

KEYHOLE NORTH RANCH & GRAZING ALLOTMENTS



KEYHOLE NORTH RANCH

Productive Grazing & Recreational Ranchland with National Forest & BLM permits

EXECUTIVE SUMMARY

The **KEYHOLE NORTH RANCH** offers expansive grasslands for livestock grazing and big game hunting that includes 5,795± deeded acres, and an approximate 44,000-acre national forest grazing permit and another 6,000± acre BLM grazing allotment. Historically, 755 cow-calf pair have grazed from early April into mid-December. The Ranch extends from the tops of West Mountain into Indian Valley in southern Adams County. Uniquely, the USFS grazing permit on Indian Mountain to West Mountain in the Indian Mountain Cattle Association is considered some of the best pasture grazing in southern Idaho. Also evident is that this county is a sportsman's paradise with Rocky Mtn Elk, magnificent mule deer, antelope, bear, wolf, turkey, pheasant, upland bird and trout.



EXCLUSIVELY REPRESENTED BY:

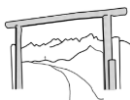
Lon Lundberg, CLB, ABR, CCIM

Land, Farm & Ranch Brokerage since 1995

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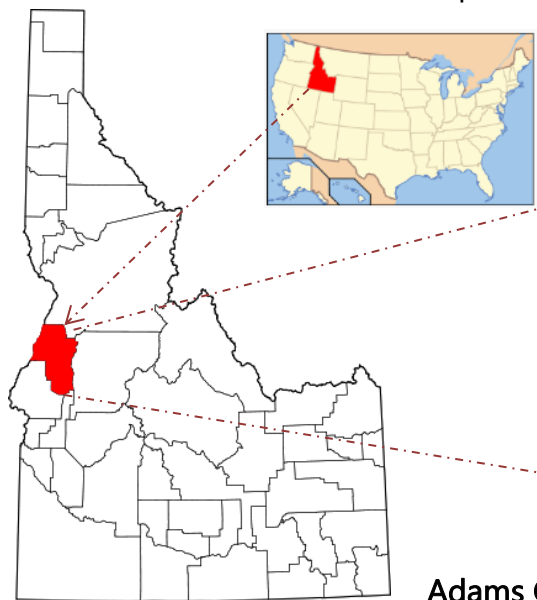
lon@gatewayra.com



KEYHOLE NORTH RANCH

LOCATION

The Keyhole North Ranch deeded land starts at an elevation below 3300 feet above sea level with the high point rising to 5515 feet. The highest spot sits atop Indian Mountain above the Little Weiser River drainage before it enters Indian Valley. The little community of Indian Valley is approximately 15 miles to the north. Cambridge or Council, ID are equidistant at 26 miles. Weiser is 55 miles south, and the Boise/Treasure Valley is 130+ 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

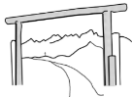


Adams County is served by U.S. Highways 55 and 95; Hwy 95 coming from the south via Weiser, running through Council and New Meadows to Riggins and points north and Hwy 55 coming from the east thru McCall, ID. The county covers an area of 1376 square miles with a significant portion being U.S. Forest 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.



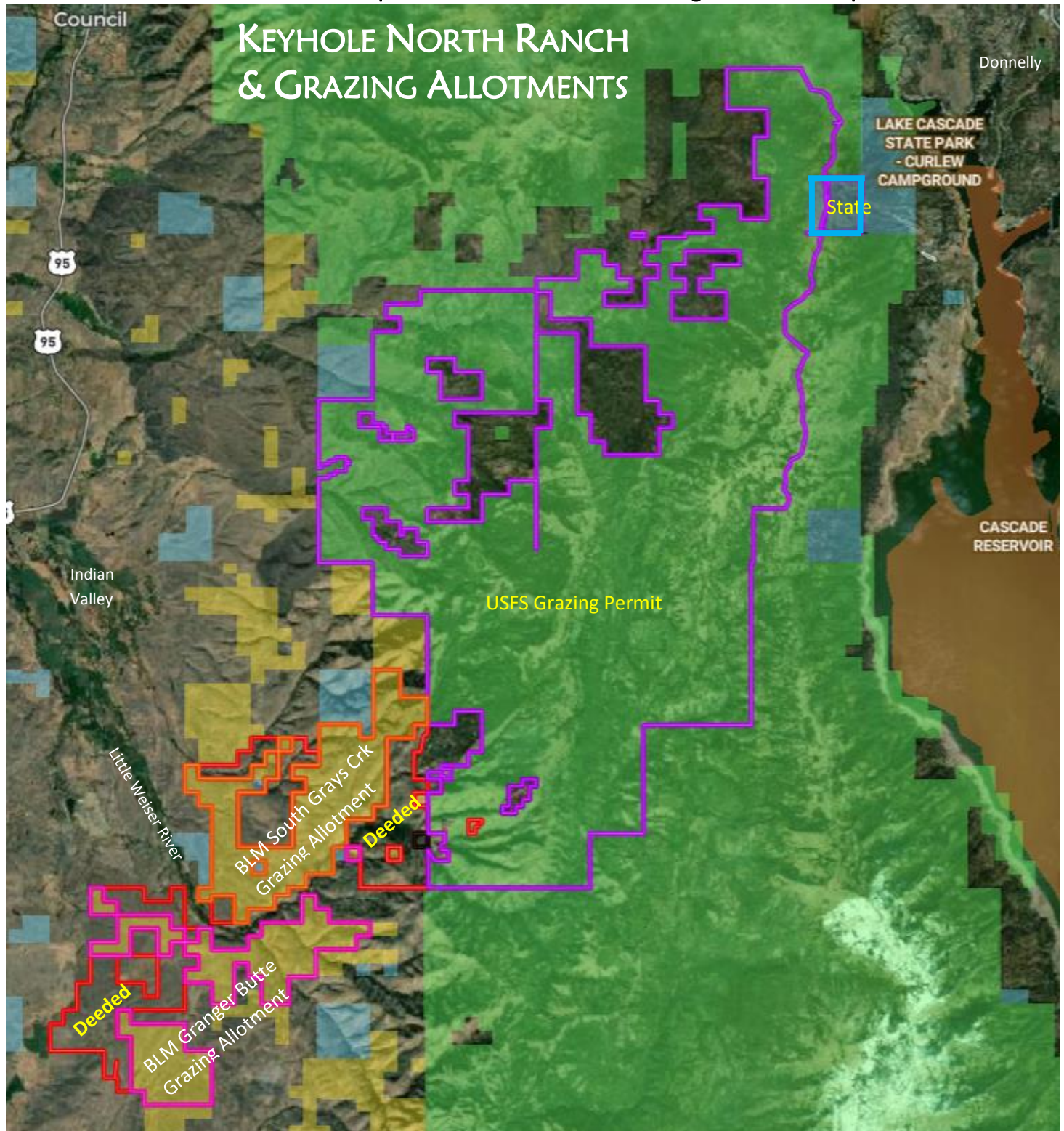
The company changed ownership due to debt in 1936. After 63 days of below zero temperatures in the winter of 1949, many of the fruit trees produced poorly and were eventually cleared for pasture. Today, the area is home to private residences, range, cattle pastures and great elk and mule deer hunting, not to forget Trout fishing in the rivers!





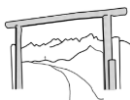
KEYHOLE NORTH RANCH

Deeded Ground, plus State, BLM & USFS Grazing Allotment Map



Aerial map showing **deeded property boundaries (red)**, BLM grazing allotment (**pink & orange**) and US Forest Service grazing permit (**purple**) and the State Section in **blue** (not a part of this offering, but lease to be available directly from IDL in future).





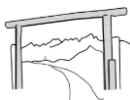
KEYHOLE NORTH RANCH

OPERATIONS & GRAZING ALLOTMENTS

One of the strongest attributes of the Keyhole North Ranch is the quality of the grass and the grazing; both on the deeded ground in springtime & fall and the U.S. Forest Service & Bureau of Land Management and State section grazing allotments. The USFS allotment is through the Indian Mountain Cattle Association ascribed to the Keyhole Ranch. This offering is for 2906 aums.

| Keyhole Ranch North - BLM Allotments | | | | | | | | |
|--|------------------------------|-----------|--------|----------------|--------|---------|--------|--------|
| Branch Keyhole Ranch, Inc. | | | | | | | | |
| Alottment number | Pasture | Livestock | | Grazing Period | | | Type | AUMs |
| | | Number | Kind | Begin | End | % Pl | Use | |
| # 00041 | Granger Butte | 330 | cattle | 10-Apr | 20-Jun | 26 | Active | 231 |
| # 00041 | Granger Butte | 413 | cattle | 15-Oct | 10-Dec | 26 | Active | 201 |
| # 00049 | So Gray's Crk | 420 | cattle | 1-May | 30-Jun | 68 | Active | 573 |
| # 00049 | So Gray's Crk | 30 | cattle | 10-Oct | 15-Oct | 68 | Active | 4 |
| # 00049 | So Gray's Crk | 185 | cattle | 16-Oct | 7-Dec | 68 | Active | 219 |
| # 00049 | So Gray's Crk | 59 | cattle | 1-May | 30-Jun | 68 | Active | 80 |
| TOTALS | | | | | | | | 1308 |
| Keyhole Ranch North - US Forest Service Grazing Allotments | | | | | | | | |
| Payette National Forest - Indian Mountain Association | | | | | | | | |
| Grazing | Livestock | | | Grazing Period | | Type | Mos | AUMs |
| Alottment | Number | Kind | Class | Begin | End | Use | | |
| Indian Mountain CA | 305 | cattle | c/c | 1-Jul | 15-Oct | grazing | 3.5 | 1067.5 |
| Weldon indiv permit | 100 | cattle | c/c | 1-Jul | 15-Oct | grazing | 3.5 | 350 |
| deeded land permit | 15 | cattle | c/c | 1-Jul | 15-Oct | grazing | 3.5 | 53 |
| TOTALS | 305 | | | | | | | 1470 |
| State of Idaho Department of Lands (IDL) | | | | | | | | |
| G500031 (expires 2031) | 128 | cattle | c/c | 1-Jan | 31-Dec | grazing | 12 | 128 |
| Grand Totals | Available with this offering | | | | | | | 2906 |
| Possible Additional US Forest Service Allotments may be added | | | | | | | | |
| Another family membe | 305 | cattle | c/c | 1-Jul | 15-Oct | grazing | 3.5 | 1068 |
| Note: These allotment units are NOT a part of this offering, but may be available separately from another family member. | | | | | | | | |
| State of Idaho Department of Lands (IDL) (coming up to be re-bid) | | | | | | | | |
| LU 500163 | 105 | cattle | c/c | 1-Jul | 15-Oct | grazing | 3.5 | 105 |
| Note: These allotment units are NOT a part of this offering, but may be available separately directly from Idaho Dept of Lands. The Ranch held this lease for over 50 years. IDL intends to re-establish a lease for 5-year periods for new tenant. | | | | | | | | |
| Maximum Possible Animal Unit Months (if all allotments could be attained) | | | | | | | | 4079 |
| Notice: Offering is subject to change, errors, omissions, withdrawal or prior sale without notice by owner. Information is presented as believed to be reliable, but not guaranteed or warranted for any level of accuracy by Broker, Owner or MLS. Information regarding water rights, carrying capacities, production, crop yields or capabilities, 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. GATEWAY REALTY ADVISORS ©2019 | | | | | | | | |



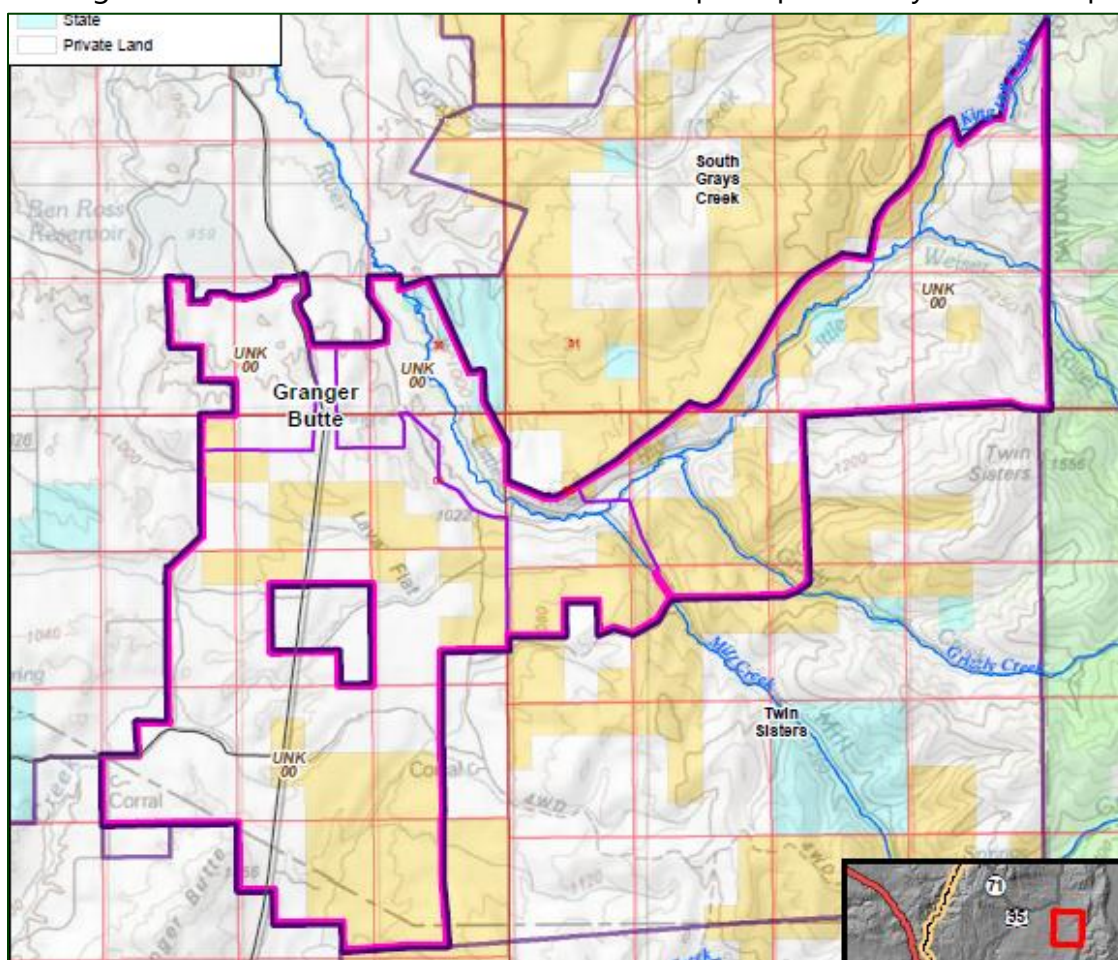


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GRANGER BUTTE – DEEDED & B.L.M. GRAZING ALLOTMENT

The owners have turned 755 cow-calf pairs with bulls onto deeded ground in April each year, which is grazed along with the BLM lands in the Granger Butte allotment. The Granger Butte is broken in two pastures, turning in on the lower unit in early April, then into the upper pasture mid-to-late May. The Granger Butte land has three (3) gravel pits located on it; one of which is considered top-quality with good basalt (but not permitted yet), suitable for sale/delivery to major municipalities.

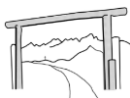
Granger Butte also has excellent springs developed on it; one of which is such clear and good water it was used for "moonshine" back in the days of Prohibition. Some springs have enough flow to fill a 1.5 inch pipe. In addition to excellent developed springs, the Granger unit has the Little Weiser River running through it, offering excellent water for livestock and wildlife, plus sport for fly-fishers & spin-casters.



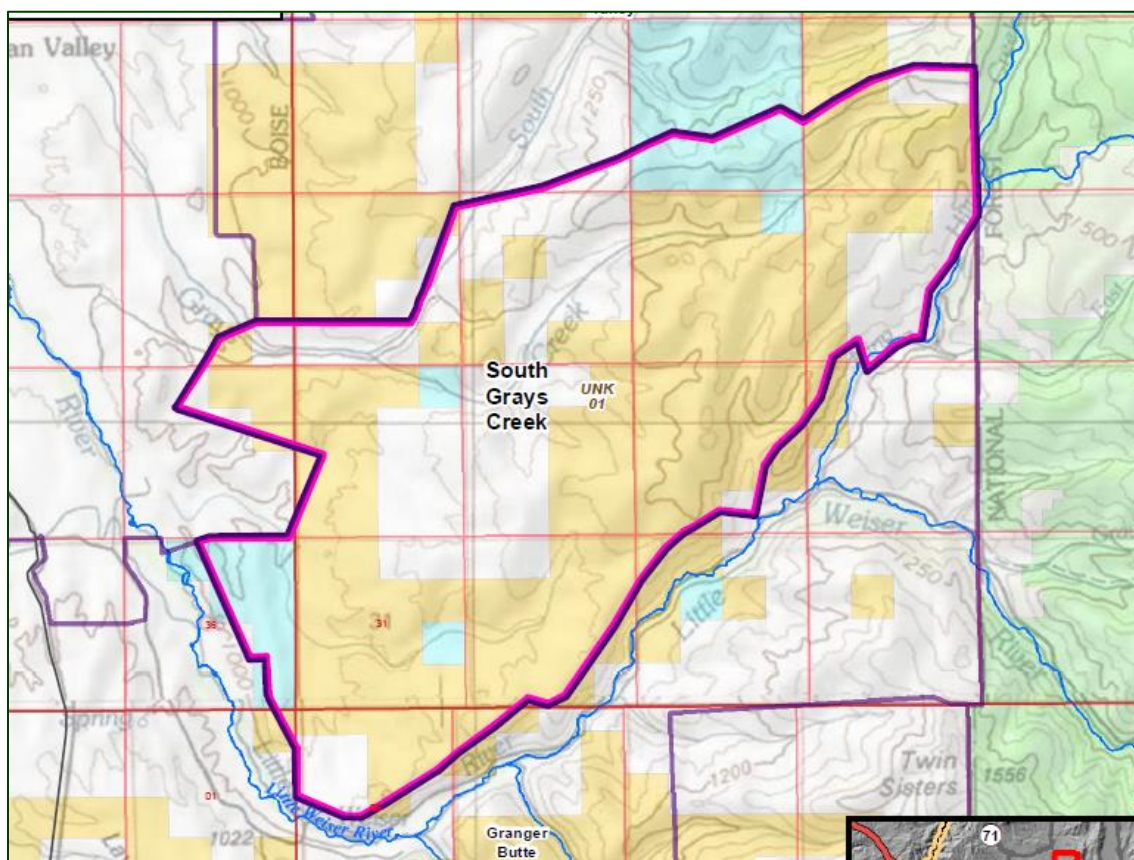
SOUTH GRAY'S CREEK – DEEDED GROUND & B.L.M. GRAZING ALLOTMENT

The South Gray's Creek is not unlike the Granger Butte in that it also has excellent developed springs, plus live water in South Gray's Creek itself (although, not a fishery). The South Gray's unit stretches from the Little Weiser River on the south to South Gray's Creek on the north. It has a set of corrals on the South Gray's Creek road. It also includes portions of two State sections within it (see map).





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SMITH RIDGE – DEEDED GROUND & USFS GRAZING ALLOTMENT & STATE LEASE

Cattle are trailed up into the upper deeded and Forest Service lands (Payette & Boise National Forests) to graze from July 1 through October 15 and then trailed back down for lower elevation grazing into December. Snow can hit the high country anytime once October hits. In addition, the Ranch has held a section lease with the State of Idaho Dep't. of Lands for over 45 years that is coming up for re-leasing* this coming spring that offers excellent grass for livestock. The permit was for 30 cow-calf pair for 3.5 months and is anticipated to remain the same for the next 5-year lease period. A State lease is within South Gray's, provides 128 aums expiring December 31, 2031. *(*If interested, ask broker for more details.)*

The current offering excludes 305 pair (USFS) for 3.5 months, which may become available to the buyer, and excludes the State lease* referred to herein (but buyer may be eligible to lease it).

The mountain ground includes a couple miles of the Little Weiser River running through it and has a set of corrals along the river. There are several locations for possible sites for an outfitter's lodge, a guest ranch, or other form of retreat, which might be an ideal utilization of this beautiful land to help augment the income stream. Between the big game hunting and horseback trails, the possibilities are numerous.

Springs have been developed in the forest, as well. In addition to the river, there is excellent water in all pastures, so cows get good utilization of the grass without needing to travel too far for water.





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The views in every direction are spectacular!



Aerial view over the Granger Butte range toward Indian Mountain & West Mountain (mid-November photo).





PROPERTY DESCRIPTION & AREA

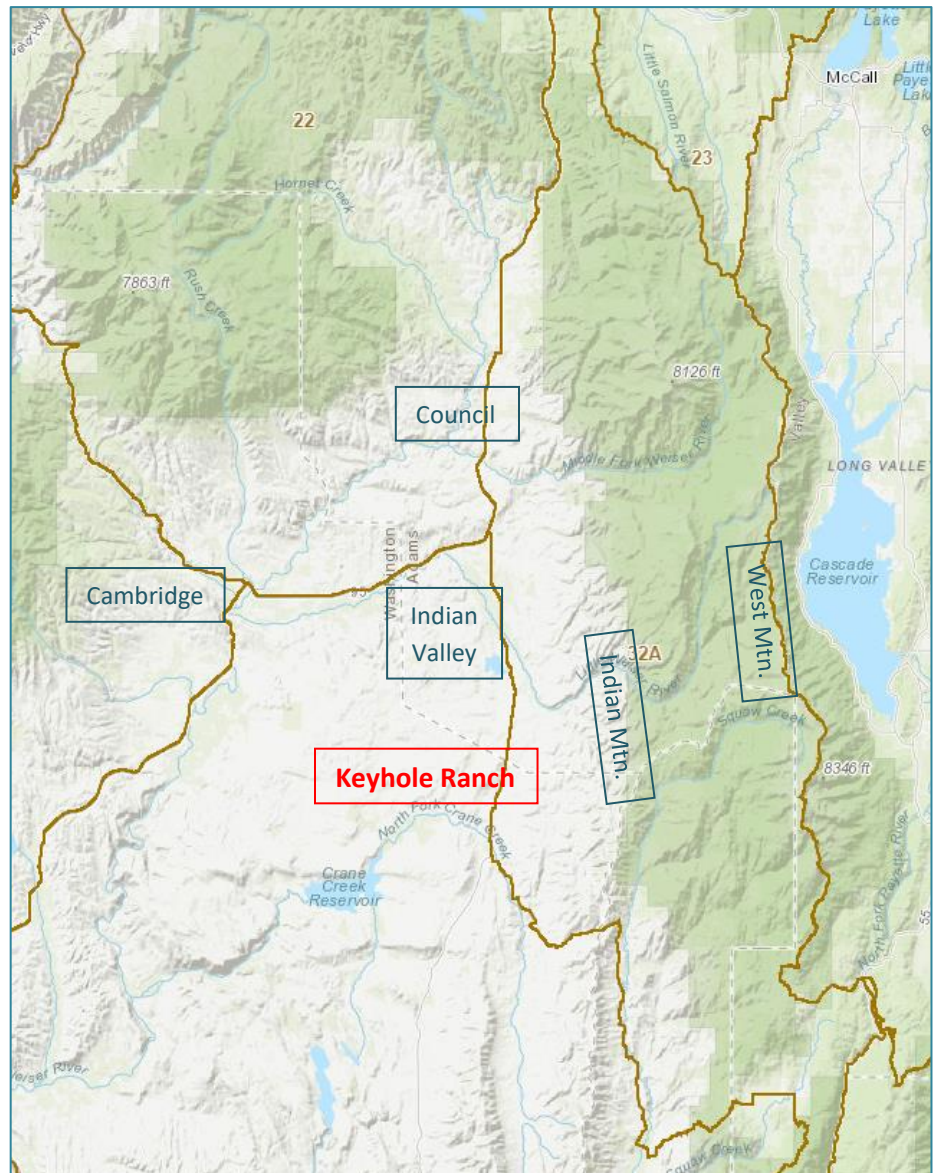
The Keyhole Ranch runs from the Indian Valley foothills range land (3300 feet elevation) to the tops of Indian Mountain & West Mountain (over 7900 feet elevation) overlooking Indian Valley, the valley of which is bordered by Cuddy & Hitt Mountains to the west and Council Mountain to the north. The Salubria 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 for many generations of families. 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.

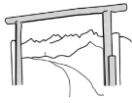
The Ranch offers good grasses and sage in the foothills native rangelands with various mountain grasses (like bluebunch) amongst the Ponderosa pine, Tamarack and Aspen of the forest service lands. The forest service lands receive visitors for many reasons; horseback riding, big game hunting, family camping along the Little Weiser River, 4-wheeling in ATV, side-by-side and Jeep-type rigs and snowmobiling in winter. Big Flat campground is just up the road a couple miles from the Ranch deeded ground, also along the Little Weiser River. Over the past Labor Day weekend there were two campers noticed.

HUNTING & FISHING

Keyhole North Ranch is located in Hunting Unit 32A (Weiser River zone), which takes in most all of West Mountain separating the Indian Valley from McCall, Cascade & the Long Valley.

The Weiser River zone is managed in three units (units 22, 32 & 32A). Generally, there are open seasons for in-state and out-of-state hunters and special draws for certain species and genders. Please consult the most current Idaho Department of Fish & Game





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website or catalog for the most up-to-date regulations and dates of hunts available.

The hunting afforded in this region is a veritable treasure trove: Rocky Mountain elk, mule deer, black bear, wolf, mountain lion/cougar, pronghorn antelope, pheasant, chukar, turkey, Bobwhite & California quail, Gray partridge, Sharptail, Mountain grouse, and even more.

Most notably, the elk and mule deer have been plentiful in this region and have been hunted from this property very successfully. The West Mountains separate the Indian Valley from the Cascade-McCall areas and the elk move back and forth readily.

There are ample fishing opportunities here, as well. Fly-fishing on the Little Weiser River and spin-cast fishing the local lakes and high mountain lakes provide excellent feed and sources of recreation.



WATER RESOURCES

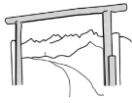


The Little Weiser River runs thru the ranch for almost two (2) miles, which is an outstanding resource. The property has good springs for livestock, which is another of the significant attributes of the Keyhole North Ranch.

GRANGER BUTTE

The ranch has many





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developed springs on the Granger Butte deeded and permitted lands. The Upper Granger unit has five (5) developed springs; 4 with Powder River tanks and 1 tractor tire. In addition, the ranch has developed five (5) reservoirs and two (2) spring-fed ponds on the Lower Granger unit, plus one (1) Powder River tank. There is one well producing 30-gallons per minute, powered by electricity, supplying four (4) tires.

SOUTH GRAY'S CREEK DEEDED & PERMITTED LANDS

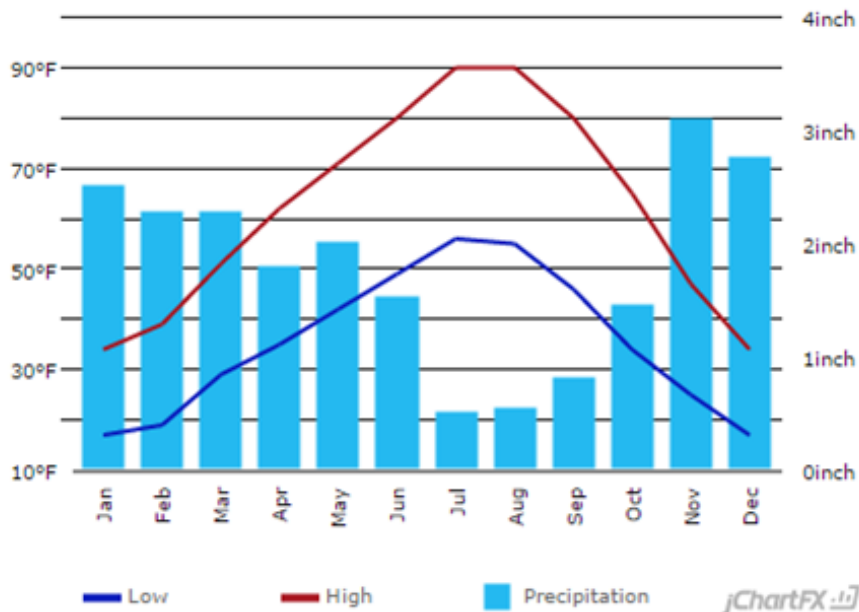
The South Gray's Creek unit has developed springs with two (2) Powder River tanks and two (2) ponds. The Dry Creek drainage has two (2) reservoirs; Big Deer Creek also has a very nice spring.

SMITH RIDGE DEEDED & FOREST SERVICE LANDS

The Smith Ridge parcels on Indian Mountain have three (3) developed springs with tractor tire storage. There are four (4) developed springs with tires on the forest permit and one just SW of the State section leased ground up on top of West Mountain. There is a spring south of the River and across from King Hill Creek that fills a 1.5-inch pipe with two (2) tires.

CLIMATE

This central-west region of Idaho enjoys a true, four-season climate. The Keyhole Ranch Elk Haven is atop Indian Mountain south of Cuddy Mountain and just west of the West Mountain Range, which feeds the Weiser River drainage. This is somewhat of a transitional location from the arid high desert south of the Snake River and the wetter, snowier and colder conditions experienced in the more easterly, mountainous areas of the state. However, one should expect good snow every winter in this region.

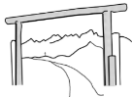


Blue=min temp, Red=max temp, Blue=rainfall inches

The climate in the mountain valleys is moderate, yet with a range that will climb above 90 degrees in summer and 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 26 miles north but sits at a lower elevation.

Snowfall can vary from very heavy in this area (like 2016/17) to milder some years, but every bit is

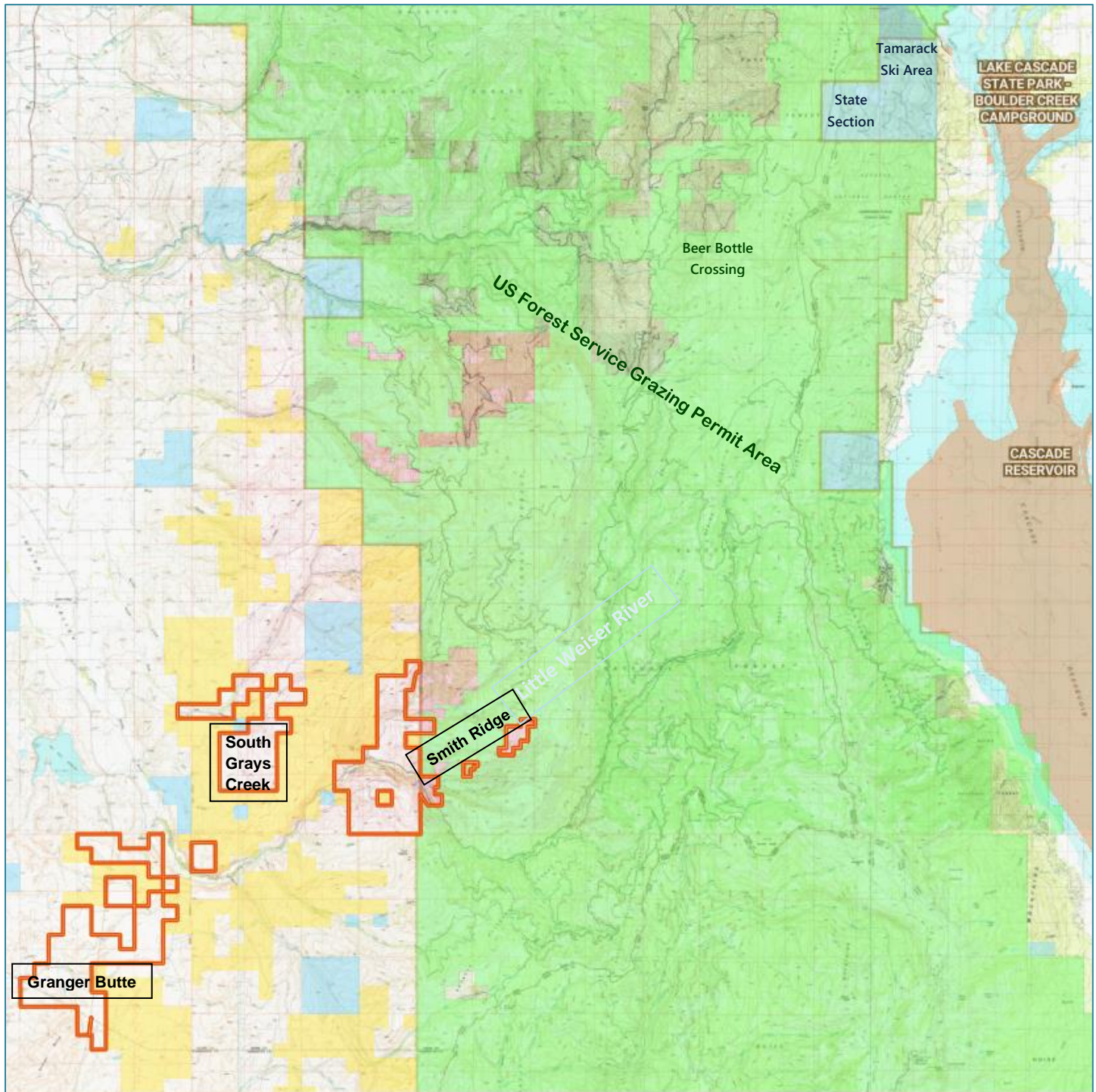




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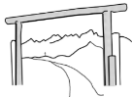
welcomed to recharge the aquifer, the soil and the streams. Average standing snow may accumulate up to three-to-four feet or more in these mountains, so access in winter is via snowmobile or snow-cat.

RANCH AERIAL PHOTOS & MAPS



Map provided by Gateway Realty Advisors without warranty 2019





KEYHOLE NORTH RANCH



MOUNTAIN GRASSES IN LATE FALL...

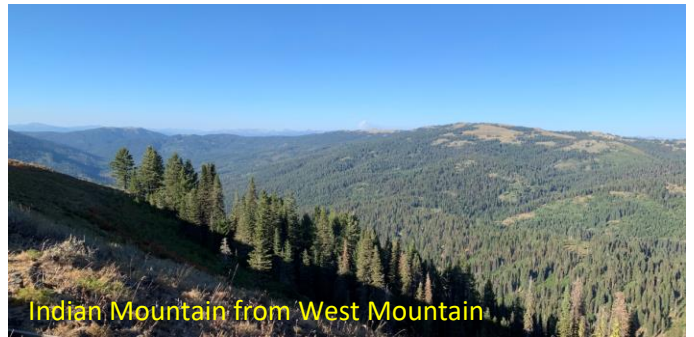




Looking at Granger Butte



Little Weiser River



Indian Mountain from West Mountain



Corrals on Little Weiser River deeded ground.





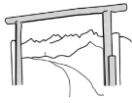
BASIS OF PRICING – COMPONENT APPROACH

The Keyhole North Ranch is comprised of various components of value (i.e. deeded land of foothill native range, foothill & mountain timbered ground, valley bottoms with river-frontage, and grazing permits or allotments), each of which have their own value. As the Ranch is owned by several different family entities, the ranchlands & grazing allotments as offered are priced based on the component approach, which is that each component of value is attributed its own value based on the type of asset it is.

| Keyhole Ranch North - Basis of Pricing | | | | | | | |
|--|---------|------------------------|----------------|----------|----------|---------|--------------|
| Component | Acres | A.U.M.s | Price per Acre | | | | Price |
| | | | Range | Timbered | River | per AUM | |
| Deeded land | 5645 | | \$ 600 | \$ 1,500 | \$ 1,750 | | \$ 5,123,420 |
| BLM Allotment | | 1308 | | | | \$ 135 | \$ 176,580 |
| USFS Permit | | 53 | | | | \$ 150 | \$ 7,875 |
| 30 acre River | 30 | | | | \$ 3,000 | | \$ 90,000 |
| Smith Ridge | 120.22 | | | \$ 2,000 | | | \$ 240,440 |
| Individ permit | | 350 | | | | \$ 150 | \$ 52,500 |
| C land+permit | | 1068 | | | | \$ 150 | \$ 160,125 |
| | 5795.22 | TOTAL of all Offerings | | | | | \$ 5,850,940 |

The ranch is offered as one unit, even though there are multiple components shown. There is no value attributed to the State (Idaho Dep’t. of Lands; aka “State”) Section lease that the ranch has held since 1973. As referenced, there is one family member that holds a grazing right for 305 cow-calf pair for 3.5 months (July 1 – Oct 15), which may be available by private treaty and is NOT a part of this offering.

The State Section Lease Process: The buyer would be eligible to put in for the lease, as can anyone else. Once the State receives an offer to lease, the State would then advertise for thirty (30) days the lease for a new lease contract. The terms would remain the same as in the past, which is 30 cow-calf pairs for 3.5 months or 105 aums (July 1 – Oct 15), which is tied to and concurrent with the Indian Mountain Cattle Ass’n. USFS grazing permit. If more than one party puts in for the lease, all parties will gather and the State will conduct a live auction for the lease. If someone other than an existing Indian Mountain Cattle Association member (total: four) is the successful bidder, that bidder will probably be required to fence the section to contain cattle from the forest lands and the ski resort.

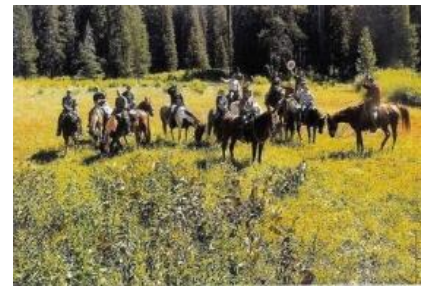


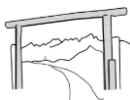
KEYHOLE NORTH RANCH

RECREATIONAL ATTRIBUTES

There is such an abundance of things to do and year-round recreation to enjoy in these and neighboring counties, as depicted in the photo-collage that follows:

Fall, winter, spring & summer fun for the whole family and friends...





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BROKER'S COMMENT

Keyhole North Ranch offers gorgeous mountain & foothills ranchland in a picturesque setting above the beautiful Little Weiser River Valley. It has long been considered one of the finest grazing areas in SW ID. Offering 5795 deeded acres and including State of Idaho, BLM & US Forest Service grazing allotments for 2906 animal unit months, it provides feed for quite a herd of cattle. It could also be a fantastic location for a retreat, guest ranch facility or outfitter's lodge with the Little Weiser River. This is an incredible opportunity in an area where property of this quality and features can be hard to find. Come tour it soon.

PRICE **\$5,850,940** cash

Seller intends to involve property in an I.R.C. §1031
Tax-deferred exchange at no cost or delay to buyer.



GATEWAY
Realty Advisors

Contact:

Lon Lundberg, CLB, ABR, CCIM

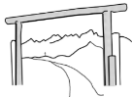
Land, Farm & Ranch Brokerage since 1995



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.

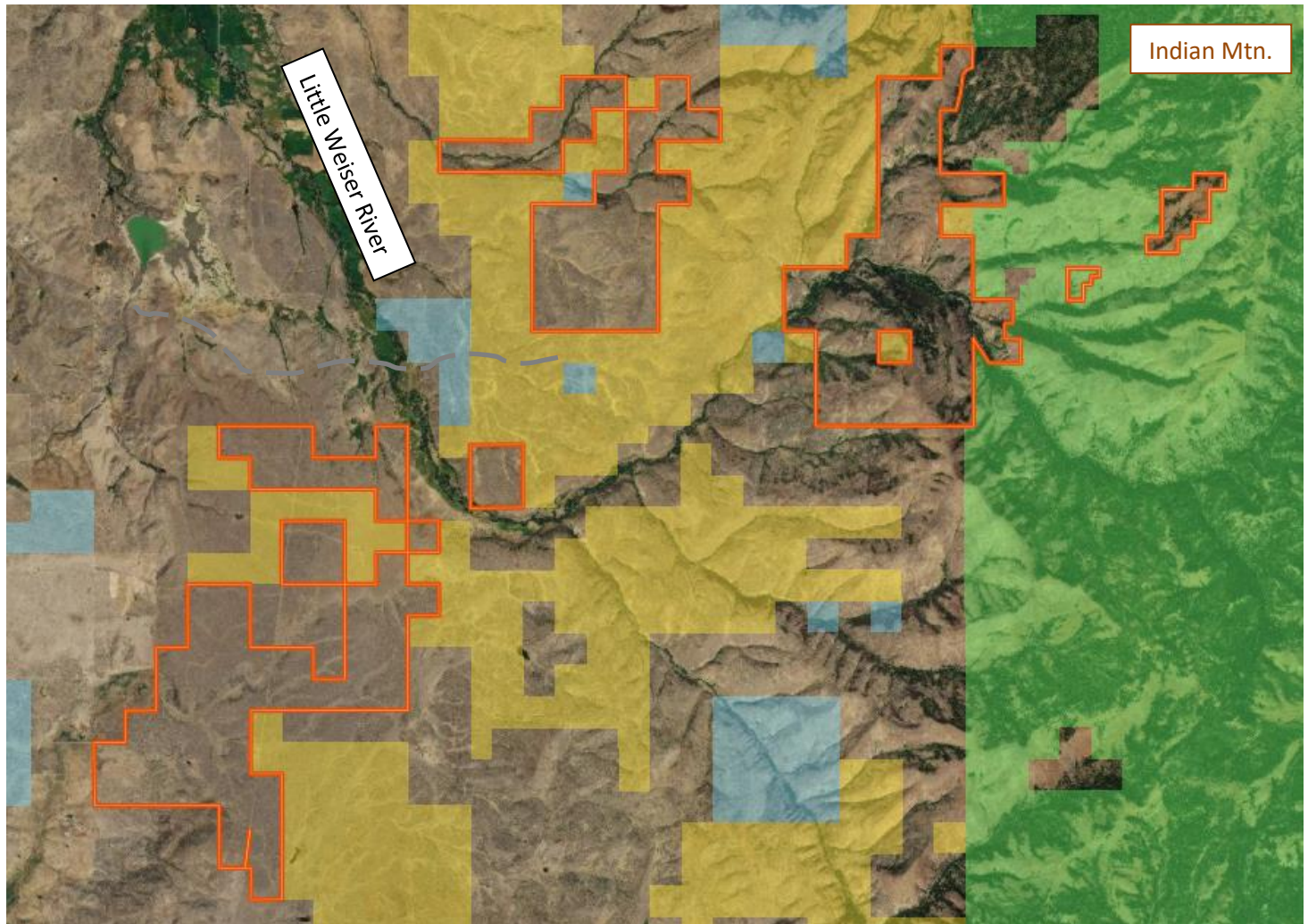




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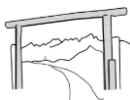
AERIAL MAP

TOTAL: 5,795± DEEDED ACRES



NOTE: Orange lines are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2019





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.

Fences & Property Boundaries: Idaho fencing is probably no different than most western states in that one should NOT presume or assume the fences are accurately along property lines. In fact, while most ranchers worked hard to put fences along property lines, often times that was not feasible so fences were put in place for convenience.

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." Basically, any land in the state that is not designated as a herd district and is not fenced is considered open range and thus, livestock can legally be on that land. However, each county makes its own determination if the county is Open Range or not. For Open Range counties, landowners have the responsibility to fence out livestock if they don't want them to graze or trespass on their lands.

Mineral Leases:

A mineral lease is a right to extract minerals that is either for a set period of time or until all of the minerals are extracted. A mineral lease is considered to be real estate, so it can be exchanged by the lessee in a 1031 exchange. It is possible in many counties (perhaps not all) to conduct a mineral rights search to determine how much or if any rights are held by a seller to pass to a buyer. It is NOT included with a title policy. It can run \$1 per acre searched (approx.).

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:

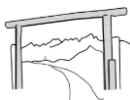
Offering is subject to change, errors, omissions, withdrawal or prior sale without notice, and approval of any purchase offer by owner. Information is presented as believed to be reliable, but not guaranteed or warranted for any level of accuracy by either Broker or Owner. Information regarding water 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):

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Agency Disclosure Brochure

A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions



Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the "Idaho Real Estate Brokerage Representation Act," Idaho Code 54-2082 through 54-2097.



This informational brochure is published by the Idaho Real Estate Commission.

Effective July 1, 2018

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

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.

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:

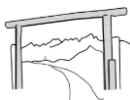
- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account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

