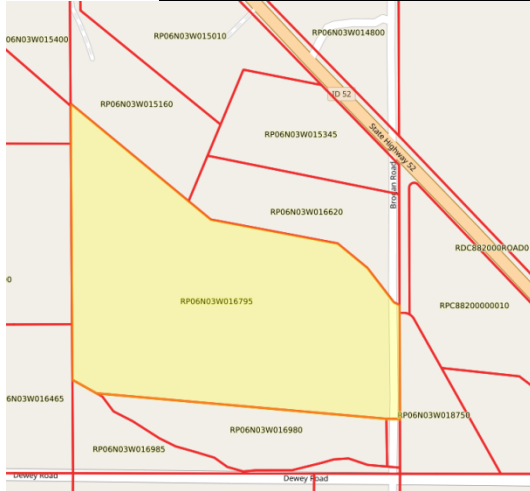
Snowfall can vary in this area from not much at all to heavy (like 2016/17), but every bit is welcomed to recharge the aquifer, the soil and the streams. Average standing snow may accumulate for a month or so at a time, so is not a big issue. Most snowfalls open up within a few days.



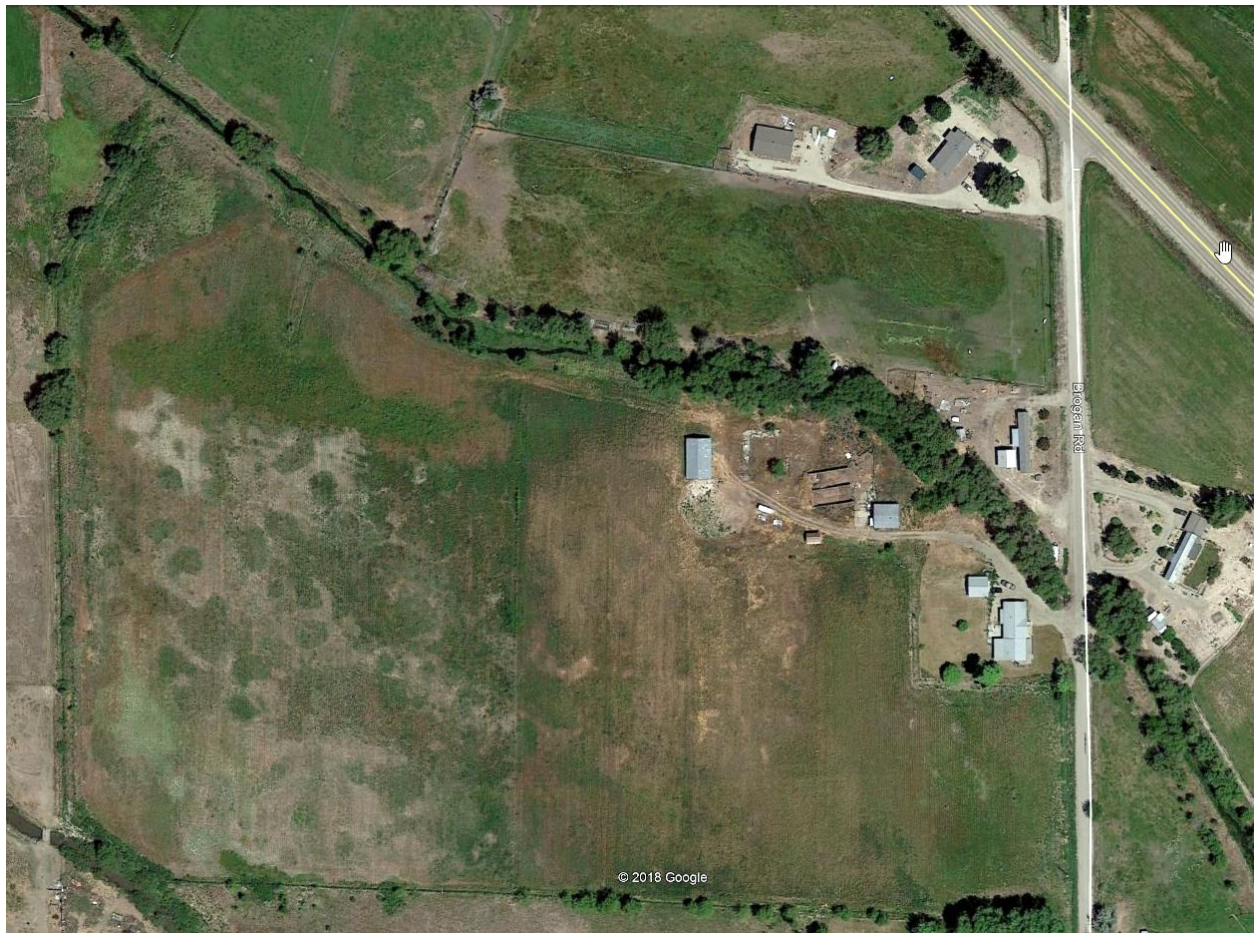


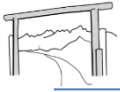
PROPERTY ACREAGE & TAXES

Assessor's Parcel No.	Acres	2017 Taxes	Legal
RP06N03W016795	24.68	1,435.76	06N 03W SEC 01 e1/2 sw -15,16,17,18,21,22 Lyng S Hwy-t33
Total Acres		\$ 1,435.76	for 2017



RANCH AERIAL PHOTOS & MAPS

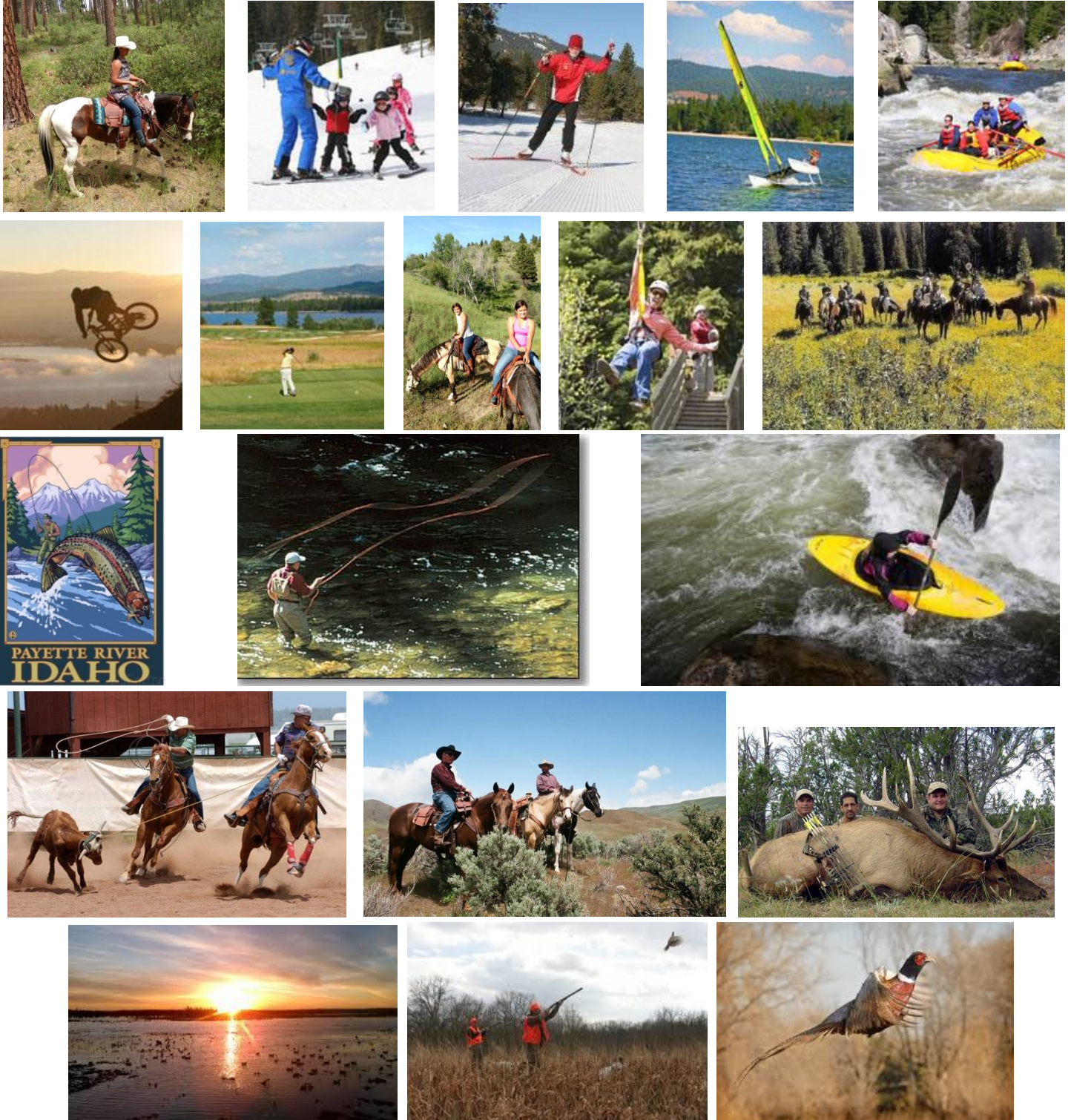


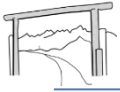


RECREATIONAL ATTRIBUTES

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 Brogan Farm is a nice complement of ag land and lifestyle. It offers the best of two worlds: a country lifestyle with rural neighbors to befriend, while the other realizes the benefits of reasonable access to city amenities. Only 40 minutes to the Boise Valley, it is easily accessible, yet private and remote enough for those longing for a simpler lifestyle. In a valley of wonderful ranching families, this is an incredible opportunity for someone looking for a place to enjoy family, friends & livestock.

PRICE

\$ 495,000 cash to seller

Contact:

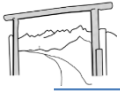
Lon Lundberg, CLB, ABR, CCM

Land, Farm & Ranch Brokerage since 1995



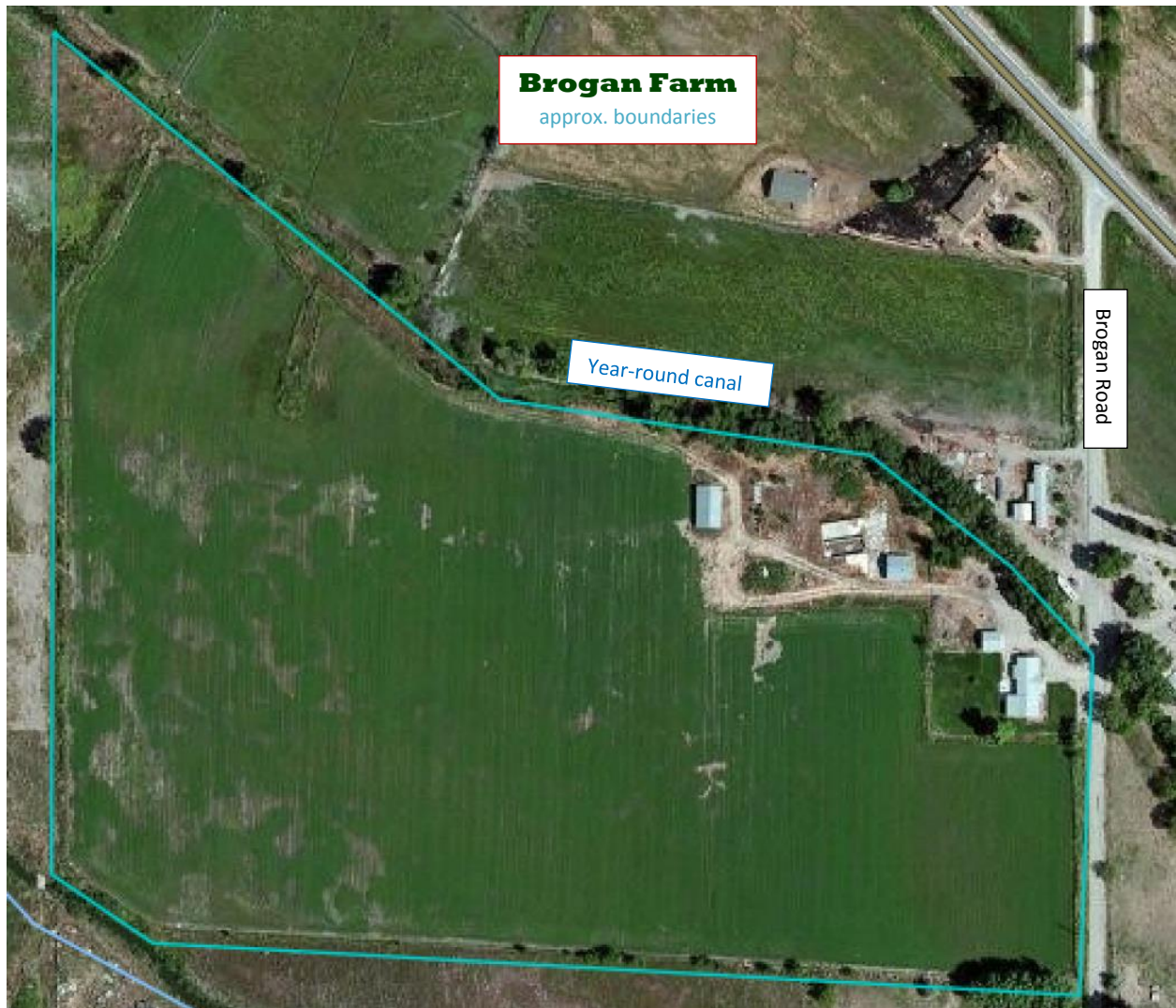
GATEWAY
Realty Advisors

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. Please do not drive on property.



MAPS

TOTAL: 24.6± DEEDED ACRES



Note: Blue lines are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2018

Disclosures:

Adams County Noxious Weed Control – Noxious Weeds –

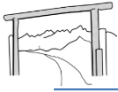
Control and managing Idaho's 56 noxious weed species requires an understanding of the problem, and that begins with detection and identification of noxious weeds. More information can be obtained at:

<http://co.adams.id.us/community-resources/weed-control/>

Booklets are available with information about the 56 noxious weeds in Idaho, University of Idaho – Extension Office. The spread of noxious weeds in Idaho may signal the decline of entire ecological watersheds. They severely impact the beauty and create widespread economic losses. Noxious weeds are huge problems for our urban as well as rural areas, and for private, state, and federal lands. 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.





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."

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/>

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):

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

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

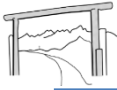
If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

- 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.

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 _____

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

