

COLD SPRINGS RANCH

Picturesque, Recreational Ranchland overlooking Indian Valley, Idaho

EXECUTIVE SUMMARY

The **COLD SPRINGS RANCH** is a beautiful small ranch offering an ideal year-round home site, or as a base for a great horse and/or cattle outfit. Great spot to leg up young colts and calves. It affords a great lifestyle in the mountains with verdant wild, native grasses and clear, cold spring water. Offering beautiful scenery and many developed & undeveloped springs, the **199.5[±] acre** Cold Springs Ranch is nestled in the hills above Indian Valley in southern Adams County, equidistant between Council & Cambridge, Idaho – each 11 miles away. The fertile, lush native pastures and mountain grasses that provide spring-to-fall grazing makes for great livestock country. Also evident is that this county is a sportsman's paradise with magnificent mule deer, elk, black bear, turkey, pheasant, upland bird and trout. It would be a great place to call home.



EXCLUSIVELY REPRESENTED BY:

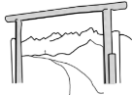
Lon Lundberg, CLB, ABR, CCIM

Land, Farm & Ranch Brokerage since 1995

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



lon@gatewayra.com

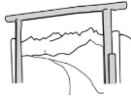


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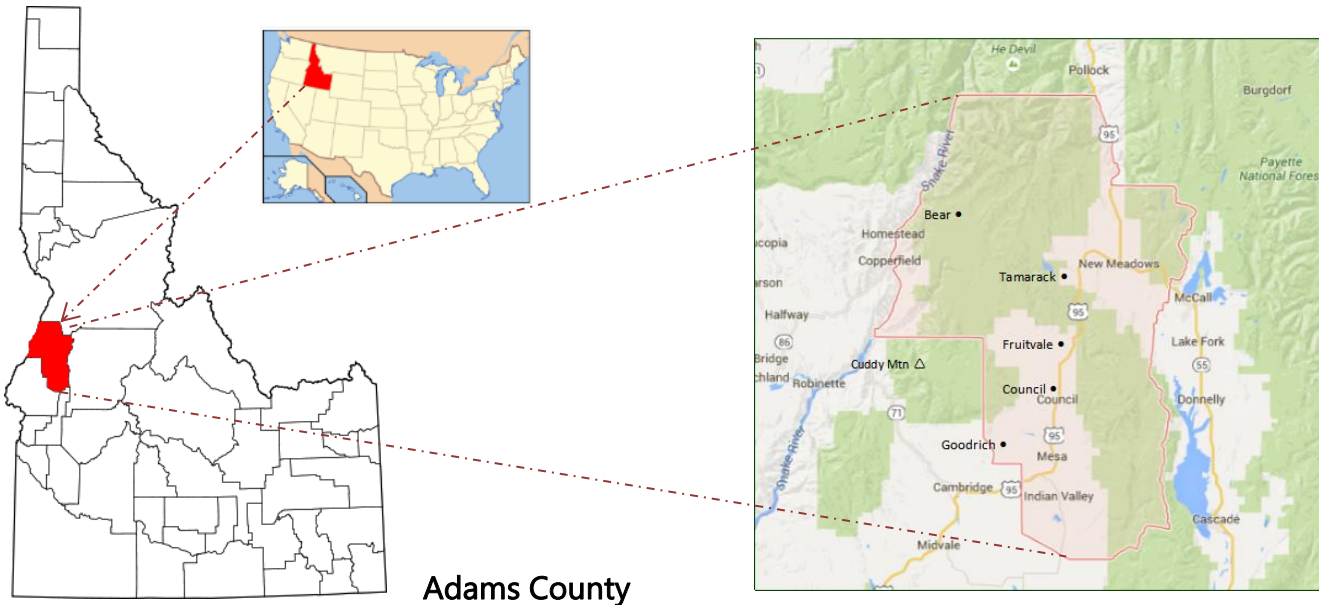
The views in every direction are spectacular!





LOCATION

The Cold Springs Ranch starts at an elevation of 3000 feet above sea level with the high point rising to over 3200 feet. The ranch sits just above the restaurant & general store at Indian Valley on the south side of the Mesa plateau. Weiser is 40 miles south, Ontario, OR 60 miles and the Boise/Treasure Valley is 100+ miles south with full retail, medical & entertainment services and 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. Boise, Council and Weiser offer municipal airport services for private and charter aircraft.



Adams County

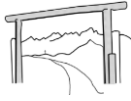
Adams County is served by U.S. Highways 55 and 95; Hwy 95 coming from the south via Weiser, running through Council and New Meadows to Riggins and points north and Hwy 55 coming from the east thru McCall, ID. The county covers an area of 1376 square miles with a significant portion being U.S. Forest Service and State of Idaho lands. In the early 20th century, Mesa was home to the Mesa Orchards Company which was best



known for its apple production. To combat the naturally dry area, a seven-mile-long wooden flume was constructed to transport water from the Middle Fork of the Weiser River. The final irrigation system was completed in 1911. In 1920, a tramway was built to convey fruit over three miles north to the railroad. The company changed ownership due to debt in 1936. After 63 days of below zero temperatures in the winter of 1949, many of the fruit trees produced poorly and were eventually cleared for pasture. Today, the area is home to private residences, range, and pasture.

This is also 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. County population: near 4,000.





PROPERTY DESCRIPTION & AREA

The Cold Springs Ranch sits in a mountain valley bordered by Cuddy & Hitt Mountains to the west and Council & West Mountains to the east. The Salubria Valley (also known as the Weiser River Valley) was first settled in the early 1860's when President Lincoln was in office and has been great farming and cattle ranching country ever since. The landscape below the ranch offers vistas of lush green center pivots putting up hay and providing forage for livestock. Cambridge (in Washington County) offering many services has a population of over 300 persons and Council (County seat for Adams County) has a population nearing 900.

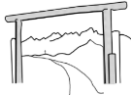


View looking due southwest toward the Salubria Valley...



View looking due south over Indian Valley...





ACREAGE, WATER, SOILS & OPERATIONS

The Cold Springs Ranch contains 199.5± deeded acres in two legal parcels (119.76 & 79.74 acres).

The spring water is one of the significant attributes of the Cold Springs Ranch, from whence the name is derived. The sellers had the water tested for the

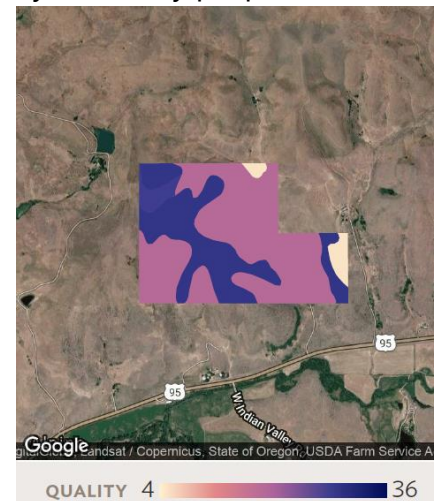
Cold Springs Ranch Water Rights							
Use	WR #	Location	Diversion Rate	Decreed Date	From	To	Source
Domestic	67-13908	Sec 29	0.02 cfs	6/1/54	1/1	12/31	well
Stockwater	67-13908	Sec 29	.004 cfs	6/1/54	1/1	12/31	springs

possibility of bottling fresh spring water, which tested exceptionally clear and suitable for bottling. However, they did not pursue that avenue. None-the-less, the dozen or so springs provide a wonderful source of clear water; five of which have been developed for stock water.

There is a domestic well drilled in 1991 for the residence & yard, which produces five (5) gallons per minute with static water at 20 feet and total depth of 110 feet. A quick study of nearby properties shows that most neighboring wells actually produce quite a bit more than this ranch well, which run from 15 gpm to 300 gpm. There is a home site, which already has power, domestic well and a septic system & field.

SOILS

Ranch soils are predominantly Brownlee sandy loams (93%). The adjacent soils map shows in purple the highest quality soils. The full soils report is available from listing broker by request.

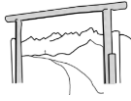


OPERATIONS

With the good ground water, the Cold Springs Ranch has good grass production of native grasses. Seller ran 25 cow-calf pair plus a bunch of horses year-round since the early 90's, but he bought all his hay to feed thru the winter. Evidently, the altitude, quality soils & good grass bring out the best.

[AU calculations using: cow+calf=1au, bull or horse=1.25 au, yearling=0.85au]





PROPERTY ACREAGE & TAXES

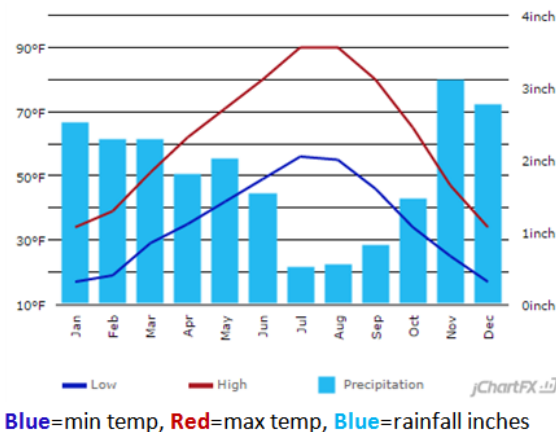
According to Adams Co. Planning & Zoning the parcels are eligible for two (2) residential permits (or two residences). Property taxes for 2018 were \$323.92 (see chart).

Cold Springs Ranch, Cambridge, ID		
Parcel	Acres	2018 Tax
15N01W294801	79.74	39.88
15N01W297802	119.76	284.04
Totals	199.5	\$323.92



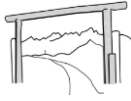
CLIMATE

This central-west region of Idaho enjoys a true, four-season climate. The Cold Springs Ranch is in the foothills between the Cuddy & West Mountain Ranges, which feed 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.



The climate in the mountain valleys is moderate, yet with a range that will climb above 90 degrees in summer and drops 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 11 miles away and sits at near the same elevation.

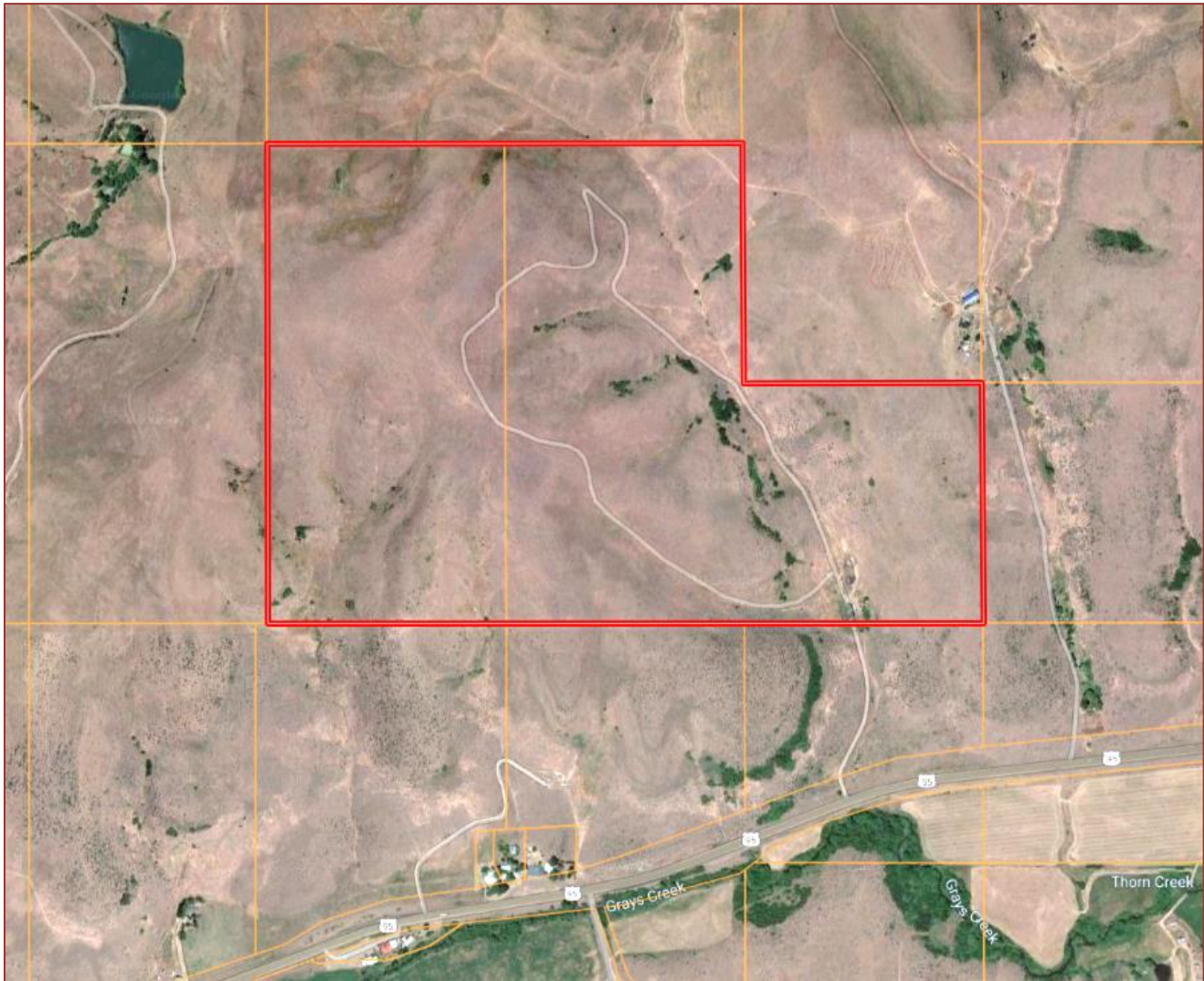


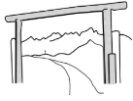


COLD SPRINGS RANCH

Snowfall can vary from very heavy in this area (like 2016/17) 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 in the mountains, but not down in the valley bottoms.

RANCH AERIAL PHOTOS & MAPS

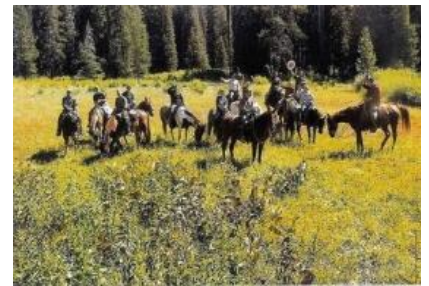


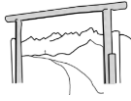


RECREATIONAL ATTRIBUTES

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...





COLD SPRINGS RANCH



BROKER'S COMMENT

Cold Springs Ranch is a gorgeous foothills ranch in a picturesque setting overlooking in the beautiful Weiser River/Salubria Valley offering wonderful views over Indian Valley. It can offer the best of two worlds: a location for a country residence or fantastic western, recreation getaway, while realizing the benefits of reasonable access to city amenities. Only two hours 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, recreation and farming history. This is an incredible opportunity in an area where property of this quality and features can be hard to find. Come see it soon.

PRICE

\$ 450,000 cash

Subject to conducting an IRC §1031 exchange



GATEWAY
Realty Advisors

Contact:

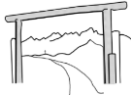
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Land, Farm & Ranch Brokerage since 1995



For info or to schedule a tour contact: Lon Lundberg 208.939.0000 or 208.559.2120 lon@gatewayra.com

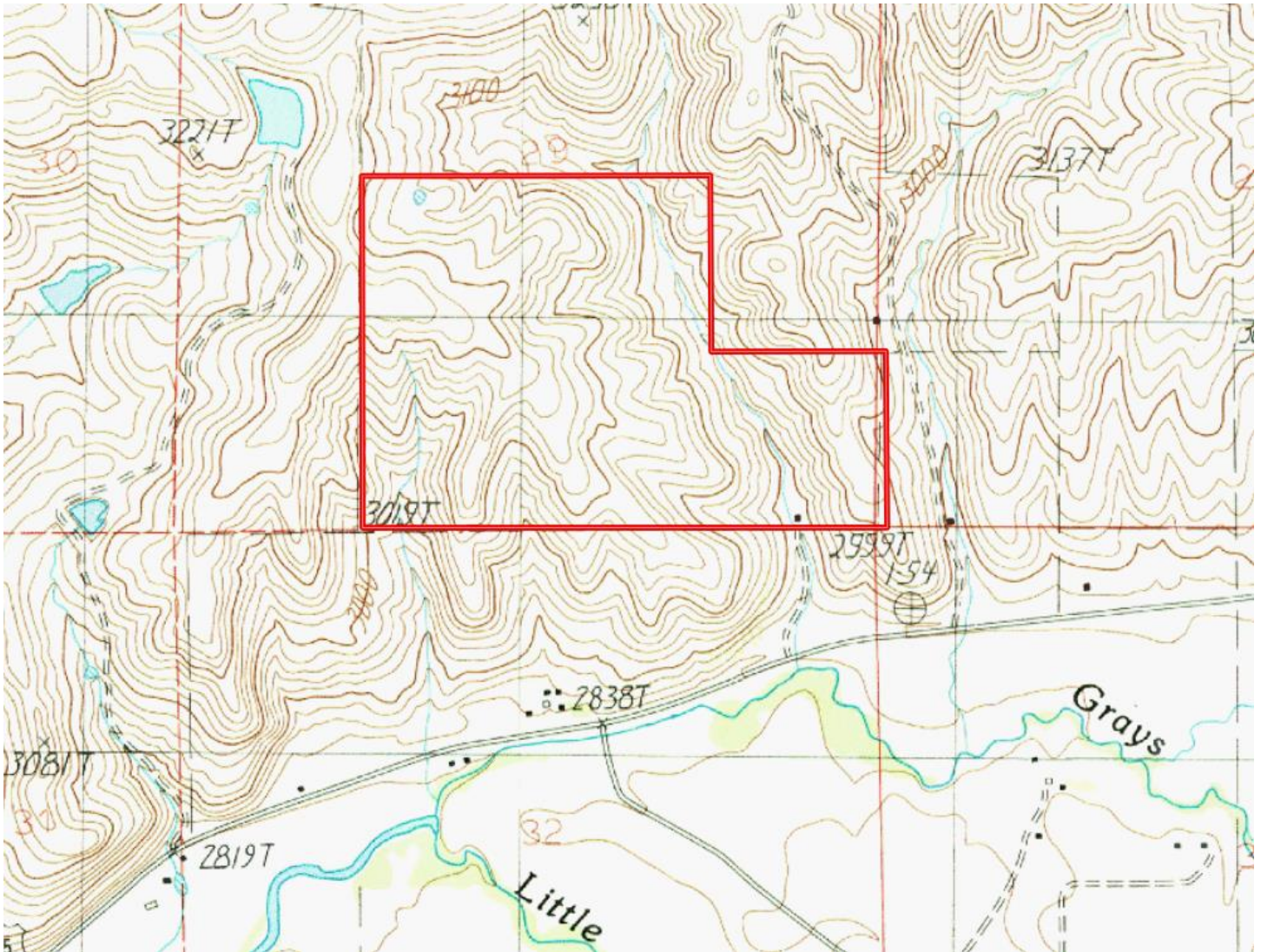
Listing Broker must be present on all showings. Please do not drive on property.



COLD SPRINGS RANCH

TOPO MAP

TOTAL: 199.5± DEEDED ACRES

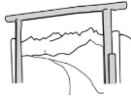


NOTE: The ponds on the neighboring properties. Note: **Red lines** are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2019



location of water rights filed





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/>

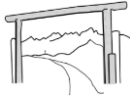
Radon levels: Idaho land is subject to radon presence, which is found in every county in some rocks and soils. Radonidaho.org

Residences allowed: Idaho Counties each determine their own planning policies with regard to number of residences allowed on a parcel. Please check with each property's county authority.

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.

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, 2018

Right Now You Are a Customer

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

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

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose "adverse material facts" which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

- Be available to receive and present written offers and counter-offers to you or from you.

You May Become a Client

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

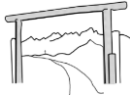
Important Notice:
Never wire money without double-checking that the wiring instructions are correct. Cyber criminals are hacking email accounts and sending fake wiring instructions. Always independently confirm wiring instructions in person or via a telephone call TO a trusted and verified phone number.

- 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, Eagle, ID** Phone: 208-939-0000

RECEIPT ACKNOWLEDGED

Rev 07/01/18

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 _____

