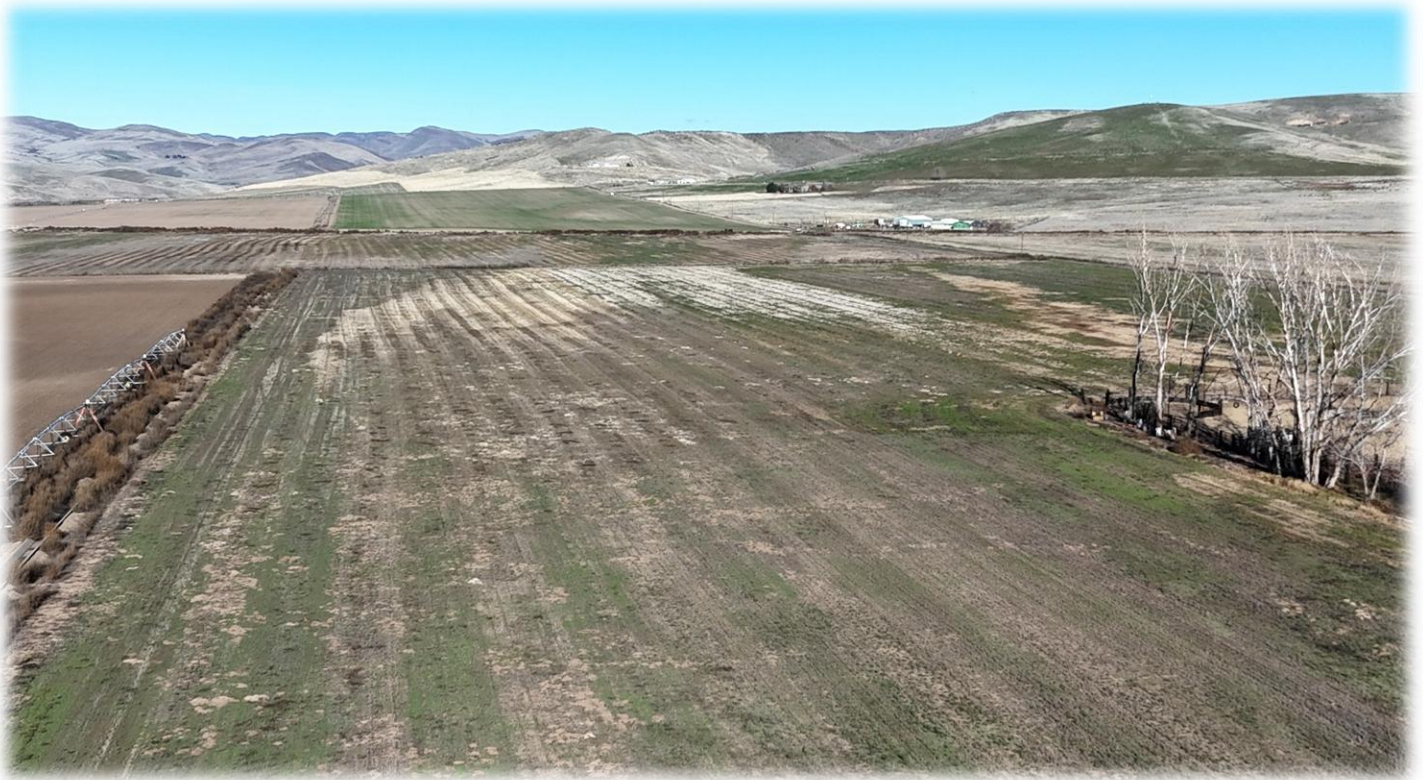


INDIAN HEAD ACRES



INDIAN HEAD ACRES

*Beauty, Peace, Tranquility: 56.42 acres in two parcels
on a beautiful, irrigated cropland along Indian Head Road, Weiser, Idaho*

EXECUTIVE SUMMARY

The "Indian Head Acres" offers an irrigated crop or hay field and excellent water resource with the ability to add one or more homes. Its location feels like it is out in the country with wide open skies, yet it is a 'stones-throw' from the City of Weiser. Washington Co. is still cattle ranching and farming country with fertile croplands, lush pastures, and mountain grass. The location affords a great lifestyle for whatever sized family (or more) that may want to live in a rural community, yet stay close to the "City". And the ground is ideal for growing crops, hay, livestock or family animals like for 4H or FFA or as an excellent, long-term investment.



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

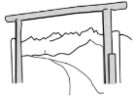


lon@gatewayra.com



holly@gatewayra.com

Weiser: 208-549-5000



INDIAN HEAD ACRES

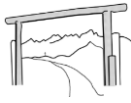
Presenting: The Indian Head Acres near the Snake River



LOOKING AT THE NORTHERN PIECE (NOTE: THESE ARE DECEMBER 1 PHOTOS – NOT IN SEASON)



LOOKING SOUTH TOWARD TOWN



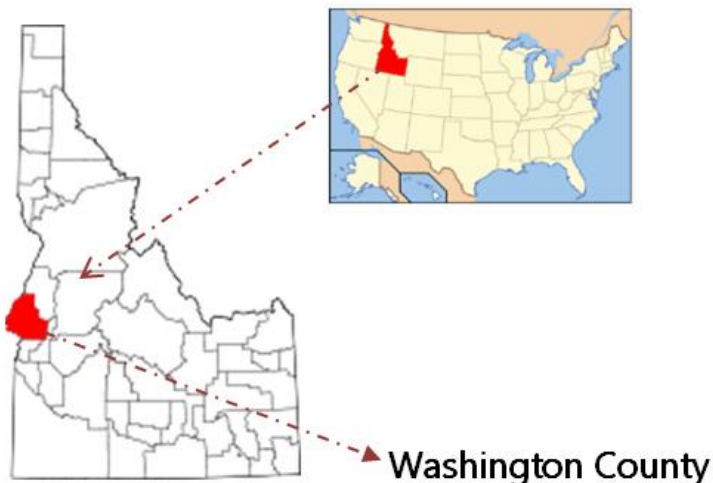
LOCATION

Offering beautiful scenery and great access, the Indian Head Acres is nestled in the Snake River valley basin west of U.S. Highway 95 just outside the city of Weiser in Washington County, Idaho. The views of the foothills and nearby mountains offer vistas of lower hills of the Hitt Mountains. U.S. Highway 95 affords excellent access to get hay to market, kids to lessons or games, recreational pursuits, fine dining or shopping in the Weiser River Valley, in nearby Ontario, OR, or in the Treasure (Boise) Valley about an hour south.

The property is just a few miles east of the Snake River, which is the state border between Idaho and Oregon. Sitting at the base of Haystack Peak & Kelly Mountain, it has mostly other small farms for neighbors, plus sits close to the Weiser City Limits. Also, nearby are many ranches in the thousands of acres size-range, which continue the legacy of running hundreds of cattle as ancestors have done since the 1880s. Neighboring water rights go back as far as 1880 and probably some even earlier.

It is only 1/4 mile to Weiser, 62 miles to Nampa of the Boise/Treasure Valley and 80 miles south to the Boise Airport (BOI); a modern, full-service airport offering regularly scheduled flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to all regions in the nation. The City of Weiser offers municipal airport services for private and charter aircraft with a recently upgraded, 4000 foot runway with hangar facilities available. Elevation is 2120 feet asl.

Washington County shows a population of 10,898 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*®.

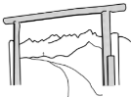


There are two main rivers in or along Washington County, which are the famous Snake River, winding its way out of southwestern Wyoming to match up with the mighty Salmon River before forming the Columbia River, and the Weiser River, which begins near New Meadows, ID. Both rivers offer



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 or straight up from Weiser.





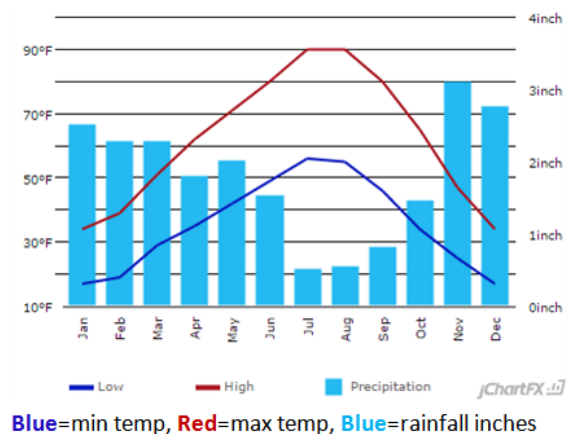
INDIAN HEAD ACRES

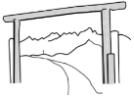


Google-view looking north into Hitt Mountain Range & Payette National Forest...

CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The Indian Head Acres is in the mid-hillside above the Snake River drainage, which is a transitional (middle-valley) location from the arid high desert south of the Snake River and the wetter, snowier and colder conditions experienced deeper in the mountainous areas of the state. The climate in the valley is moderate, yet with a range that will climb above 100 degrees in summer and can drop below zero in winter. The average growing season is approximately 170 days in Washington County and precipitation averages from 12 inches (Weiser) at the southern to westerly-most side of the county up to 22 inches in the mountain areas. Snowfall is not very heavy in this area and every bit is welcomed to recharge the aquifer and the soil. Average standing snow may accumulate for a month or so at a time, so is not a big issue. Most snowfalls open up within a few days. Weiser has an average of 209 sunny days per year and humidity is relatively low-moderate. Great candidate for a solar system.

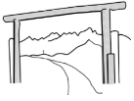




PROPERTY DESCRIPTION OVERVIEW

The Indian Head Acres contains 56.42[±] deeded acres of good soil with irrigation rights to grow crops or establish a permanent pasture to raise livestock. The land is in an area referred to as West Weiser Flats, which is relatively flat to slightly sloping bottom ground between the hills and the Snake River. It is good crop or hay ground with good soils that can be utilized to grow crops, hay or graze livestock.





INDIAN HEAD ACRES

WATER – DOMESTIC & IRRIGATION WATER RIGHTS

Water is so critical to farming practices and this property has excellent water from the Institute Canal. It controls 56.23 shares under certificate #173 and the canal runs right along the north side of the property for easy access to irrigating. Water is billed along with the County property tax bill, which is one-half due in December and the remainder the following June. The cost for 2025 was \$3,936.10, which is \$75.36 per acre – a reasonable amount for SW Idaho with some farmers paying \$200/acre or more.

Nearby wells drilled have produced from 0 gallons per minute to 412 gpm on the adjacent land. For irrigation purposes, it is generally figured that 9 gpm are required to irrigate; so, this property would need approximately 500 gallons/minute, which is doubtful that size of well would be approved here. However, there is more than adequate water for domestic purposes. That said, good advice would be to seek out a water douser to search and locate the most likely spot to drill a new well.

Please check with Idaho Dept of Water Resources with any questions: <https://idwr.idaho.gov>

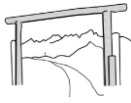


PROPERTY TAXES

Washington County Treasurer's office shows the property taxes for 2024 were as follows:

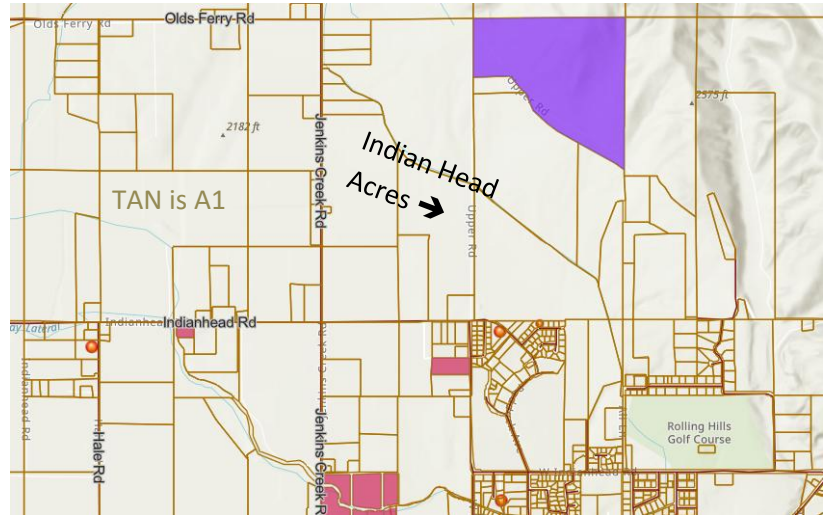
Washington County - Parcel List & Legal Description						
No.	Assessor's Parcel No.	Acres	Improvemt Value \$	Assessed Value \$	Type Land	Prop Tax 2024
1	RP11N5W194500	56.42	-	103,644.00	Irrigated	4,624.96
2						
	TOTAL	56.42	-	103,644.00		4,624.96



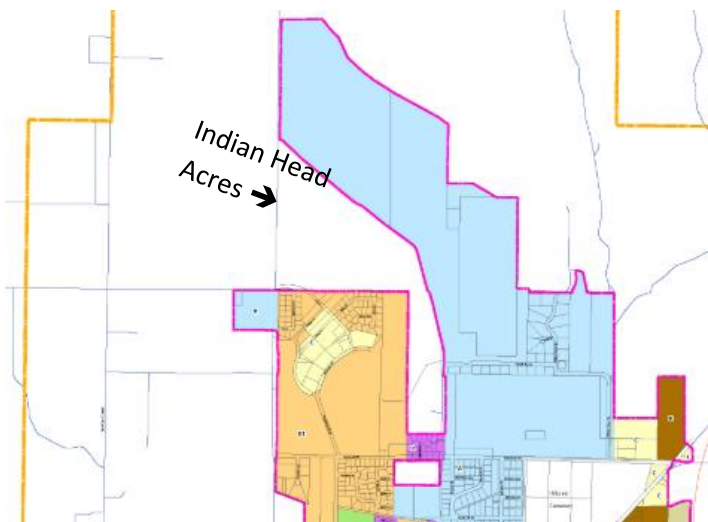


ZONING & RESIDENTIAL PERMITTING

This land is currently zoned in the County as **A1**, which is the most typical county-wide zoning and provides for agricultural practices. It is also highly protected to preserve productive ag ground for ag production. On the map portion to the right, dark pink is **A2**, which allows more residential uses and purple is designated **Special Use**.



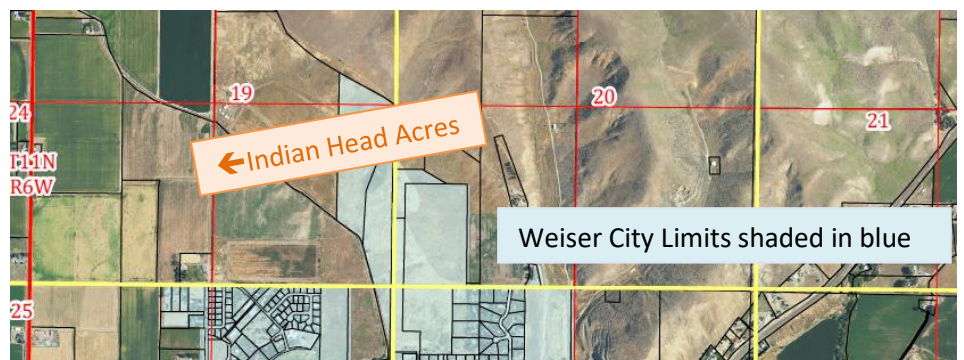
The map below shows the northwestern boundaries of the City Limits of Weiser with the property between two blue areas with a possibility of annexation at some point in the future.

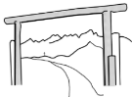


The Indian Head Acres, based on current code and according to the County's new Planning & Zoning Administrator, "if a new owner (buyer) were to split it in two parcels would be eligible for a home on each parcel". Or, if more lots than two were sought, there are other options available in the County Code. (Please visit with the County Planning & Zoning to satisfy yourself of any ideas you may have). In 2025 the County has been going through the process of revisiting its Zoning Ordinances and working to re-create a new P&Z

Commission, therefore the Codes are always subject to the possibility of change. Buyer to verify all zoning and potential building restrictions and codes with Washington County Planning and Zoning.

The neighbor's property to the east sits across the street from the City Limits of Weiser.





SOILS MAPS OVERVIEW

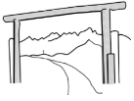


 FSA: 53.85 ac

Code	Description	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming
173	Power-Purdam silt loams, 0 to 2 percent slopes	-	21	2e	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
82	Greenleaf silt loam, 0 to 2 percent slopes	-	22	2e	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
160	Nyssaton silt loam, 0 to 2 percent slopes	-	20	3e	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
174	Power-Purdam silt loams, 2 to 4 percent slopes	-	22	3e	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

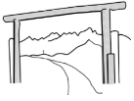
Code	Description	Acres	%	CPI	NCCPI	CAP
173	Power-Purdam silt loams, 0 to 2 percent slopes	31.18	57.9%	-	21	6c
82	Greenleaf silt loam, 0 to 2 percent slopes	15.86	29.45%	-	22	6c
160	Nyssaton silt loam, 0 to 2 percent slopes	6.27	11.64%	-	20	6c
174	Power-Purdam silt loams, 2 to 4 percent slopes	0.53	0.98%	-	22	6c
Totals 53.85 ac			0 CPI Average	21.18 NCCPI Average	6 Cap. Average	





INDIAN HEAD ACRES





INDIAN HEAD ACRES



RECREATION, HUNTING & FISHING

The **INDIAN HEAD ACRES** is ideally located for those interested in recreation, camping, hunting and fishing with big game species, such as Rocky Mountain Elk, Mule deer, antelope, black bear, cougar/mountain lion, wolf, coyote and perhaps an occasional moose in the northern areas. In addition, the game birds are significant with pheasant, grouse, chukar, quail, Hungarian partridge, dove, turkey, duck and geese available seasonally. The Ranch is located in Hunting Unit 31 (Brownlee zone), which is south and west of Units 22, 32 & 32A that take in the Hitt and Cuddy Mountain ranges and stretches east to most of West Mountain. Generally, there are open seasons for in-state and out-of-state hunters and special draws for certain species and genders. For Rocky Mountain Elk the hunts are more limited, as this is mostly a "controlled hunt only" area. Mule deer are much more plentiful. Please consult the most current Idaho Department of Fish & Game. And fishing is abundant on the Snake River minutes away.

<https://idfg.idaho.gov/ifwis/huntplanner/mapcenter/?lyr=0&lbl=Unit+31&val=211>



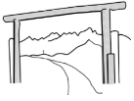


RECREATIONAL ATTRIBUTES

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:

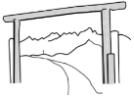
Fall, winter, spring & summer fun for the whole family and friends...





RANCH AERIAL PHOTOS





INDIAN HEAD ACRES

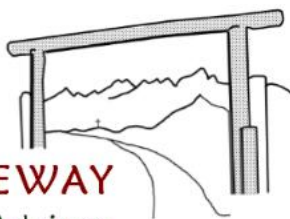


BROKER'S COMMENT

As they say, "beauty is in the eye of the beholder" and for most, the Indian Head Acres is just beautiful! The Ranchland is in a picturesque setting, private & quiet with incredible views of the nearby foothills. With the irrigation and ability to add homes and a vegetable garden could make this an ideal, ranch site for one or more. If this sounds interesting, come drive along Indian Head Road northwest of Weiser, take a look and see if this might be where you want to be when you come 'HOME'. The value is in the land and water and with all the near-term and long-term potential, this land is very well priced.

PRICE

\$ 650,000



GATEWAY
Realty Advisors

Contact Ranch Brokers:

Lon Lundberg, CLC, CLB, ABR, CLC ♦ cell 208-559-2120 lon@gatewayra.com

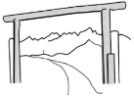
Holly Lundberg, RANCH REALTOR ♦ cell 208-789-6784 holly@gatewayra.com

Land, Farm & Ranch Brokerage since 1995

For info or to schedule a tour contact: Lon or Holly Lundberg

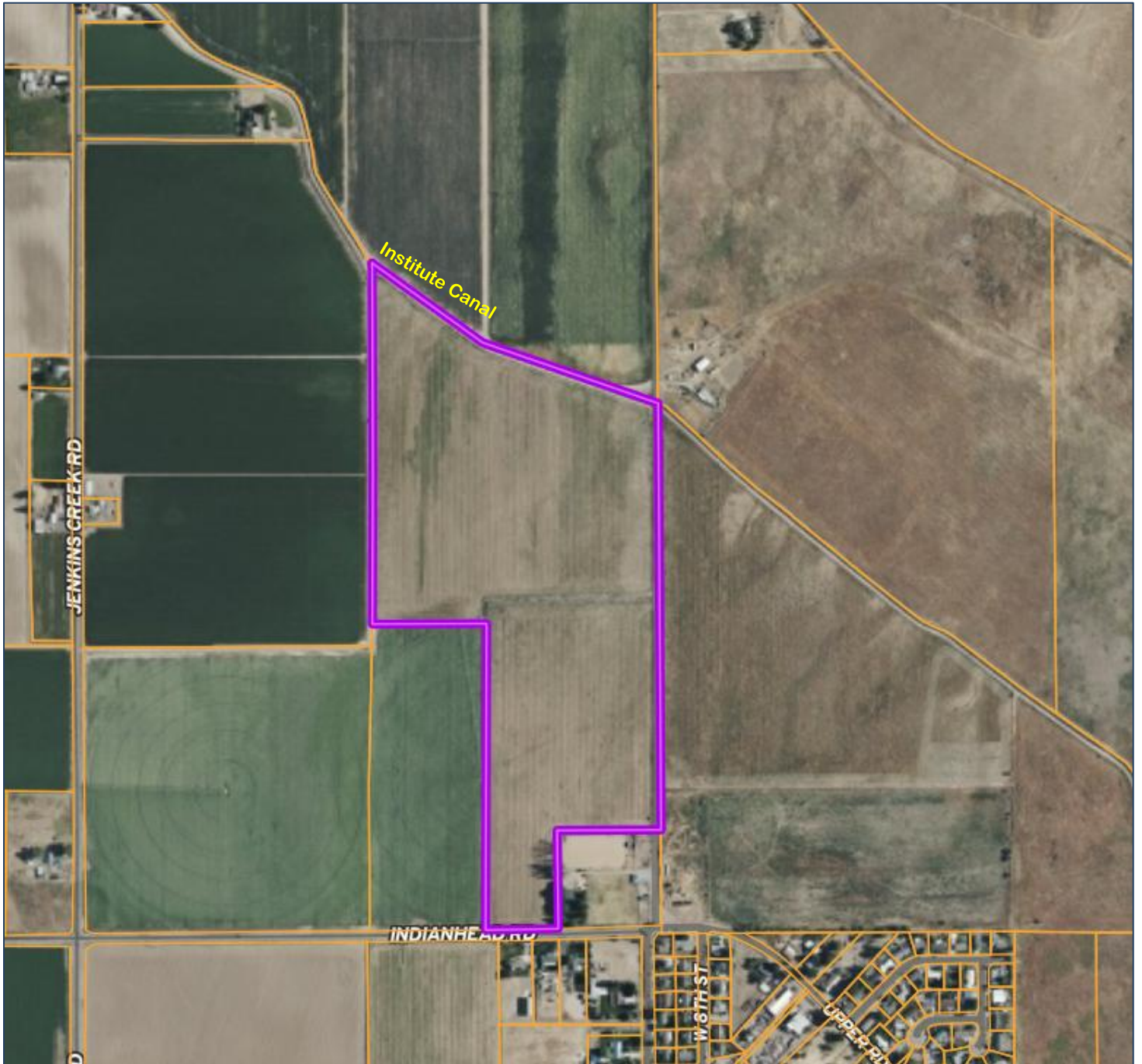
Listing Broker must be present on all showings.





INDIAN HEAD ACRES

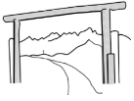
Indian Head Acres – Approximate Boundaries



TOTAL: 56.42± DEEDED ACRES

Note: Purple lines are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2025

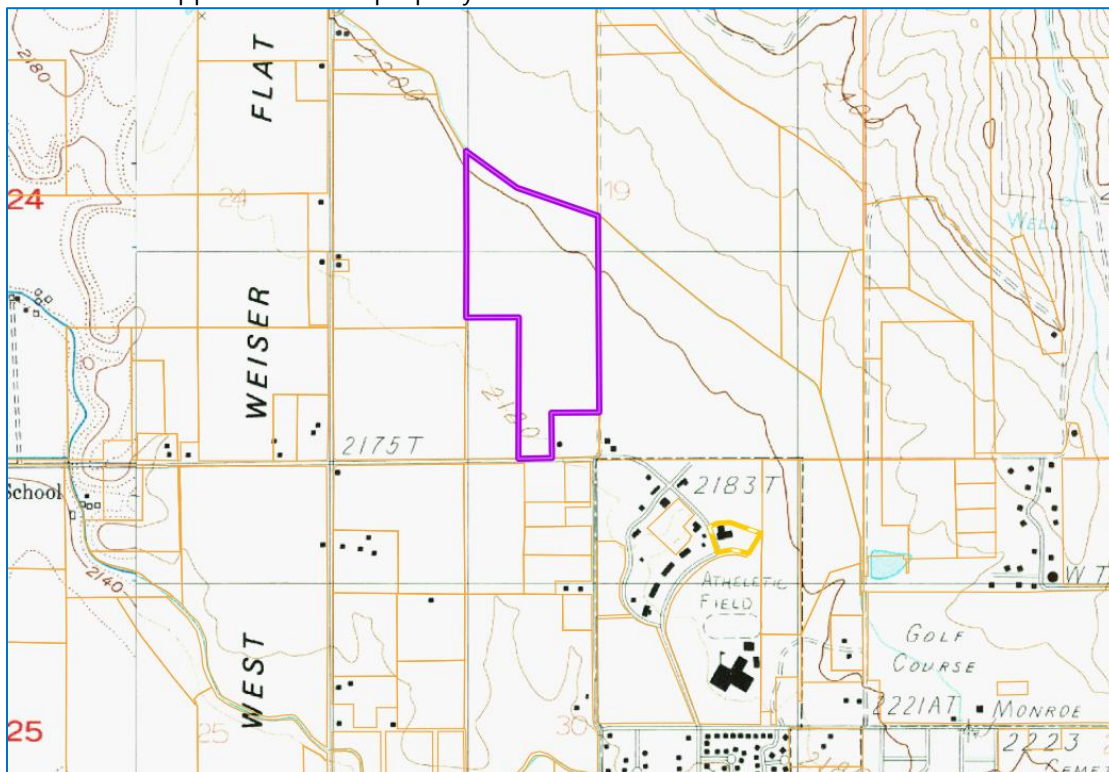




INDIAN HEAD ACRES

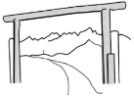


Note: **Purple** lines are an approximation of property boundaries and not to be construed as accurate. **GATEWAY** ©2025



Relatively flat: Elevation ranges from 2180 to 2200 feet above sea level range





Disclosures:

Washington County Noxious Weed Control – Noxious Weeds –

Control and managing Idaho's 67 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.agri.state.id.us/Categories/PlantsInsects/NoxiousWeeds/watchlist.php> or <http://weed.co.washington.id.us/washington-county-weed-control/>

Booklets are available with information about the 67 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. Washington 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.

Weiser River Trail: Starting in Weiser, the 84-mile long trail passes through the towns of Midvale, Cambridge and Council. The entire right-of-way was deeded to Friends of the Weiser River Trail in August 1997 by the Union Pacific Railroad under the railbanking law. The old train tracks and now the trail run thru the Ranch.

Open Range: As Idaho law defines it, "Open range" means all uninclosed lands outside of cities, villages and herd districts, upon which cattle by custom, license, lease, or permit, are grazed or permitted to roam." Each county determines its own policy, but for open-range counties landowners would need to "fence out" livestock they do not want grazing their land.

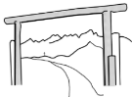
Water Rights: Idaho's water usage is subject to the state's water rights laws. The state constitution and statutes of the state of Idaho protect private property rights, including water rights. A water right is the right to divert the public waters of the state of Idaho and put them to a beneficial use,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

Idaho Real Estate Agency: Lon & Holly 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).

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 REALTY ADVISORS** ©2025





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

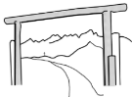
AS A CUSTOMER, a Brokerage is **NOT** required to keep your info confidential or promote/protect your interests. If you want those services, you **MUST** sign a Representation Agreement to become a **CLIENT**.

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 | |





INDIAN HEAD ACRES



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: _____

