

SQUAW CREEK RANCHLANDS



SQUAW CREEK RANCHLANDS

Picturesque Ranch or Farm land in the Squaw Creek Valley of Ola, Idaho

EXECUTIVE SUMMARY

SQUAW CREEK RANCHLANDS offers lots of water, beautiful mature trees, abundant irrigation for hay fields & grazing lands and gorgeous sunsets! For almost a half-mile (2370 feet) the meandering Squaw Creek flows year-round and provides lots of opportunities for great water uses, in addition to irrigating for hay fields and grazing livestock with 1865 water rights! The previous owner grew both grass and alfalfa hay with two to three cuttings depending on the season, plus grazed cattle and horses. Great access right along Sweet-Ola Highway. An excellent ranch parcel for livestock, horse-people, farming, gardening & family! And an incredible Squaw Creek opportunity!



EXCLUSIVELY REPRESENTED BY RANCH BROKERS:

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

Holly Lundberg, RANCH REALTOR ♦ cell 208-789-6784

Land, Farm & Ranch Brokerage since 1995

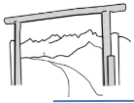
www.gatewayra.com



lon@gatewayra.com

holly@gatewayra.com

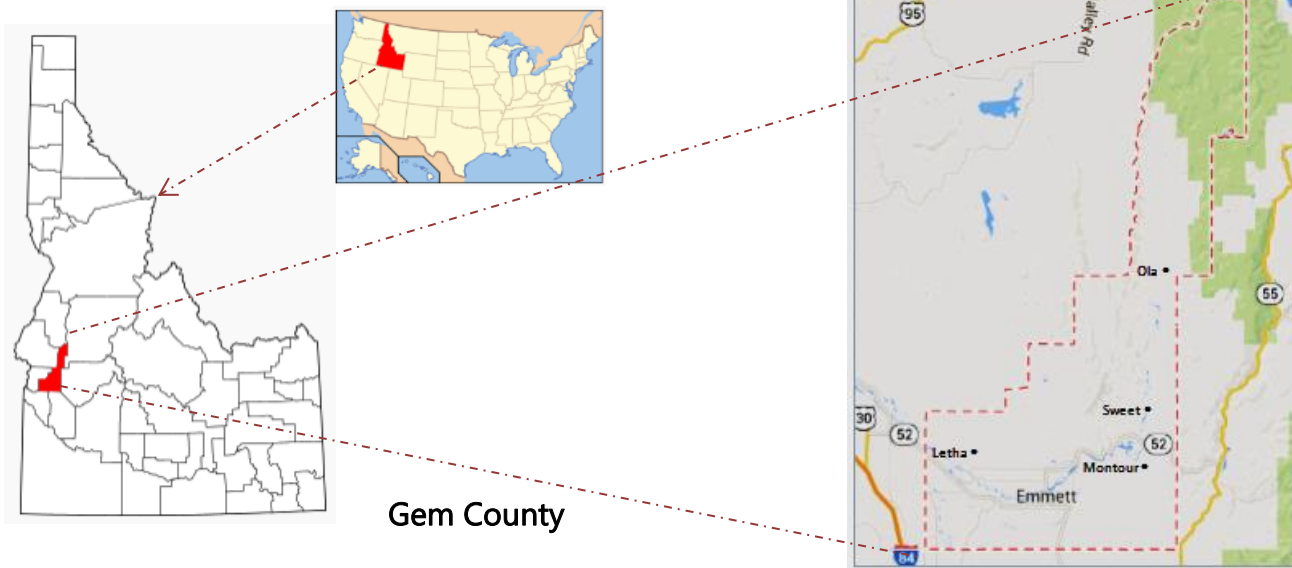
Weiser: 208-549-5000



SQUAW CREEK RANCHLANDS

LOCATION

Offering beautiful scenery and great access, the **SQUAW CREEK RANCHLANDS** sits at an elevation of 3000 feet above sea level with Squaw Creek valley-bottom hay and pasture grasslands. The friendly village of Ola is home to just under 300 residents. The Ranch site in Gem County is at mile-marker 17 in Ola, 15 miles south to Sweet and 30 miles southwest to Emmett and 47 miles (1[±] hour) to Boise/Eagle 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. Emmett, Payette and Ontario, OR offer municipal airport services for private and charter aircraft.

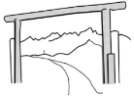


Gem County has long been known for its abundance of fruit growers, U-pick berry fields, apples orchards and fruit galore. From strawberries to cherries, apricots, blueberries, and apples, Gem County is the perfect place for fruit growers to set up shop. And in recent grapes and vineyards have been added to the fruitful production in the valley. But don't let that take anything away from its livestock.

Since the 1930s, the community of Emmett and all of Gem County has gathered each June to celebrate the abundance of our valley. We celebrate with the region's longest continually running festival, "The Emmett Cherry Festival."

The Emmett Cherry Festival is always held during the second full week of June. The traditional Cherry Festival events, concerts and carnival all happen in the Emmett City Park starting on Wednesday and running through Saturday. Other celebrations and events take place throughout the community during the week of the Emmett Cherry Festival.

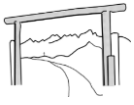




PROPERTY DESCRIPTION

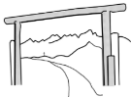
The **Squaw Creek Ranchlands** offers several fields that are irrigated for either hay production or livestock grazing by horses & cattle. The ranch parcels are currently fenced and cross-fenced for animals. The property is along Sweet-Ola Highway, so it offers excellent, all-weather access. With an abundance of water many possibilities could be considered to utilize the water to its full appreciation. County property taxes in 2024 were \$369.52. The APN is RP10N01E261238.





SQUAW CREEK RANCHLANDS

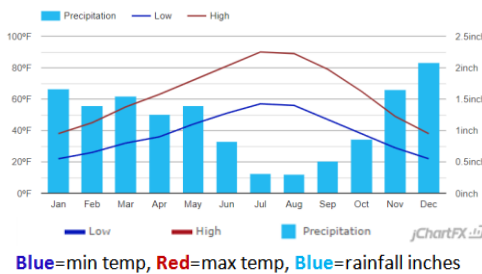




CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The **Squaw Creek Ranchlands** is northeast of Emmett where the the Payette River comes through the Black Canyon Dam. This is a transitional location from the arid high desert south and west of the Snake River and the wetter, snowier and colder conditions experienced in the more northerly and easterly, mountainous areas of the state.

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 170 days in Gem County and precipitation averages from 11-13 inches at the westerly side of the valley up to 22 - 25 inches in the mountain areas. Total Average Annual Precipitation for Emmett, ID is 12 inches, which is 30 miles away. According to several sources, "precip" in Ola, ID averages 21+ inches/year.

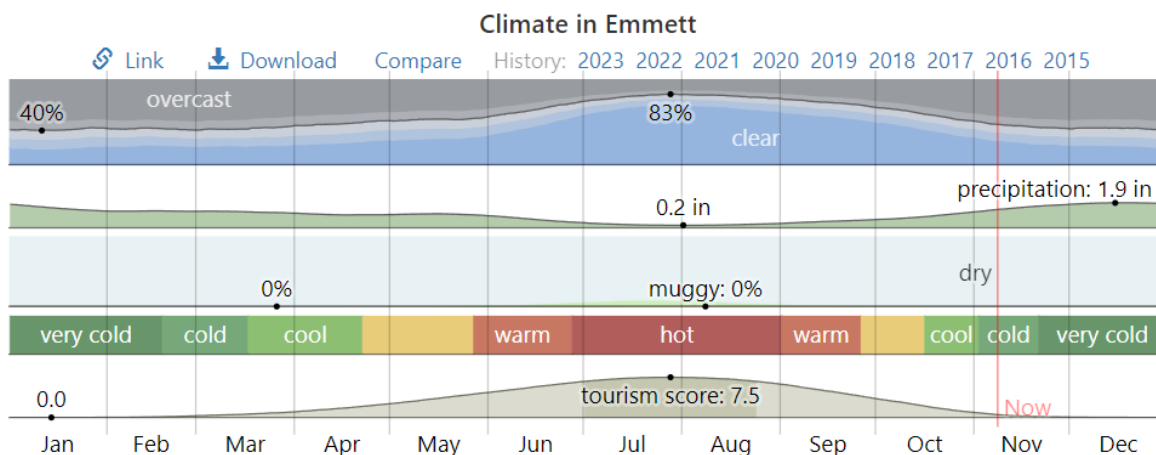


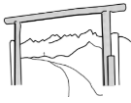
Snowfall can vary from very heavy in this area (like 2016/17) to mild some years, but every bit is welcomed to recharge the aquifer, the soil and the streams. Average standing snow may accumulate some years up to three-to-four feet in the mountains, but not down in the valley bottoms. When parts of the Boise Valley may be covered in a winter "inversion" the **Squaw Creek Ranchlands**

stays open and clear.

The average snowfall can reach 36" through the winter months on an average year. And the sun shines 200 days per year on average.

Throughout the year, the temperature in Emmett varies from a low of 22.8°F in winter months to a peak of 90°F during the summer. Relative humidity oscillates from a low of 31% in the hotter months of July and August to a high of 82% during the coldest month of January. It has very mild, pleasant weather. Perhaps the nicest aspect is the number of sunny days experienced at the **Squaw Creek Ranchlands**! Even when the storms may bring rain or snow, often they clear right up and the sun shines once again.

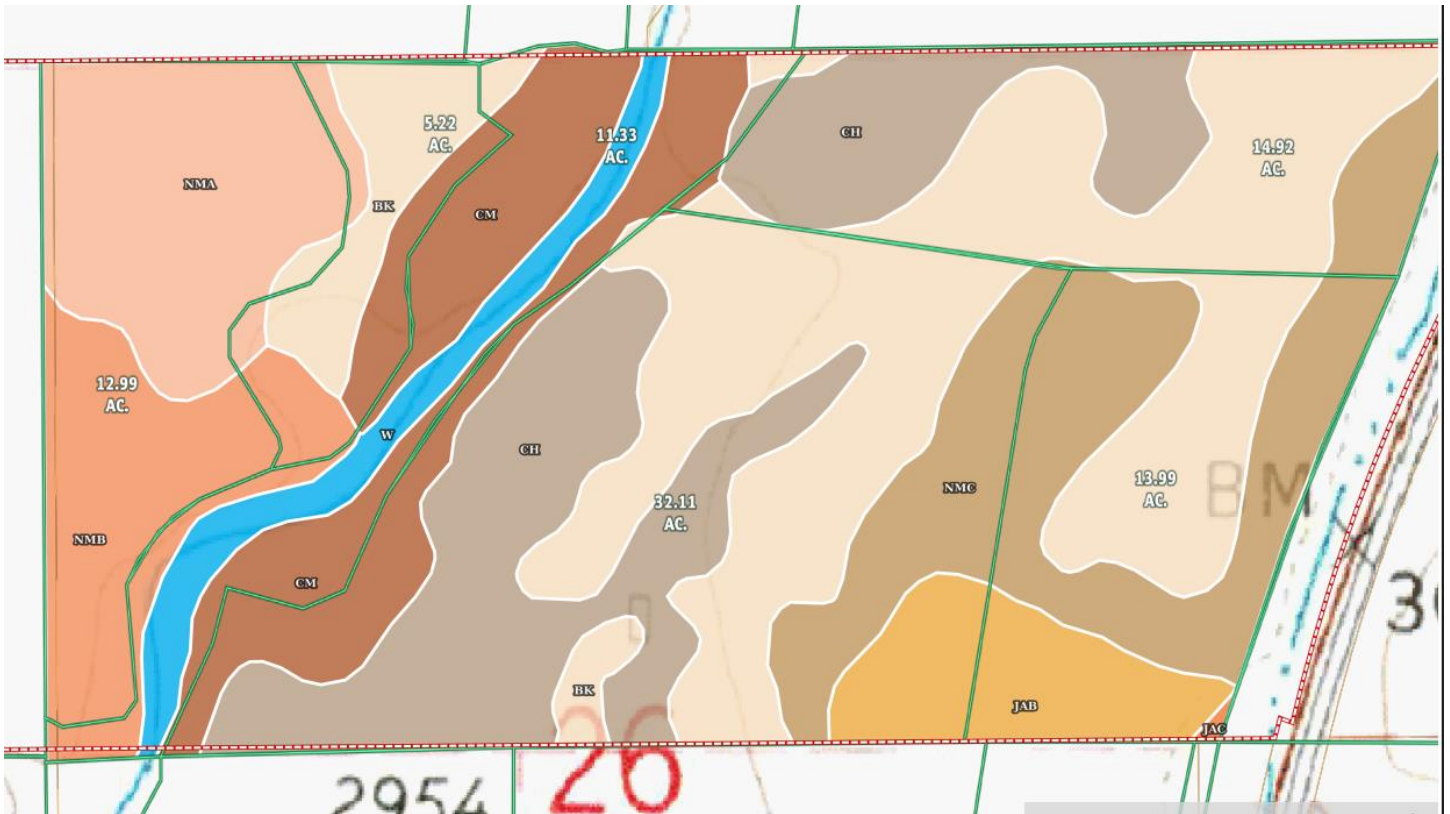




SQUAW CREEK RANCHLANDS

SOILS

The soils are considered a high-quality as evidenced by the soils map (inserted), which shows the soils as predominantly loams: Black Canyon silty clay loam & Catherine loam with some Newell silt loams; generally deep, well-drained soils.

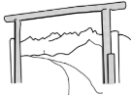


90.44 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bk	Black Canyon silty clay loam, drained	27.23	30.11	0	37	4w
Ch	Catherine loam	16.9	18.69	0	54	4w
NmC	Newell silt loam, 3 to 7 percent slopes	12.78	14.13	0	40	3c
Cm	Catherine loam, moderately deep	10.64	11.76	0	54	4w
NmA	Newell silt loam, 0 to 1 percent slopes	8.2	9.07	0	40	3c
NmB	Newell silt loam, 1 to 3 percent slopes	7	7.74	0	40	3c
JaB	Jackknife clay loam, 1 to 3 percent slopes	4.46	4.93	0	59	2s
W	Water	3.15	3.48	0	-	-
JaC	Jackknife clay loam, 3 to 7 percent slopes	0.08	0.09	0	59	2e
TOTALS		90.44(*)	100%	-	42.92	3.58

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





WATER – IRRIGATION & STOCKWATER WATER RIGHTS

The irrigation water rights cover 62.9 acres and are adjudicated 1865 & 1927 water rights, which are delivered via Baird and Hoffman Ditch and stored in Sage Hen Reservoir. Squaw Creek is a tributary of the Payette River drainage 65. The ranch has several waterways traversing it. The previous owner has stated that he had always been able to irrigate into September or even October. Water right 65-03028 covers 51 acres with 1.06 cfs for irrigation from April 1 thru Nov 1.

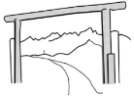
Squaw Creek Ranchlands - Irrigation Water Rights									
Source	WR No.	Acres	Type	CFS	Point of Diversion	Place of Use	Start use	Start use	Priority Date
Squaw Creek	65-03028	51	irrigation	1.06	T10N R01E Sec13	T10N R01E Sec26	1-Apr	1-Nov	1865
Squaw Creek	65-03029	19	irrigation	0.4	T10N R01E Sec12	T10N R01E Sec26	1-Apr	1-Nov	1901
Squaw Creek	65-22532		Stockwater	0.02	T10N R01E Sec12	T10N R01E Sec26	1-Jan	31-Dec	1901
Squaw Creek	65-22534		Stockwater	0.02	T10N R01E Sec13	T10N R01E Sec26	1-Jan	31-Dec	1927
Squaw Creek	65-11169	13	irrigation	0.26	T10N R01E Sec13	T10N R01E Sec26	1-Apr	1-Nov	1927
TOTAL ACRES		63							

Notice: Information is presented as believed to be reliable, but not guaranteed or warranted for any level of accuracy by Broker or Owner. Information regarding values, water rights, carrying capacities, production, crop yields, 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 ©2025**



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

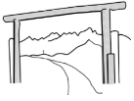




ACREAGE & OPERATIONS

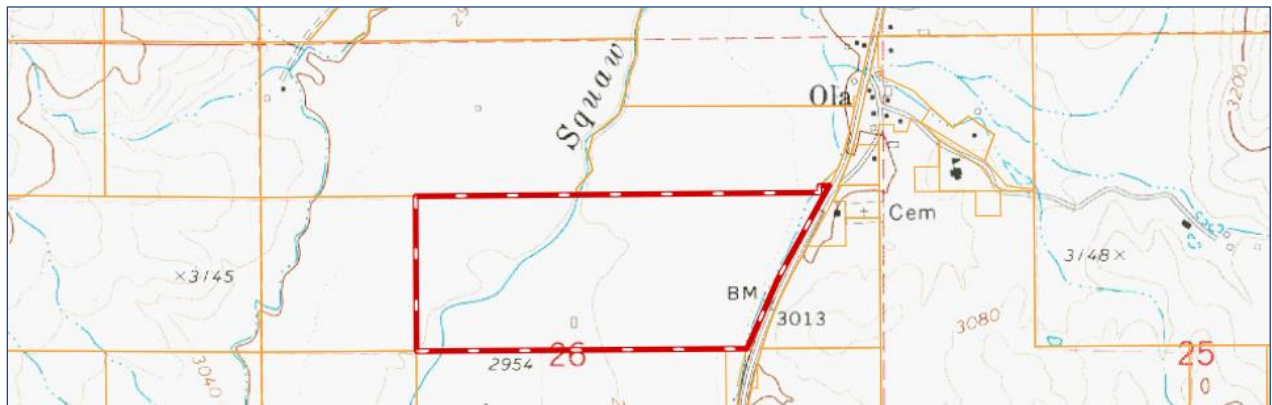
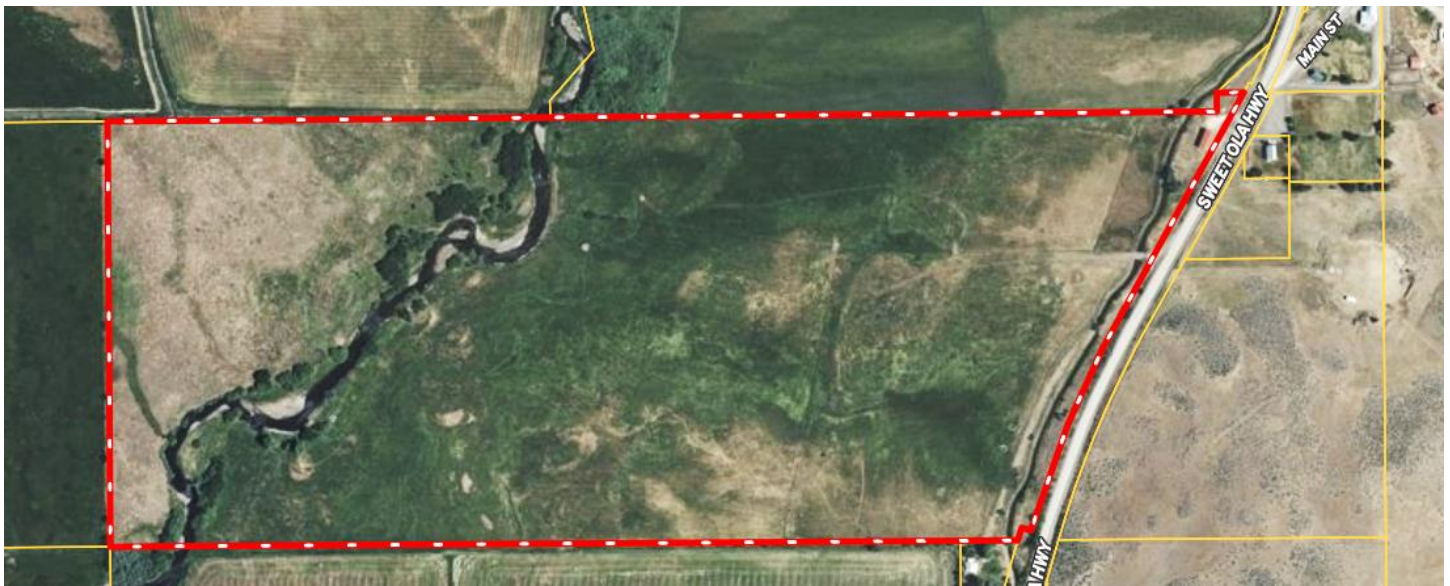
The **Squaw Creek Ranchlands** (according to public records) contains 92.15[±] deeded acres. There are NO CC&Rs (covenants, conditions & restrictions) in place, as well as no building restrictions (other than county regs). Previous owners have grazed livestock (horses & cattle) on this and put up both alfalfa and grass hays. The west-side field (18.2 acres) is dry-farmed (no irrigation) and, as it has benefitted by the neighbor to the west's irrigation runoff, it has been partially sub-irrigated to the point that a few years it has produced three cuttings of alfalfa hay. All irrigation is ditch flood irrigation. There is a hay barn that has been filled to overflowing with hay bales in the past. Elevation is at 3000 feet above sea level.

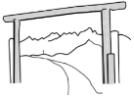




ROCK CREEK RANCH

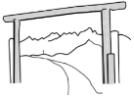
RANCH AERIAL PHOTOS & MAPS



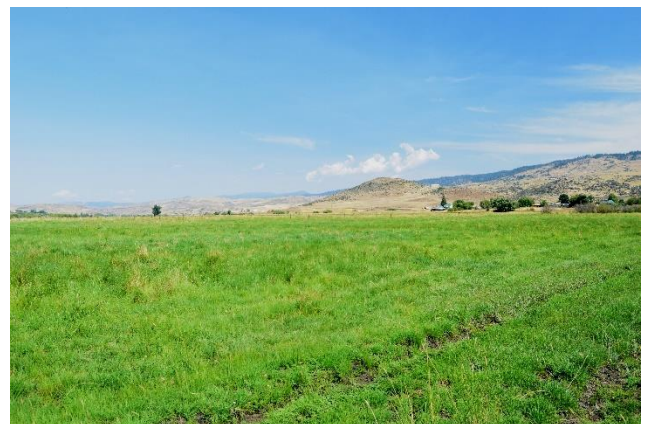


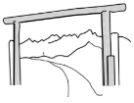
ROCK CREEK RANCH





ROCK CREEK RANCH

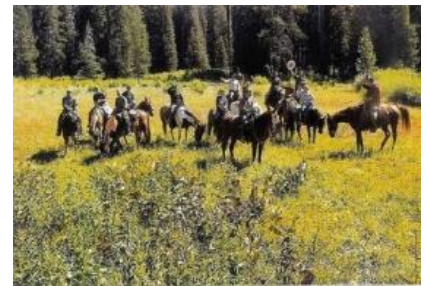


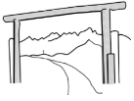


RECREATIONAL ATTRIBUTES

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...





ROCK CREEK RANCH



BROKER'S COMMENT

The **SQUAW CREEK RANGLANDS** is one of those properties that just about everyone when they pass by it say (or think): "*Wouldn't it be something to own that?*"!! An offering that comes along only so often! Indeed, a truly beautiful acreage property in a picturesque setting in the beautiful Squaw Creek/Ola valley of history, recreational attributes and timeless values. With a beautiful setting for a home, plus livestock pasture and views of the surrounding mountainsides, it is an ideal investment. It offers the best of two worlds: access to 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.



PRICE

\$999,000

Contact Ranch Broker:

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

Holly Lundberg, RANCH REALTOR ♦ cell 208-789-6784



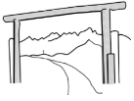
lon@gatewayra.com

holly@gatewayra.com

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.





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:

https://www.gemcounty.org/how_do_i/find_learn_about/noxious_weed.php

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/>

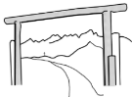
Radon levels: Idaho land is subject to radon presence, which is found in every county in some rocks and soils. RadonIdaho.org

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** ©2025

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

EFFECTIVE JULY 1, 2025

THIS IS NOT A CONTRACT!

This document explains the duties a real estate brokerage & its licensees (a Brokerage) owe Idaho consumers, as outlined in the Idaho Real Estate Brokerage Representation Act (Idaho Code 54-2082 – 54-2097). **These duties are required by law!** A Brokerage **CANNOT** modify or eliminate any of them, even with your consent. It is recommended that you review this document **prior to discussing ANY personal information with a Brokerage.**

THE TERM AGENCY refers to the relationship between a Brokerage & consumers in a real estate transaction. The duties you're entitled to during the process depend on the type of relationship you have with a Brokerage. Understanding the relationships is essential in deciding whether you want to be a **CUSTOMER** or a **CLIENT**.

CUSTOMERS

ALL consumers in a real estate transaction are owed the following **CUSTOMER** duties:

- Assist in transactions with honesty, good faith, skill, & care
- Disclose all known or reasonably knowable adverse material facts
- Properly account for property or money received

IF you sign a **Compensation Agreement**, you are **still** a Customer but a Brokerage **MUST**:

- Be available to timely present & receive written offers & counteroffers

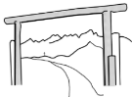
AS A CUSTOMER, a Brokerage is **NOT** required to keep your info confidential or promote/protect your interests. If you want those services, you **MUST** sign a Representation Agreement to become a **CLIENT**.

CLIENTS

The duties owed to **CLIENTS** are more extensive. These duties are **ONLY** owed to consumers who have signed a Representation Agreement with a Brokerage.

- | | |
|---|--|
| - Perform the terms of the written agreement with reasonable skill & care | - Disclose all known or reasonably knowable adverse material facts |
| - Promote your best interests in good faith, honesty & fair dealing | - Be available to present & receive written offers & counteroffers |
| - Keep sensitive info confidential even after representation ends | - Assist in negotiating price & terms for the transaction |
| - Properly account for property or money received | |





IF YOU SIGN a Representation Agreement & become a **CLIENT**, you'll need to know what type of options are available. In Idaho, you may be represented under **SINGLE AGENCY** or **LIMITED DUAL AGENCY**.



SINGLE

Under Single Agency, you are a Client & the Brokerage represents you, **AND ONLY YOU**, in your real estate transaction. The entire Brokerage is obligated to promote your best interests. The Brokerage is **NOT** allowed to represent the other party to the transaction.

If you are a **BUYER**, the Brokerage will seek a property for you to purchase with an acceptable price & other terms, and advise you to consult with appropriate professionals.

If you are a **SELLER**, the Brokerage will seek a buyer to purchase your property under acceptable terms, & seek proof of a buyer's financial ability to complete the transaction.

LIMITED DUAL

Limited Dual Agency means a Brokerage represents **BOTH** the buyer & the seller in the same transaction. This may occur if you buy a property listed by the same Brokerage or if the Brokerage finds a buyer for your property. There are **TWO** types of Limited Dual Agency:

WITHOUT ASSIGNED AGENTS

The Brokerage represents both Clients **EQUALLY**, without favoring either. The Brokerage **CANNOT** share confidential information & **MUST** protect both Clients' interests while fulfilling their agreements & duties with skill and care.

WITH ASSIGNED AGENTS

The Designated Broker authorizes an agent to represent each Client. The agents **MUST** protect **their assigned Client's** best interests, & keep Client info confidential. The Designated Broker remains neutral & ensures both agents fulfill their Client duties.



Still have questions? Scan the QR code or visit the website below for consumer resources & common FAQs!

idrealestatehelp.my.canva.site/



BROKERAGE: Gateway Realty Advisors

DESIGNATED BROKER: Lon Lundberg, Broker PHONE NUMBER: 208-549-5000

ACKNOWLEDGMENT OF RECEIPT: Your signature is **ONLY** an acknowledgement that a licensee gave you a copy of this document. This is **NOT** a contract; you are under **NO** obligation to anything by signing.

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

