



VALLEY VIEW RANCH PARCELS



VALLEY VIEW

Picturesque Exquisite Ranch Parcels Overlooking Indian Valley

EXECUTIVE SUMMARY

VALLEY VIEW offers really cool, ranch parcels with incredible views west to Cuddy & Hitt Mountain peaks and east to the Council, Indian & West Mountain ranges from great settings for homesites and seasonal, live water on the "ag-lots". Offering panoramic scenery, the three (3) 20[±] acre **VALLEY VIEW RANCH PARCELS** are nestled above 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, horse-people, farming, gardening & family! And an incredible parcel to build a home.



EXCLUSIVELY REPRESENTED BY RANCH BROKERS:

Lon Lundberg, CLC, CLB, ABR, BROKER ♦ cell 208-559-2120

Ryan Barton, CLC, ABR, EX ♦ cell 208-477-9161

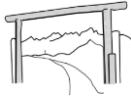


lon@gatewayra.com

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

Weiser: 208-549-5000



VALLEY VIEW RANCH PARCELS

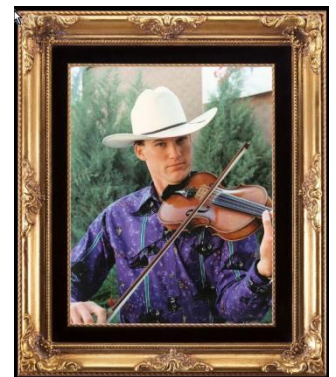
LOCATION

Offering beautiful scenery and great access, the **VALLEY VIEW** is nestled at the base of the foothills above the Little Weiser River valley basin just east of Cambridge in Washington County, Idaho. The views from the ranch lands offer vistas west to Cuddy & Hitt Mountains and northeast & east to Council, West & Indian Mountains. U.S. Highway 95 affords excellent access to get hay and cattle to market, kids to lessons or games, recreational pursuits, fine dining or shopping in the Weiser River Valley, Treasure Valley or Ontario, OR and north to New Meadows, Riggins or McCall.

The property is just 10 minutes east of Cambridge, which was established in 1900 when the PI&N Railroad (between New Meadows & Weiser) located on the west side of the Weiser River instead of the east side, where the small settlement known as Salubria sat, also naming the Salubria Valley. In their beginnings both towns provided supplies for mining, logging and freighting operations, plus the construction of the Snake River dams: Brownlee, Oxbow & Hells Canyon.

From the ranch it is 35 miles south to Weiser, and 110 miles south to the Boise/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. Council and Weiser offer municipal airport services for private and charter aircraft. Emmett, McCall and Cascade offer municipal airport services for private and charter aircraft.

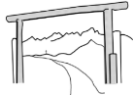
Washington County shows a 2022 population of 11,087 and covers 1,474 square miles with 21 of those in bodies of water. Weiser is the County seat and home of the *National Oldtime Fiddlers Contest*®.



Washington County

There are two main rivers in or along Washington County, which are the famous Snake River, winding its way out of southwestern Wyoming to match up with the mighty Salmon River before forming the Columbia River, and the Weiser River, which begins near New Meadows, ID. Both rivers offer plenty of outstanding recreational opportunities,

from fly-fishing, boat & cast fishing, waterfowl (ducks & geese) and an assortment of water activities in Brownlee Dam, part of the Snake River, which can be accessed via highway 71 from Cambridge.



VALLEY VIEW RANCH PARCELS

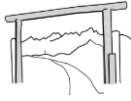
The naming of areas around the Salubria Valley, interestingly, was based on the names of the one-room schools in each area. The school up the Little Weiser River from Cambridge was called the "Valley View School", established somewhere in the 1860s or '70s and lasted until the 1950-60s. It had schooled children into high school years in its early years and later through the elementary grades.



PROPERTY DESCRIPTION

The VALLEY VIEW offers somewhat flat to sloping or rolling, side-hill parcels with native range forage; feed for both livestock and wildlife. The ranch parcels are already fenced for animals. The property is along U.S. Highway 95, so it offers excellent, all-weather access and a sense of "arrival" with its magnificent entrance 'gateway' and nice, wide graveled road.





VALLEY VIEW RANCH PARCELS



View from Parcel 1 of Cuddy Mountain Range



VALLEY VIEW Parcel 2 view of Council & West Mountains



VALLEY VIEW Parcel 3 view to Hitt Mountain



VALLEY VIEW road leading toward Indian Valley



VALLEY VIEW Ag-lot 5 on east side of road

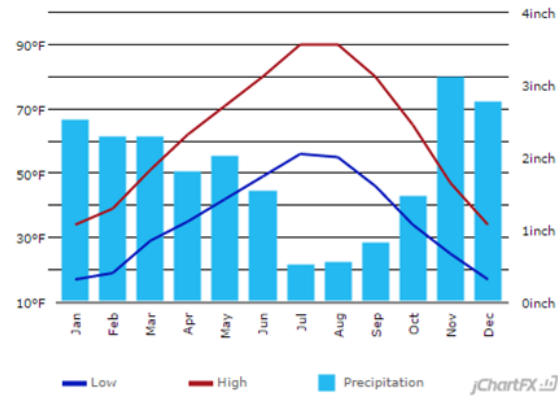


VALLEY VIEW Ag-lot 4 view toward Hitt Mountain



CLIMATE

This central-west region of Idaho enjoys a true, four-season climate. The VALLEY VIEW is just west of the Council, Indian & West Mountain Ranges, which feed the Little Weiser River drainage. This is a transitional location from the arid 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 Cambridge, ID is 20.98 inches, which is 10 miles west.

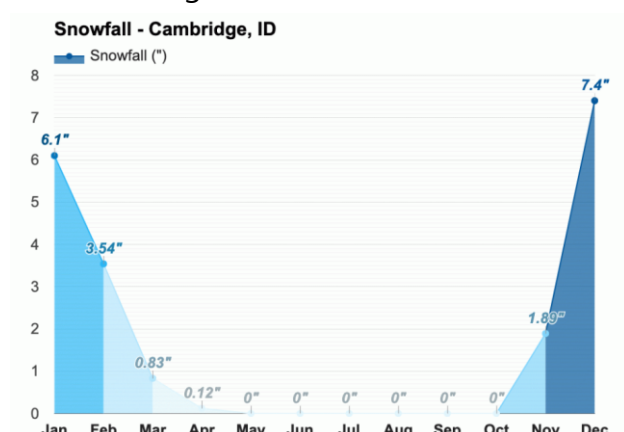
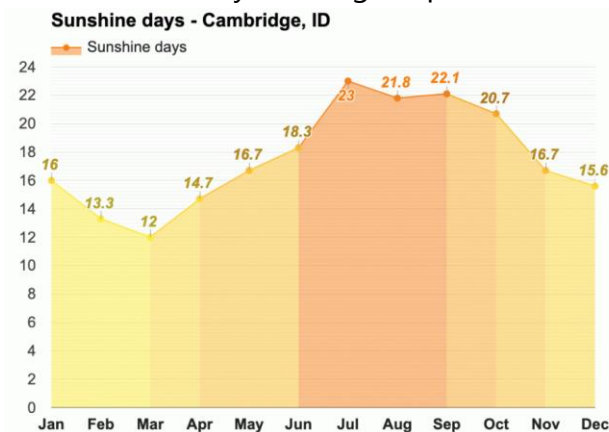
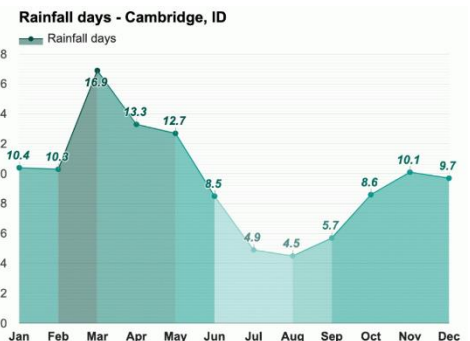
Snowfall can vary from very heavy in this area (like 2016/17) to mild some years, but every bit is welcomed to recharge the aquifer, the soil and the streams. Average standing snow may accumulate some years up to three-to-four feet in the mountains, but not down in the valley bottoms. When some areas surrounding the Salubria or Indian Valleys may be covered in an "inversion layer" the VALLEY VIEW stays open and clear.

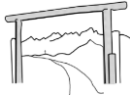
The average snowfall is less than 2" in Nov, 7.4" in Dec, 6.1" in January, 3.54" in Feb, .83" in Mar and almost none (0.12") in April on an average year.

The average snowfall days is 2.8 days in Nov, 9.5 days in Dec, 7.6 days in January, 6.8 days in Feb, 2.5 days in March and almost none (0.2 days) in April on an average year.

When it comes to rainfall, this area typically gets some rain every month.

Perhaps the nicest aspect is the number of sunny days experienced at the Valley View! Even when the storms may bring rain or snow, often they clear right up and the sun shines once again.

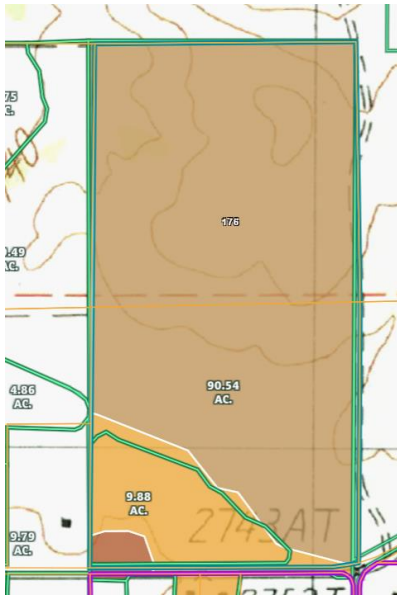




VALLEY VIEW RANCH PARCELS

SOILS

The soils are considered a high-quality as evidenced by the soils map (inserted). The soils are mainly Appledellia & Shoepeg silty clay loam; deep, well-drained soils.



Code	Description	Acres	%	CPI	NCCPI	CAP	?
176	Riggins extremely stony loam, 4 to 30 percent slopes	68.77	68.58%	-	9	7s	?
6	Appledellia loam, 2 to 4 percent slopes	14.22	14.18%	-	31	4s	?
189	Shoepeg loam, 0 to 3 percent slopes	6.01	5.99%	-	50	3w	?
190	Shoepeg silty clay loam, 0 to 3 percent slopes	5.03	5.02%	-	50	3w	?
179	Riverwash	4	3.99%	-	-	8	?
204	Water	2.25	2.24%	-	-	-	?
Totals		100.28 ac		0 CPI Average	16.07 NCCPI Average	6.16 Cap. Average	

FSA: 100.28 ac

Code	Description	CPI	NCCPI	CAP	?	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming
176	Riggins extremely stony loam, 4 to 30 percent slopes	-	9	-	?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Appledellia loam, 2 to 4 percent slopes	-	31	3s	?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
189	Shoepeg loam, 0 to 3 percent slopes	-	50	3w	?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
190	Shoepeg silty clay loam, 0 to 3 percent slopes	-	50	3w	?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

WATER – IRRIGATION, STOCKWATER & DOMESTIC

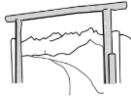
There is a ditch/canal that runs through the lower part of the project, but no irrigation on the property itself. Wells in this area have been quite productive; some producing over 500 gallons/minute. The aquifer appears to be not very deep. For a septic system a “perc test” may be required for a septic permit by Idaho Southwest District Health (<https://swdh.id.gov>).

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

PARCEL INFO & PROPERTY TAXES

The parcel map is several pages below, which shows the layout and sizes of the three (3) residential parcels, plus the two ‘Ag-lots’, which can be utilized for a number of uses permitted other than for housing. There will be no CC&Rs (covenants, conditions & restrictions) on the properties, but will have a road maintenance agreement.

The property taxes won’t be known until the end of 2024. The process in Idaho is the County Assessor Appraisers will establish the value for each parcel as of January 1 of each year, then mail the assessed value letter to owners in May, which could be subject to appeal by property owners. Once established the County then applies the mill levy rate in the fall of the year and mails out the final tax bill in November showing the property tax for the current year, which is due one-half in December and the balance the following June.



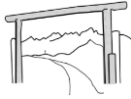
VALLEY VIEW RANCH PARCELS



ACREAGE, PRODUCTION & OPERATIONS

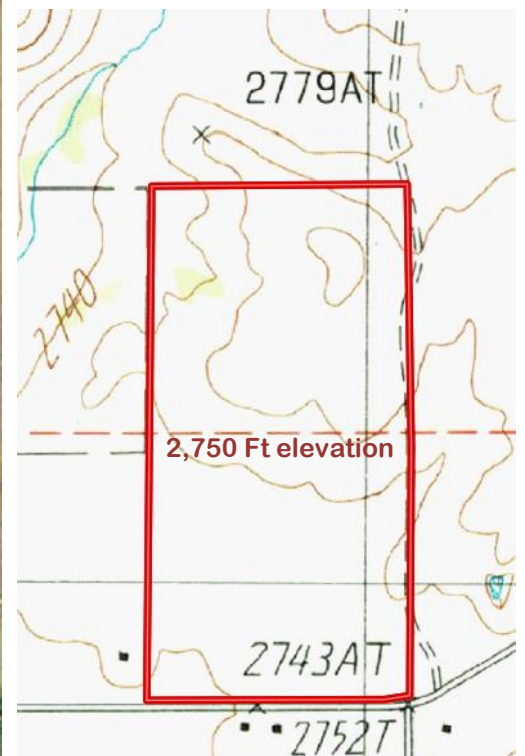
Each of the three VALLEY VIEW ranch parcels that can build a residence contain 20.[±] deeded acres, plus two "Ag-lots", which cannot build a residence but could be utilized for ranch facilities, horse barn, corrals, irrigated hay field, etc. There are no CC&Rs (covenants, conditions & restrictions) in place as well as no building restrictions (other than county regs). The soils of the Ag-lots is predominantly Brownlee, appledellia loam and Shoepeg silty clay loam, so could be good for hay or grazing.

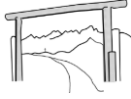




VALLEY VIEW RANCH PARCELS

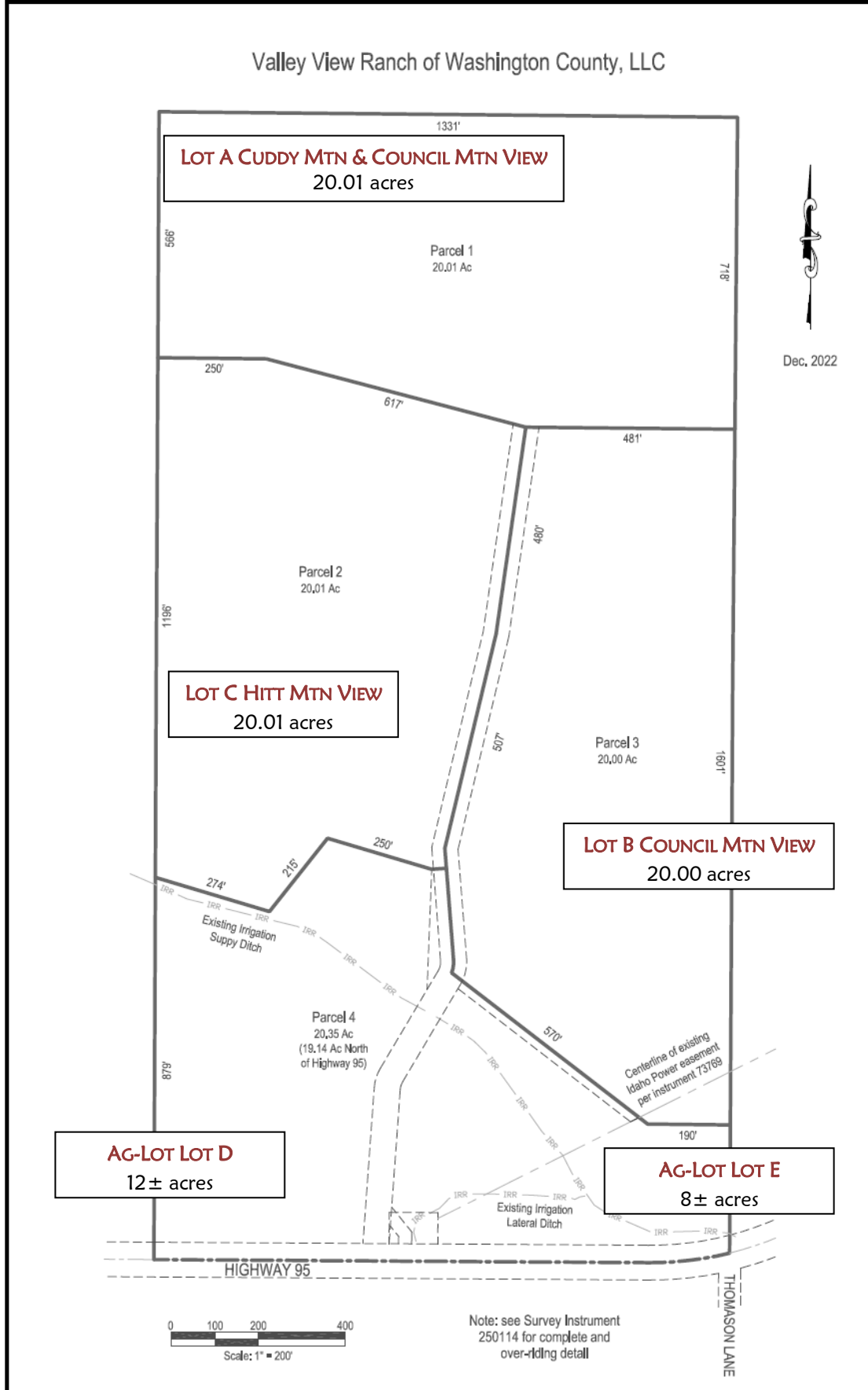
RANCH AERIAL PHOTOS & MAPS



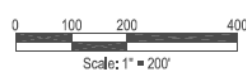


VALLEY VIEW RANCH PARCELS

Valley View Ranch of Washington County, LLC

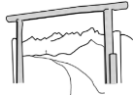


Dec, 2022



Note: see Survey Instrument 250114 for complete and over-riding detail



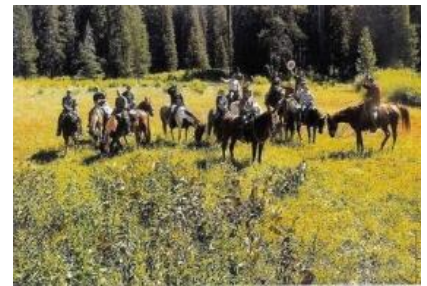


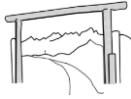
VALLEY VIEW RANCH PARCELS

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...





VALLEY VIEW RANCH PARCELS



BROKER'S COMMENT



LAND LEADER
THE NATIONAL LEADER IN LAND MARKETING

The VALLEY VIEW offers three (3) exquisite ranch parcels in a picturesque setting known as "Valley View" overlooking the beautiful Little Weiser River valley: an area of history, recreational attributes and timeless values. Incredible building sites with 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.

PRICING

LOT A \$495,000 CUDDY-COUNCIL VIEW WEST

LOT B \$455,000 COUNCIL VIEW EAST LOT

LOT C \$445,000 HITT VIEW SOUTH

LOT D \$120,000 (12 AC)

LOT E \$95,000 (8 AC)

Contact Ranch Brokers:

Ryan Barton, ABR, E-PRO

208.447.9161

ryan@gatewayra.com

Lon Lundberg, CLB, ABR, CCIM

208.559.2120

lon@gatewayra.com



GATEWAY
Realty Advisors

Land, Farm & Ranch Brokerage since 1995 For info or to schedule a tour contact: Ryan Barton

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



LAND LEADER™

THE NATIONAL LEADER IN LAND MARKETING

Disclosures:

Washington 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/>

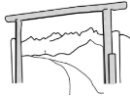
Radon levels: Idaho land is subject to radon presence, which is found in every county in some rocks and soils. Radonidaho.org

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 and Ryan Barton 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.

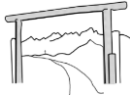
You May Become a Client

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



VALLEY VIEW RANCH PARCELS

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: 208.549.5000

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 _____