



THORN CREEK 25



THORN CREEK 25

A Picturesque Valley-bottom Parcel in Indian Valley

EXECUTIVE SUMMARY

THORN CREEK 25 is a really cool ranch parcel with live water from Thorn Creek and incredible views west to Cuddy Mountain peaks and east to the Council and West Mountain ranges from a great setting for a homesite. With a 500-gpm irrigation well, it has ample irrigation that have kept the alfalfa and grasses green through summer. Offering panoramic scenery, the 24.75[±] acre **THORN CREEK 25** is nestled in the Little Weiser River basin at Indian Valley, Idaho. Views of its neighboring mountain ranges and the sunsets that come along with them are awe-inspiring and relaxing. An excellent ranch parcel for livestock, horsepeople, farming, & family! And an incredible parcel to build a home.



EXCLUSIVELY REPRESENTED BY RANCH BROKER:

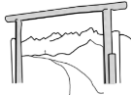
Lon Lundberg, CLC, CLB, ABR, CCIM ◊ cell 208-559-2120



lon@gatewayra.com

Land, Farm & Ranch Brokerage since 1995 www.gatewayra.com

Weiser: 208-549-5000



LOCATION

The THORN CREEK 25 sits at an elevation of 2860± feet above sea level in the Indian Valley basin. The parcel sits in the summer-time beautifully green Indian Valley. Each town being just minutes away via US Hwy 95, Council is 18 miles north and Cambridge is 10 miles southwest (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 Indians; its climate being milder than that of other nearby areas in winter.

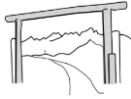


Adams County

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 1500 acres (80 trees/acre), 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.



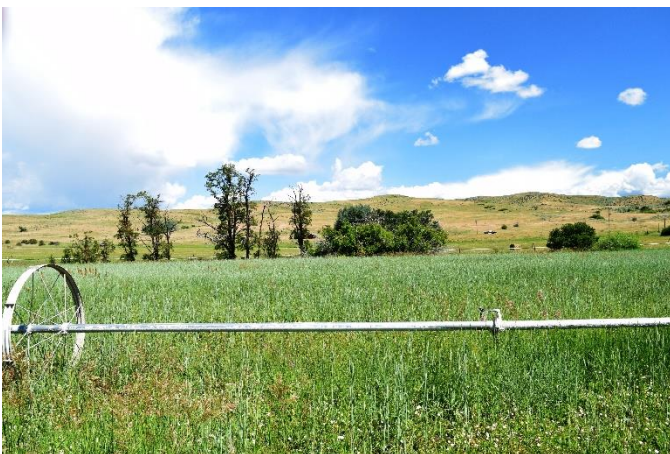
THORN CREEK 25

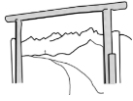


Google-view looking due east...

PROPERTY DESCRIPTION

The THORN CREEK 25 is a beautiful ag-parcel with Thorn Creek running through with a great homesite shaded by tall trees. It is a relatively flat, valley-bottom parcel that has grown alfalfa and grass hay irrigated by a 500-gallon per minute well. The ranch land is already fenced for animals. The property is along U.S. Highway 95 and is 24.75 acres that will need to be split off a larger parcel prior to sale. The well is powered by a propane generator converted to 3-phase.





THORN CREEK 25



Hay production is typically 5 – 6 tons/acre per year.



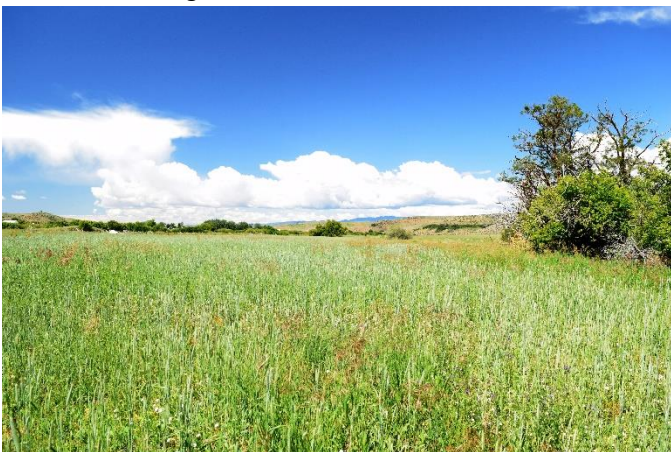
Great homesite on south side of Thorn Creek

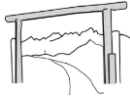


Alfalfa grown north of Thorn Creek (left side)



Wheel line in tall grass hay



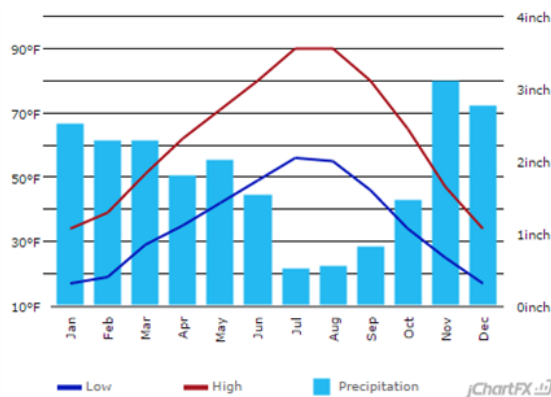


THORN CREEK 25



CLIMATE

This central-west region of Idaho enjoys a true, four-season climate. The THORN CREEK 25 is between and just west of the Council Mtn & West Mountain Ranges, which feed the Little Weiser River drainage. This is 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.



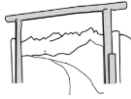
Blue=min temp, Red=max temp, Blue=rainfall inches

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 25 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. According to AcreValue, "precip" at the property averages 23.82 inches/yr.

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. When some areas surrounding the Salubria or Indian Valleys may be covered in an "inversion layer" the THORN CREEK 25 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 soils are mainly Brownlee & Shoepeg silty clay loam; deep, well-drained soils.



THORN CREEK 25

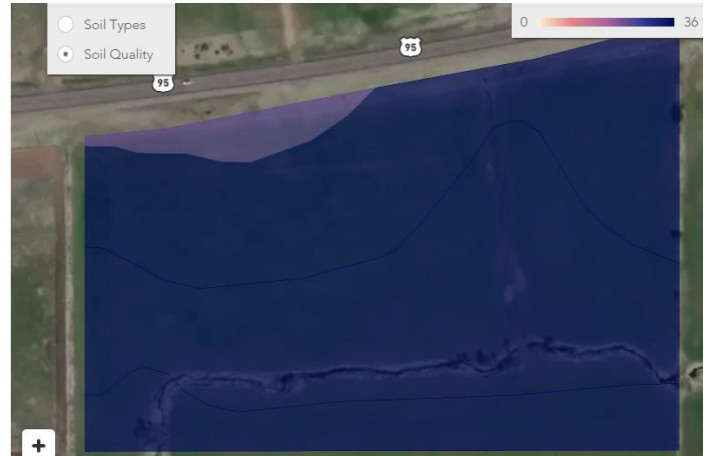
AVG NCCPI
44.8

COUNTY AVG
10.5

Source: NRCS Soil Survey

All fields 25 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	AVG NCCPI
190	Shoeppeg silty clay loam, 0 to 3 percent slopes	10.83	43.7%	3	50.4
27	Brownlee loam, 1 to 4 percent slopes	9.10	36.8%	2	38.0
189	Shoeppeg loam, 0 to 3 percent slopes	3.82	15.4%	3	50.2
10	Appledellia-Appleshall complex, moist, 2 to 15 percent slopes	1.00	4.0%	4	24.5
		24.75			44.8



Reselect Plots / Map View / About / FAQ / Ag-Analytics Technology Company

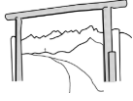
WATER – IRRIGATION, STOCKWATER & DOMESTIC

The irrigation water right (WR67-15336) on this property is from a well generating over 500 gallons per minute with a well tag #0085305, recorded 5/21/20. Static water showed at 11 feet with a total depth of 195 ft. Water is delivered via a buried mainline to two (2) sets of wheel lines and hand line. The 30 KW generator is propane with a submersible, 10-hp turbine pump with 3-phase box. For a septic system a “perc test” may be required for a septic permit by Idaho Southwest District Health (<https://swdh.id.gov>).



water rights: <https://research.idwr.idaho.gov/apps/Adjudication/OcLogin>



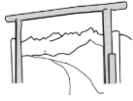


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ACREAGE, PRODUCTION & OPERATIONS

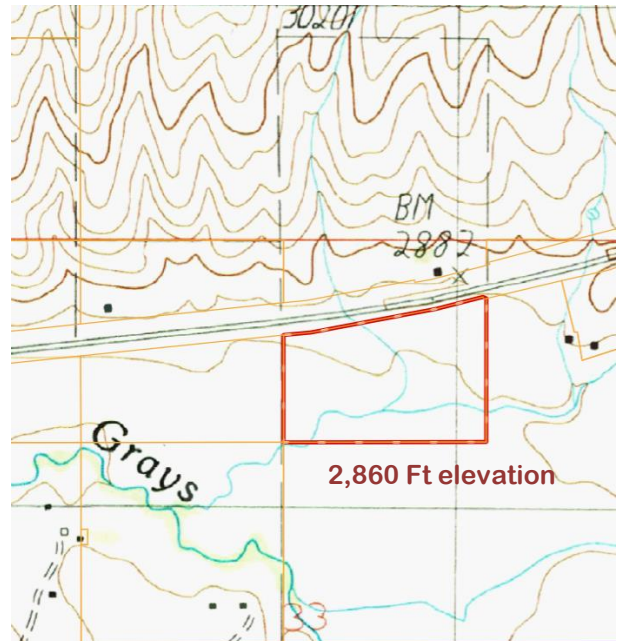
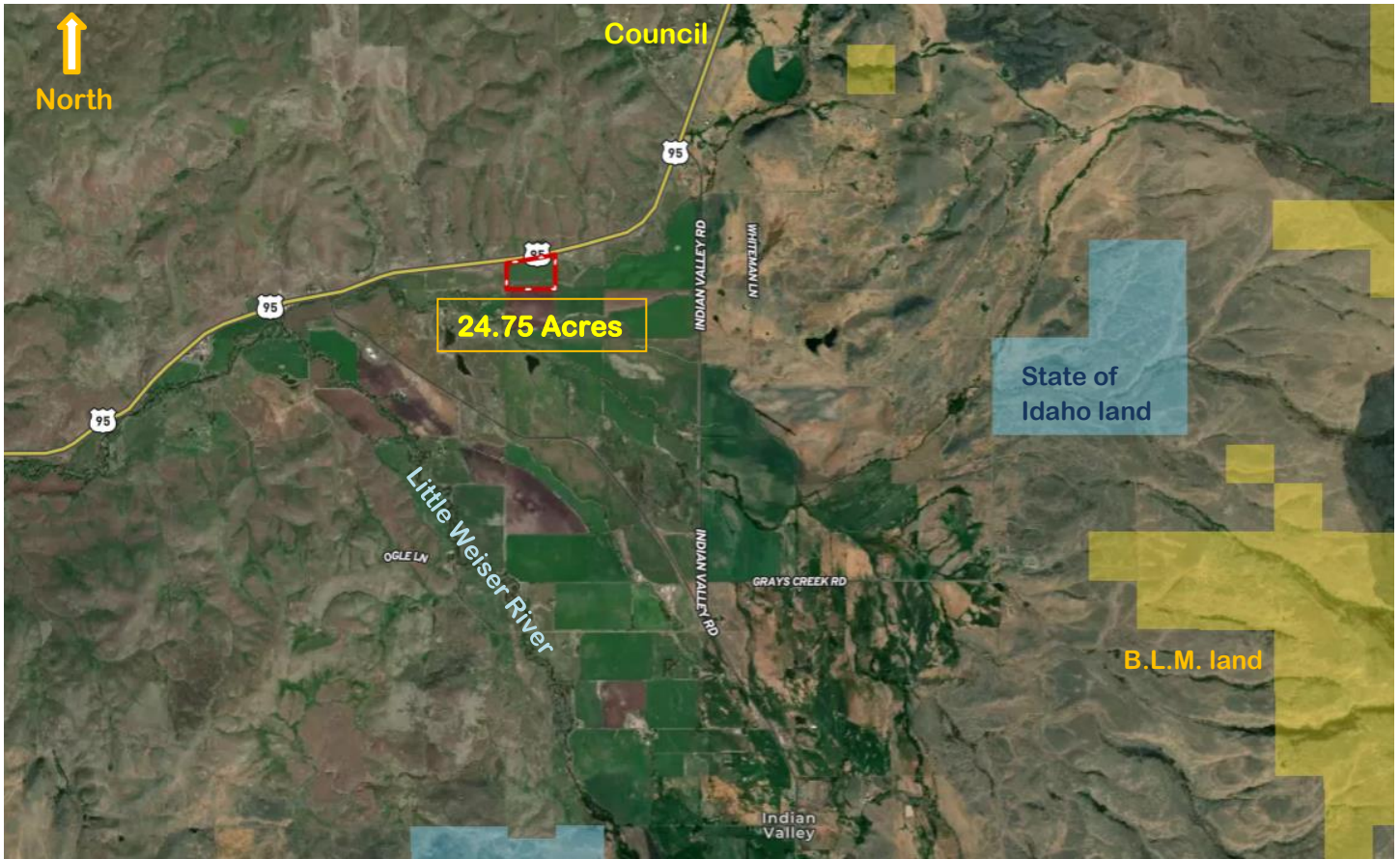
The THORN CREEK 25 contains 24.75± deeded acres, which is the southern part of a larger parcel that needs to be surveyed to be severed. There are NO CC&Rs (covenants, conditions & restrictions) in place as well as NO building restrictions (other than county regs). Adams County Planning & Zoning has confirmed that the parcel will receive one (1) residential building permit upon its being surveyed and split. The current owner has not run livestock on this ground, but puts up both alfalfa (north) and grass hays (south), producing 5 – 6 tons/acre depending on the year. All irrigation equipment and the propane generator are included.

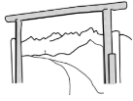




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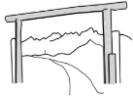
RANCH AERIAL PHOTOS & MAPS





THORN CREEK 25

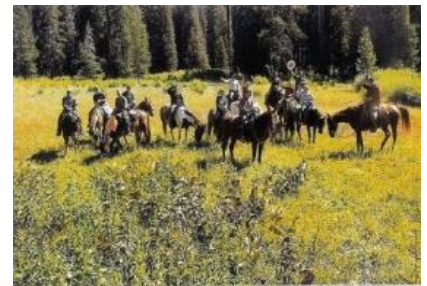


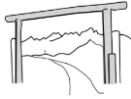


RECREATIONAL ATTRIBUTES

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...





THORN CREEK 25



BROKER'S COMMENT

The THORN CREEK 25 is a beautiful acreage property in a picturesque setting in the beautiful Little Weiser River valley of history, recreational attributes and timeless values. With an incredible building site for a home along the creek and a barn, plus livestock facilities and views of mountain ranges and green valleys, it is a pretty ideal setting. It offers the best of two worlds: a country lifestyle of open space, serenity and quietness 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. This is an incredible opportunity for someone looking to build their mountain ranch.

PRICE

\$360,000

Contact Ranch Broker:

Lon Lundberg, CLB, ABR, CCIM 208.559.2120 lon@gatewayra.com

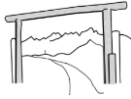
Land, Farm & Ranch Brokerage since 1995

For info or to schedule a tour contact: Office: 208-549-5000

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



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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."

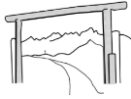
Water Rights: Idaho's water usage is subject to the state's water rights laws. A water right is the right to divert the public waters of the state of Idaho and put them to a beneficial use, in accordance with one's priority date. A priority date is the date the water right was established. In order to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

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. **GATEWAY** ©2023

Idaho Real Estate Agency: Lon Lundberg 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 Division of Occupational and Professional Licenses – Real Estate Commission.

Effective July 1, 2021

"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.

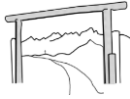
You May Become a Client

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 Division of Occupational and Professional Licenses – Real Estate Commission
(208) 334-3295
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?
- Can I cancel this agreement, and if so, how?
- 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?
- What happens to this agreement when a transaction is completed?
- How will the brokerage get paid?
- Can I work with other brokerages during the time of my agreement?
- What happens if I buy or sell on my own?

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: **208.549.5000**

RECEIPT ACKNOWLEDGED

Rev 17/01/21

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 _____