

MUNDY GULCH RANCH



MUNDY GULCH RANCH

*A Picturesque Working Cattle & Horse Ranch on Mundy Gulch Creek
Indian Valley, Idaho*

EXECUTIVE SUMMARY

The **MUNDY GULCH RANCH** is a true, working cattle & horse ranch that affords a great lifestyle for a cow or horse enthusiast with irrigated, verdant hay fields and crested wheatgrass and native grass pastures. Offering beautiful scenery, the 505[±] acre **MUNDY GULCH RANCH** is nestled in the Weiser River basin in southern Adams County, ID. The main home is a masterpiece, the working facilities are very serviceable and there are two additional homes with numerous buildings. Views of its neighboring mountain ranges (Cuddy, Council, Indian & West Mountains) are awe-inspiring. The fertile, lush, valley-bottom pastures and foothill grasses that provide spring-to-fall grazing makes Adams County good cow country. This county is also a hunter's paradise with magnificent mule deer, elk, black bear, turkey, pheasant, upland bird and even antelope. An excellent ranch for horseman, cattleman, & family! And an incredible home to call home.



EXCLUSIVELY REPRESENTED BY:

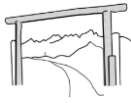
Lon Lundberg, CLB, ABR, CCIM

Land, Farm & Ranch Brokerage since 1995

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



lon@gatewayra.com

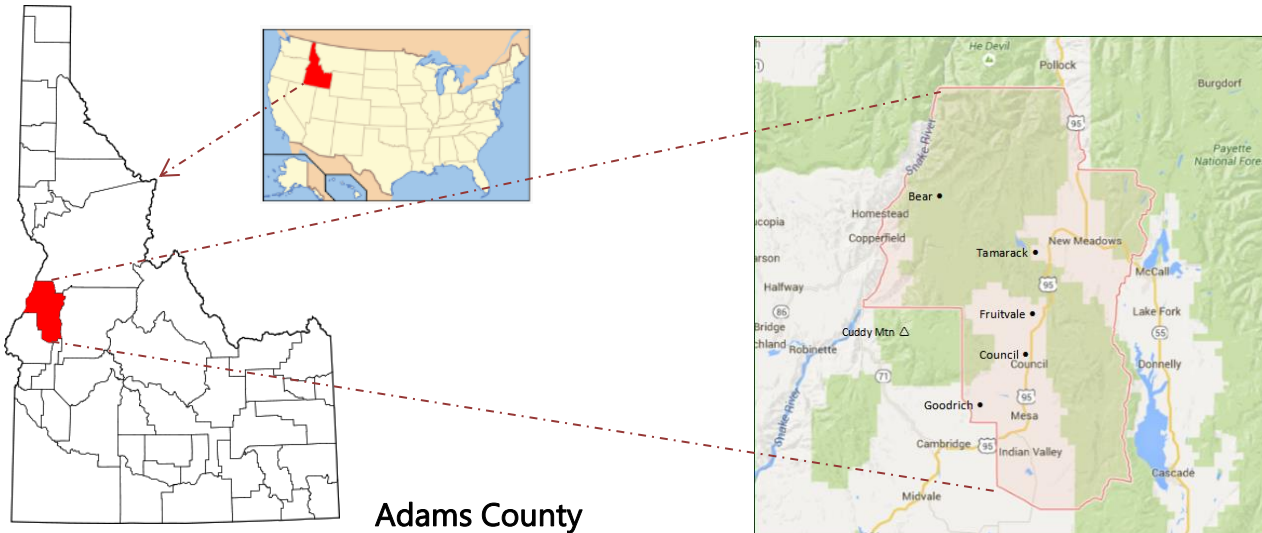


MUNDY GULCH RANCH

LOCATION

The Mundy Gulch Ranch home place sits at an elevation of 3050 \pm feet above sea level. An artesian spring and Mundy Gulch Creek water the grassland pastures and hay ground with the high point at 3180 feet at the SE corner and the low point of 2992 ft elevation on the north border. Indian Valley sits between the timbered slopes of the Cuddy and West Mountain Ranges. Each town being just minutes away, Council is 17 miles north and 11 miles west to Cambridge (in Washington County). Weiser is 42 miles south and the Boise/Treasure Valley is 105+ miles south with its modern, full-service airport. Boise Airport (BOI) offers regularly scheduled flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to all regions in the nation. Council and Weiser offer municipal airport services for private and charter aircraft.

Indian Valley is so named because it is a large basin that was used as a wintering area by the Shoshoni; its climate being milder than that of other areas.



Adams County

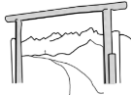
Adams County is served by U.S. Highways 55 and 95. The county covers an area of 1376 square miles with a significant portion being U.S. Forest Service and State of Idaho lands. Less than 60 miles south and west via highway 71 is Brownlee Dam and the Snake River Canyon with excellent reservoir fishing, boating and other water-oriented activities. Life is good and people are wonderful in the Weiser River Valley, stretching



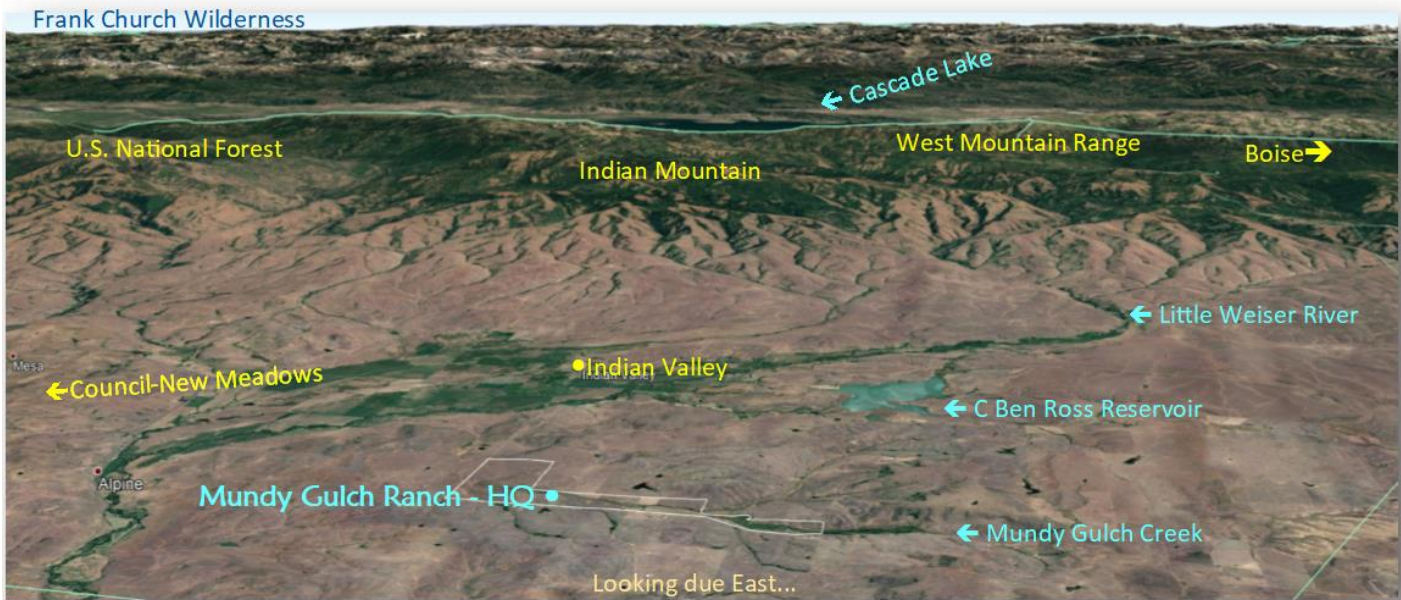
from Midvale on the south to New Meadows on the north. This is farm & cattle country with fertile croplands and lush mountain grass providing grazing for mother cows, their calves, horses and plenty of room for the entire family to roam and recreate. Interestingly, established in 1910 an

apple orchard of nearly 1400 acres, thought to be the largest in the United States under one management, operated for more than a half-century near present-day Mesa on the 'mesa' near Highway 95. Population: near 4,000.





MUNDY GULCH RANCH



Google-view looking due east...

PROPERTY DESCRIPTION

The Mundy Gulch Ranch offering is for land, three (3) homes, improvements (many shops & sheds) and the working facilities required to operate it. The main home is a wonderful, 2017 custom-built masterpiece with nice deck and views over the property's creek-bottom pastureland away from the setting sun. It is a 6-bed, 2 3/4-bath home of 4,240[±] square feet with an incredible, private office, music room, library, theater or entertainment room and hobby/sewing room. The main attraction is the living room with wood stove, then the open dining room and kitchen. The second home is a 1994 Fleetwood manufactured with 3-bedrooms and a large living/kitchen area and the third is the original 1950's 3-bed home with a nice 1995 addition. It has a good sized master bedroom.

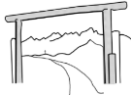


ACREAGE, PRODUCTION & OPERATIONS

The Mundy Gulch Ranch contains 504.73[±] deeded acres with water rights to irrigate up to 289[±] acres. The owner has been irrigating 60[±] acres with systems that are currently in place: a new wheel line on 20[±] acres, plus gated pipe and ditch/flood irrigation for the balance. There are two things that could be done to increase the hay field production: 1) replace the motor on the artesian well and 2) get a new storage water right to fill a reservoir in winter for irrigation later in the year. The owner has initiated the first by ordering a new motor to be able to pump around the clock in the irrigating season, which will allow them to irrigate more acres from the existing water supply. The second will require application with Idaho Dept. of Water Resources for a new water right to store winter & spring overflow water in a new reservoir.

One 20-acre field was replanted with a new alfalfa planting this past year, which should increase in production as that field grows. There is also a 20-acre field planted with Triticale and the balance is in intermediate wheatgrass. Last season's production yielded 85 ton of hay. There is a good deal of ground that could be farmed (upwards of 300[±] acres total), even if not irrigated. The balance of the land is native range (160[±] acres), which has been quite productive for grazing. The owner has run 40 cow-calf pair year-round, plus horses and figures up to 65-pair could be run with additional irrigation.



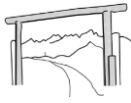


IMPROVEMENTS

The Mundy Gulch Ranch main home is a 4,240[±] square foot three-level home, custom-built in 2017 by Lee Else of Else Construction, Inc. The style might be called Victorian and is absolutely charming inside and out with an 'old-world charm'. It is designed to reflect a very nice, country home of yesteryear. With six (6) bedrooms, there is plenty of room for family and guests. In addition, it offers a music room off the front living room, a wonderful and spacious private office with views of the West Mountains, a library on the middle level along with the project or sewing room and an entertainment/theatre room up top. It has plenty of closets and cupboards for storage, along with two pantries and a spacious laundry and mud room adjacent to the back door. Five (5) bedrooms have walk-in closets.

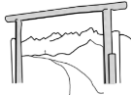
The home is warm and inviting --- a great place to gather with friends, neighbors and family! The downstairs is 1,830[±] square feet, complete with the private office, a music room off the living room, with good sized dining room, a spacious laundry, and two pantries with ranch-house mud-room. The second level is 1766[±] square foot with a master bed & master bath with large walk-in closet, four more bedrooms, full bath and library. All bedrooms have walk-in closets. The third level has a guest bedroom, a theater-entertainment center, a project/sewing room and library. It is a magnificent home with bookshelves at every turn, it seems, plus numerous closets.





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The home uses propane for two (2) stoves for heating and the kitchen range. The propane tank is a 500-gallon leased tank. There is a wood stove in the living room that keeps the home very comfortable. There is also a split system heat pump for HVAC with three (3) dispenser units and capacity for one more, which could be added in the living room. There is a Stor-Mor shed that was built on-site that is 12 x 40 and used as a wood shop. The water source is from the artesian well, which is pumped to the house underground. It is excellent water – the best on the property.



The middle home (the '672') is the original ranch house (cabin) with an addition. It has three (3) bedrooms, the master being a spacious room. It has two (2) baths and a combination living/dining room combined off the charming kitchen with an electric range. It is finished with barn wood siding and pine cabinets and pine ceiling. It has its own well and septic system, which was pumped a few years ago. The yard is fenced and very nice. It has a nice grassy yard, fenced and with mature trees.

The ranch buildings at the 672 home include a nice shop (30'x36') with concrete floor and finished walls with a wood stove for heating. It includes a saddle rack and side office/room. It has a large roll-up door and good-sized workbench. There is also an equipment building (48.5' x 24.5') with concrete floor and nice, old horse barn with hay loft (55'x40'). Adjacent to the horse barn are a set of working corrals and a loading chute.

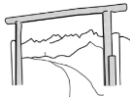


The southern-most home (the '606'), sitting on a 10-acre parcel, is a Fleetwood double-wide, manufactured home (56' x 26') built in 1994 with three (3) bedrooms and two (2) baths. It is in very



good condition and offers a comfortable living room/kitchen and dining with laundry. There was an addition put on that is insulated and an enclosed porch with a sink. It is carpeted with vinyl in kitchen, baths and laundry. It has its own well and septic system that was pumped a few years ago and all works well. It is heated with a pellet stove and electric HVAC heat pump system.





MUNDY GULCH RANCH

The buildings at the 606 are impressive, including the seven (7) bay equipment building (90'x36.5') with seven roll-up doors. It also has a 46'x32' shop or hay barn. There is underground water to spigots for livestock and yard care.



CLIMATE

This central-west region of Idaho enjoys a true, four-season climate. The Mundy Gulch Ranch is 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.



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

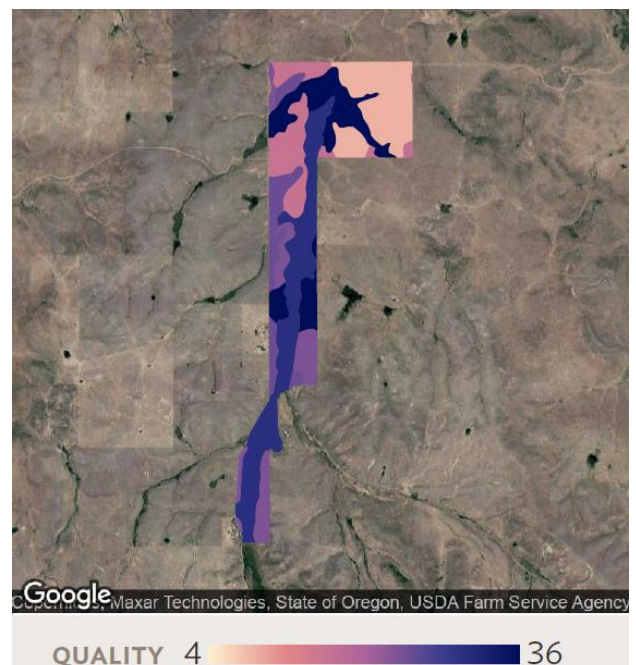
The climate in the mountain valleys is moderate, yet with a range that will climb above 90 degrees in summer and can drop below zero in winter. The average growing season is approximately 129 days in Council and precipitation averages from 14-16 inches in the valley-bottoms up to 22 inches in the mountain areas. Total Average Annual Precipitation for Council, ID is 20.98 inches, which is 12 miles away and sits at about the same elevation.

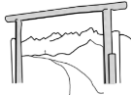
Snowfall can vary from very heavy in this area (like 2016/17) to mild some years, but every bit is welcomed to recharge the aquifer, the soil and the streams. Average standing snow may accumulate some years up to three-to-four feet in the mountains, but not down in the valley bottoms. The sellers have said that when most areas surrounding the Indian Valley are covered in an "inversion layer" the Mundy Gulch Ranch stays open and clear.

SOILS

The soils are considered a high-quality as evidenced by the soils map (inserted), which shows the best soils in dark purple. The predominant soil is a Newell clay loam, running all up the creek bottom.

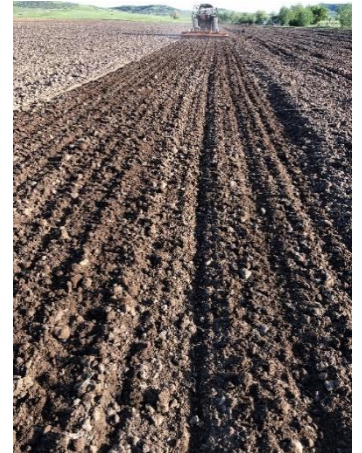
AVG NCCPI	COUNTY AVG
24.7	23.6





MUNDY GULCH RANCH

Over 300 acres of the ranch is deep, rich and fertile farm ground well suited to growing a variety of crops including alfalfa hay and grain. Mundy Gulch Creek (seasonal) flows 2.5[±] miles through the entire length of the ranch nurturing riparian aesthetics and wildlife habitat. Three (3) developed wildlife & stock water ponds attract wildlife and support livestock; one of which is approximately 2 – 3 acres in size. The artesian irrigation well is rated at an estimated 1250[±] gallon per minute. Mundy Gulch Ranch is a productive and aesthetically beautiful ranch, rich in assets.



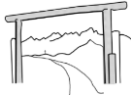
WATER – IRRIGATION, STOCKWATER & DOMESTIC

Mundy Gulch Ranch - Water Right Inventory

Water Right number	Source	Quantity		Priority date	Point of Diversion	Purpose	Use Acres	Period of Use	
		CFS	AFY					From	To
67-02361A	Artesian well	0.875	392.0	09/12/66	14N 01W Sec 30 NE SE NE	Irrigation	88.0	4.01	10.15
67-7050	Artesian well	1.85	372.0	11/25/70	14N 01W Sec 30 SENE	Irrigation	93.0	4.01	10.15
67-02248	Little Weiser Rvr.	1.20		02/23/55	14N 01W Sec 29 NWNW	Irrigation	60.0	3.15	10.31
Combined 3:	Max Total	1.86	764.0				191.0		
67-02361B	Artesian well	0.975	352.0	09/12/66	14N 01W Sec 30 NE SE NE	Irrigation	98.0	4.01	10.15
67-10288	ground water	0.04		04/20/47	14N 01W Sec 20 SWNW	Domestic		1.01	12.31
67-10288	ground water	0.03		04/20/47	14N 01W Sec 20 SWNW	Stockwater		1.01	12.31
67-11280	ground water	0.02		12/31/12	14N 01W Sec 19 SESESE	Stockwater		1.01	12.31
67-11280	ground water	0.04		12/31/12	14N 01W Sec 19 SESE	Domestic		1.01	12.31
Total Acres Irrigable							289.0		

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





MUNDY GULCH RANCH

RANCH AERIAL PHOTOS & MAPS

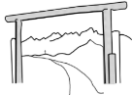


Mundy Gulch Creek from the Little Weiser River flows 2.5 miles thru the Ranch



C Ben Ross Reservoir is just a couple miles from the ranch and provides both waterskiing, boating and fishing recreational opportunities.



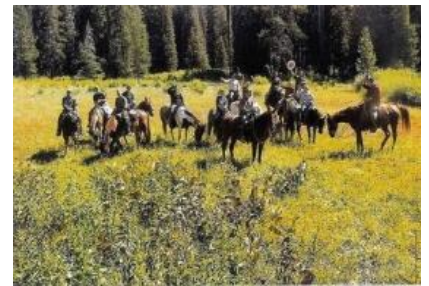


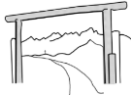
MUNDY GULCH RANCH

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...





MUNDY GULCH RANCH



BROKER'S COMMENT

The Mundy Gulch Ranch is both a masterpiece by design and a contained, efficient working ranch in a picturesque setting in the beautiful Weiser River valley of history, recreational attributes and timeless values. It offers the best of two worlds: a country lifestyle that feels almost like time has stood still with neighbors to befriend, while the other realizes 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 families, this is an incredible opportunity for someone looking for a 'pride of ownership' horse or cow ranch.

PRICE

\$ 1,490,000 cash

Subject to conducting an IRC §1031 exchange



Contact:

Lon Lundberg, CLB, ABR, CCIM

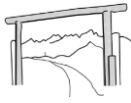
Land, Farm & Ranch Brokerage since 1995



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.





MUNDY GULCH RANCH

MAPS

TOTAL: 504.73± DEEDED ACRES



Note: Red 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/>

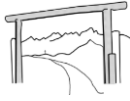
Booklets are available with information about the 56 noxious weeds in Idaho, University of Idaho – Extension Office. The spread of noxious weeds in Idaho may signal the decline of entire ecological watersheds. They severely impact the beauty and create widespread economic losses. Noxious weeds are huge 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.

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/>

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, 2019

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

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:

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

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

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

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

You May Become a Client

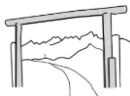
If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account for money or property you place in the care and responsibility of the brokerage;
- Find a property for you or a buyer for your property, and assist you in negotiating an acceptable price and other terms and conditions for the transaction;
- Disclose all "adverse material facts" which the licensee knows or reasonably should have known, as defined above; and
- Be available to receive and present written offers and counter-offers to you or from you.

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

If you have any questions about the information in this brochure, contact:
Idaho Real Estate Commission
(208) 334-3285
rec.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:

- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I work with other brokerages during the time of my agreement?
- Can I cancel this agreement, and if so, how?
- How will the brokerage get paid?
- 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 07/01/19

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 ©2019

