

PERFECT LANE RANCH



PERFECT LANE HORSE RANCH

A Wonderful Equine Ranch in the Treasure Valley near Kuna, Idaho

EXECUTIVE SUMMARY

The "Perfect Lane Ranch" is a very-well set up horse ranch that affords a great lifestyle for the equine enthusiast. The fertile, irrigated hayfield and pastures provide excellent seasonal grazing, hay production and is maintained by an irrigation system with water from the Kuna/Boise Irrigation District to irrigate 9 acres. This single level home at the end of a private lane is a "perfect" location for the horseman looking for a turnkey operation with easy access to the conveniences offered in the Treasure Valley. The 10[±] acre **PERFECT LANE RANCH** offers privacy, good access to get kids to school, recreational pursuits, or medical, dining and shopping. The Treasure Valley area is well known for the easy access to hunting and other recreational opportunities throughout southern Idaho. An excellent ranch for horseman, sportsman, retired or building a family! An incredible horse property to call home.



EXCLUSIVELY REPRESENTED BY:

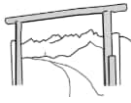
John Ruhs, ADVISOR 775-293-2109

Lon Lundberg, CLB, ABR, CCIM

Land, Farm & Ranch Brokerage since 1995

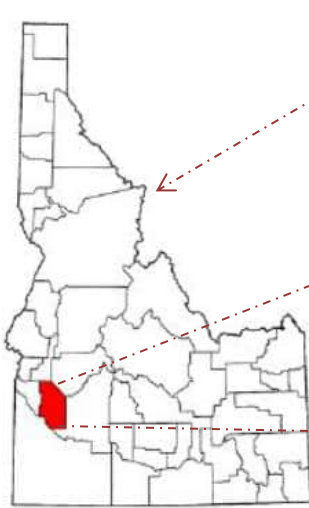
www.gatewayra.com 208-549-5000 john@gatewayra.com



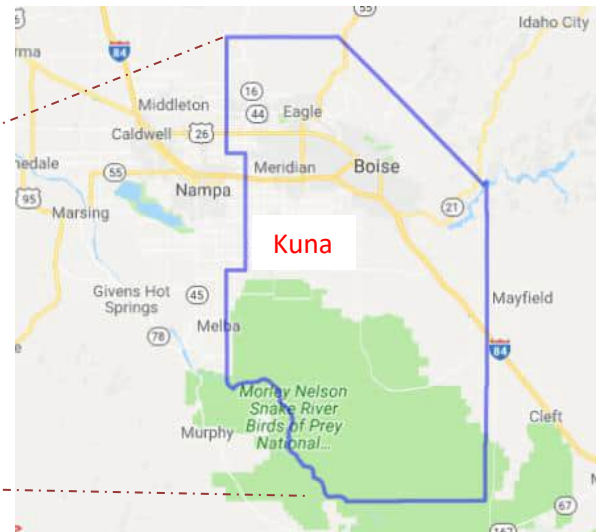


LOCATION

The Perfect Lane Ranch sits at an elevation of 2690 feet above sea level. The Ranch sits in Ada County and is roughly 18 miles southwest of downtown Boise in the Treasure Valley 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.



Ada County



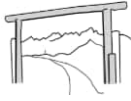
"Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them." (*Boise Valley Economic Partnership*). The Boise MSA Population exceeds 775,000 people.

Boise (and thus the Treasure Valley) has long been a darling in the nation's attention for a number of alluring factors: Boise State University and its Football team's success, Boise area being the fastest growing community of its size in the nation year after year, incredible access to world class outdoor activities (snow skiing, boarding, elk, bird and big game hunting, white water rafting & kayaking, all ranch activities, including roping, sorting, etc., mountain biking... well, the list is very long.

And that is not to mention that Boise is the state's capital and hub for commercial business activities, attracting major companies moving into the area every year. The Boise MSA (metropolitan statistical area – cities with over 500,000 people) is the most remote MSA in the nation with more 100's of miles between it and the next closest MSA (Spokane, Salt Lake City, Portland).

The Treasure Valley (of which Kuna is at the southern end) has been both the fastest growing areas and has had the highest rate of increase in housing prices over the last several years. There is so much to talk about here, but suffice it to say it is quite a special place attracting people for many reasons.





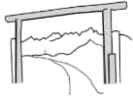
PERFECT LANE RANCH



PROPERTY DESCRIPTION

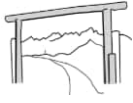
The Perfect Lane Ranch offers 10.04 acres with 9[±] acres of irrigated land, a beautiful, custom-built, 1926[±] square foot home, an 800[±] sq. ft. sun/bonus room, a 4-stall, MD-built horse barn with covered hay storage, a sand round pen for training and excellent fencing and gates for good controls and access. The roomy tack room is conveniently located within the horse barn. There is a large area with plenty of room that could be developed into an outstanding arena. Electricity is mostly by solar power.





PERFECT LANE RANCH

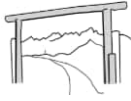




PERFECT LANE RANCH

The home base and irrigated ground in Ada County has a frost-free growing season running about 140 days with summer weather starting in May. The two irrigated pastures grow thick grass, allowing good pasture opportunities until the hay field has been cut and available for use. The hay field produces on average 14[±] ton of hay for its first cutting. The irrigation is by wheel-lines and handlines. The property is fenced and cross fenced with very good horse stalls and working facilities.



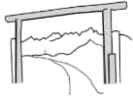


PERFECT LANE RANCH



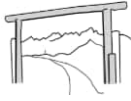
The ranch home is warm and inviting --- a great place to gather with friends, neighbors and family! With 2"x6" exterior walls of insulation, it is very cozy & efficient. There is a very nice enclosed porch offering a great location to drink a cup of coffee or to read a book with a spacious laundry off the kitchen with two pantries. The spacious two-car (or more), 1028 sq. ft. attached garage is convenient to the mud-room laundry and offers a second garage beside it that could be a shop, reloading room, man-cave or (even better) a wonderful tack room with a refrigerator. The hot tub sits next to the covered porch and is a great place to relax in the evening!





PERFECT LANE RANCH





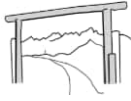
ADA COUNTY HISTORY, AMENITIES & LOCALE

Northern Paiute, Shoshone, and Bannock people occupied the Boise Valley for thousands of years prior to white settlement. Spring and fall salmon runs on the Boise River attracted groups from what is now eastern Oregon, northern Nevada, and eastern Idaho. Salmon, along with roots collected in the Camas Prairie and wild game hunted in the Boise Valley, provided winter subsistence for Shoshone families, who built clusters of lodges near perennial streams and geothermal hot springs.

This pattern of life prevailed in the Boise Valley until the arrival of white settlers in the mid-to-late 1800s. Upon establishing Fort Hall Indian Reservation in 1868 and Duck Valley Reservation in 1877, the United States government began forcibly removing the region's native peoples from their aboriginal lands. White incursions in the Boise Valley began with the fur trade, which was characterized by competition between American and British interests. On November 21, 1811, an American party led by John Jacob Astor's field agent, Wilson Price Hunt, arrived in the region by way of the Boise River. They were followed three years later by a party led by Hunt's colleagues, John Reid, who sought to establish a permanent outpost—but the outpost, and the party, failed to survive the winter.

Two decades later, a British party led by Thomas McKay of the Hudson's Bay Company established Fort Boise at the confluence of the Snake and Boise Rivers. This private British-backed venture competed with American fur trade interests upstream on the Snake River at Fort Hall; in 1836 the Hudson's Bay Company took possession of Fort Boise and installed Francois Payette as its manager.





PERFECT LANE RANCH

For a British outpost in competition with American interests, Fort Boise ironically played a key role in the American settlement of the Pacific Northwest. Between 1834 and 1854, Fort Boise stood as the only supply center between Fort Hall and Fort Dalles along the Columbia River, offering rest and nourishment for American emigrants along the Oregon Trail. In 1863, Fort Boise was abandoned and relocated to what is now the city of Boise as a U.S. military outpost. White settlement in Boise accelerated after gold was discovered in 1862 near Idaho City in the mountains northeast of the Boise Valley. Suddenly, a market for hay, grain, and other produce emerged in southeastern Idaho. A year later, silver and gold discoveries in the Owyhee Mountains, 50 miles to the southwest, drew still more newcomers and increased regional demand for farmed goods. Rudimentary wagon roads with intervening stage stops connected the disparate mining towns to Boise: the road to Silver City in the Owyhee Mountains was marked by a stage stop called Fifteen Mile House, appropriately located fifteen miles southwest of Boise. For weary travelers on the road from Silver City, Fifteen Mile House stood as "the last place for changing horses, and the last opportunity for a meal in the desert before driving over the intervening sage land to the green paradise on the Boise." Decades later, Fifteen Mile House would become the location of the town of Kuna.

CLIMATE

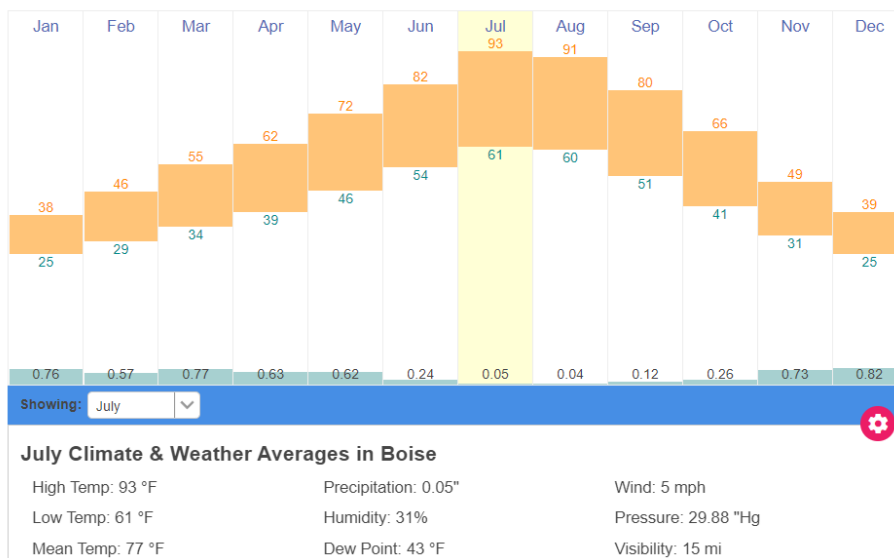
In Kuna, the summers are short, hot, dry, and mostly clear and the winters are very cold, snowy, and partly cloudy. Over the course of the year, the temperature typically varies from 23°F to 93°F and is rarely below 9°F or above 100°F.

Based on the [tourism score](#), the best time of year to visit Kuna for warm-weather activities is from late June to late August.

Annual Weather Averages Near Boise

Averages are for Boise Air Terminal, which is 4 miles from Boise.

Based on weather reports collected during 1985–2015.

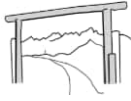


Quick Climate Info

Hottest Month	July (77 °F avg)
Coldest Month	January (32 °F avg)
Wettest Month	December (0.82" avg)
Windiest Month	March (7 mph avg)
Annual precip.	5.62" (per year)

Weather by CustomWeather, © 2022





WATER – IRRIGATION, STOCKWATER & DOMESTIC

Irrigation water is provided by Boise Kuna Irrigation District with rights for 8 acres of water. A new well pump was installed in September, 2020.



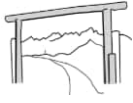
BIG DOG SOLAR SYSTEM

The home electrical power is supplied by both Idaho Power and a recently installed Big Dog solar system that produces 16.5 megawatts of electricity. The electricity bill prior to solar ran around \$450/month thru the winter and now runs \$100-\$200/mo. with bills from May-October running \$10/month. All lighting has been changed to LED lights throughout the house and barn.

PROPERTY TAX INFORMATION & LEGAL DESCRIPTION

Assessor Parcel	Zoning	School District	Assessed Value 2021	\$ 602,800
R7172370700	Ada Co RuralRes	Kuna Schools	Tax Assessment 2021	\$ 3,244.48
Legal description:	Lot 7 Blk 1 Prairie Clover Estates Sub	Size:	10.04 acres	





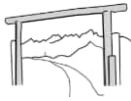
PERFECT LANE RANCH

RECREATIONAL ATTRIBUTES

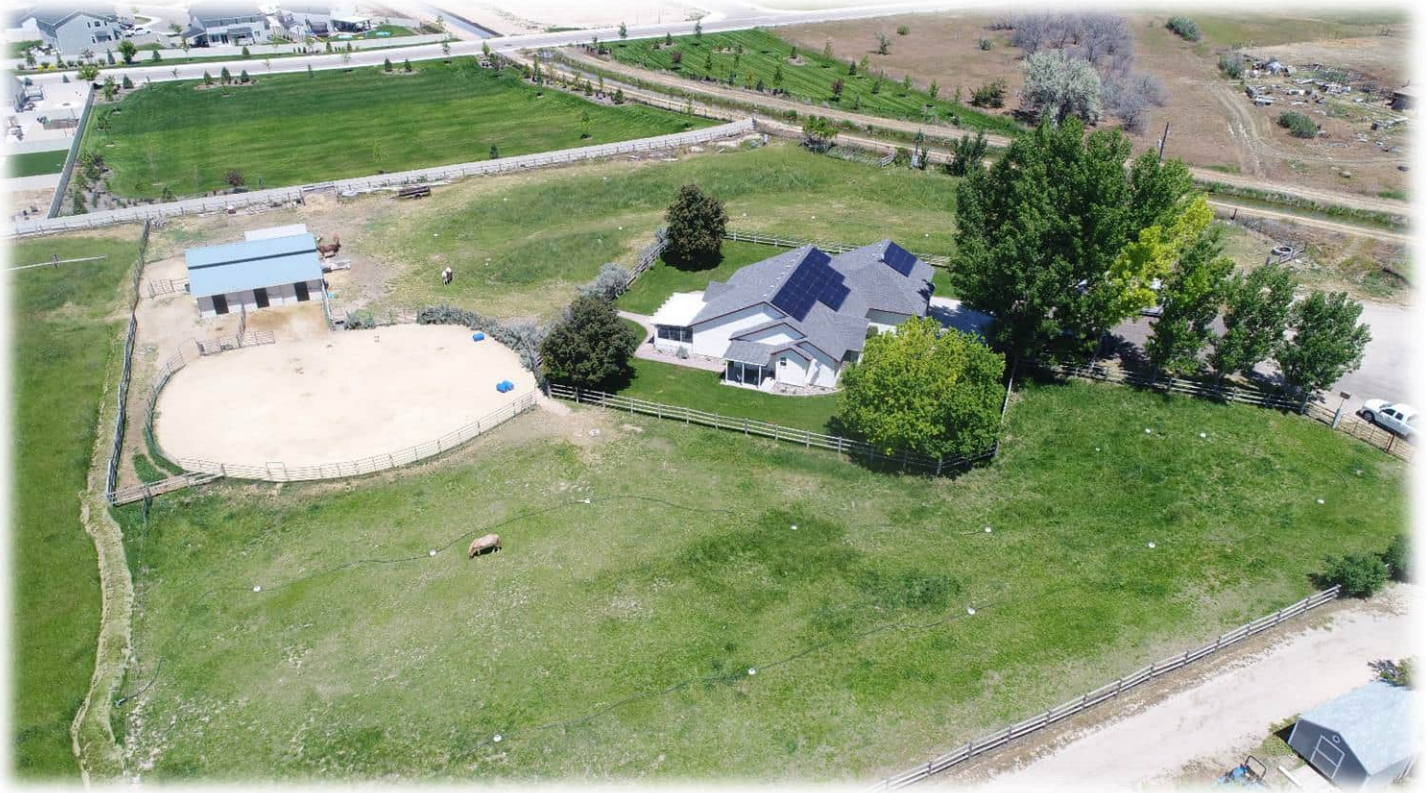
There is such an abundance of things to do and year-round recreation to enjoy in these and neighboring counties, as depicted in the photo-collage that follows:

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





PERFECT LANE RANCH



BROKER'S COMMENT

The Perfect Lane Equine Ranch offers both a beautiful home and a beautiful, efficient equine ranch in a picturesque setting in Boise – a valley of history, recreational attributes and timeless values. It offers the best of two worlds: a country lifestyle with good neighbors, while the other realizes the benefits of easy access to city amenities. Only minutes to Boise and all it offers, it is readily accessible, yet private enough for those longing for a simpler lifestyle. In a very busy world, this is an incredible opportunity for someone looking for a 'pride of ownership' horse ranch.

PRICE

\$ 1,395,000

cash (or loan, if buyer desires)

Contact:

John Ruhs c: 775-293-2109

or Lon Lundberg, ranch brokers

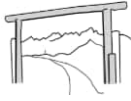
Land, Farm & Ranch Brokerage since 1995



To schedule a tour contact: John Ruhs 775-293-2109 or Lon Lundberg 208.559.2120 lon@gatewayra.com

Listing Broker must be present on all showings. Please do not drive on property. Office 208-549-5000





PERFECT LANE RANCH

MAPS

TOTAL: 10.04± DEEDED ACRES



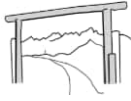
TWO VIEWS

Note: Red lines are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2022

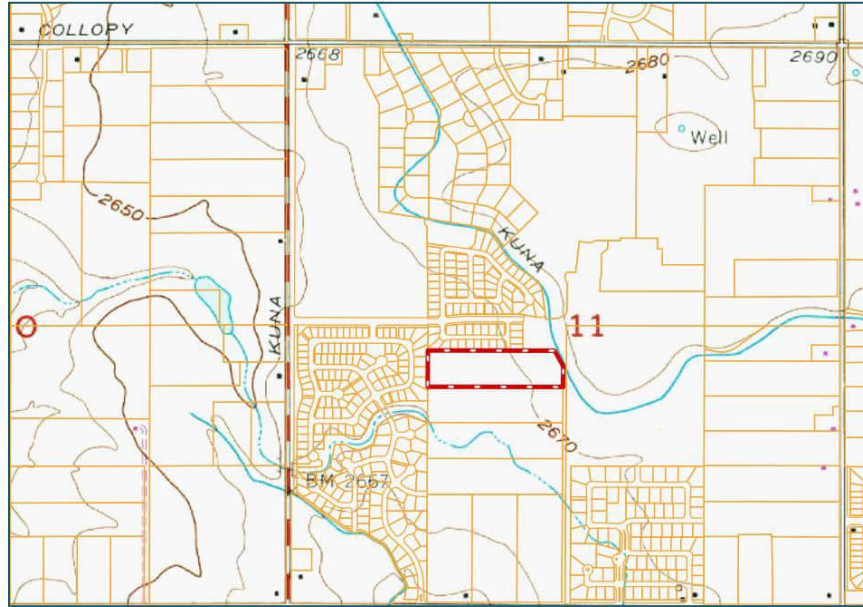


GATEWAY Realty Advisors ♦ Weiser, ID ©2022 ♦ contact [Lon Lundberg](#), Ranch Broker

lon@gatewayra.com



PERFECT LANE RANCH



Disclosures:

Gem 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://www.co.gem.id.us/weed/noxious.htm>

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. Gem & Boise 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."

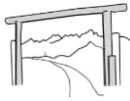
Water Rights: Idaho's water usage is subject to the state's water rights laws. A water right is the right to divert the public waters of the state of Idaho and put them to a beneficial use, in accordance with one's priority date. A priority date is the date the water right was established. In order to use water on land, one must gain a permitted "water right" for the intended use. See: <https://www.idwr.idaho.gov/WaterManagement/WaterRights/>

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** ©2022

Idaho Real Estate Agency: **Lon Lundberg & John Ruhs represent 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, 2020

"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

The licensee who gave you this brochure is licensed with: Gateway Realty Advisors, Meridian Idaho

Name of Brokerage: Lon Lundberg, CLB, CCIM, Broker DB38541

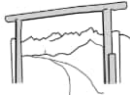
Phone: 208-559-2120

- 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, Weiser, ID ♦ 208.549.5000 ♦ (Midvale) 208.355.3000**

RECEIPT ACKNOWLEDGED

Rev 07/01/21

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 _____

