

## The VILLAGE AT MIDVALE



## The VILLAGE AT MIDVALE

*An Opportunity to Create a Legacy Lifestyle Village for All Ages  
At Bonner Road & Old Highway, Midvale, Idaho*

### EXECUTIVE SUMMARY

*The VILLAGE AT MIDVALE* is an exceptional opportunity, offering the chance to develop a very special project to fulfill the desires and needs of locals for housing, land and community enrichment. The Seller envisions a setting providing a cluster of affordable homes for today's families wishing to live in Midvale, plus homes on small acreage for 4H and FFA animals, and homes in between for empty-nesters wishing to remain in Midvale for their golden years. *The VILLAGE* sits within minutes to Midvale's Weiser River Trail, plus offers easy access to schools, churches and food. A great spot for those looking to live a quiet, yet high quality lifestyle.



**GATEWAY**  
Realty Advisors

Land, Farm & Ranch Brokerage since 1995

**EXCLUSIVELY REPRESENTED BY RANCH BROKERS:**

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

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

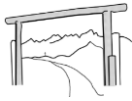
[www.gatewayra.com](http://www.gatewayra.com)



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Weiser: 208-549-5000



## LOCATION

Offering beautiful scenery and great access, *The VILLAGE* community is nestled in the Weiser River valley basin right along the east edge of the City of Midvale in Washington County, Idaho. The views from the **VILLAGE** offer vistas northwest to the Cuddy Mountain and west to the Hitt Mountain ranges. U.S. Highway 95 affords excellent access to get 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 partially within the City of Midvale (named from 'Middle Valley'), which established its first store in 1899, the same year the P&IN Railroad (Pacific & Idaho Northern) began. By 1906 the town had grown substantially and its 2010 population was listed at 171 with 635 people in the immediate zip code. Midvale has services, including the Midvale Market Groceries, a public park & pool, library, a nice cafe and more. The school district was formed in 1876 with the first school building in 1883. It is just a charming, small, well-established community.

From the Village it is 25 miles south to Weiser, and 100 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 population of 10,198 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*®.

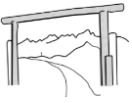


There are two main rivers in or along Washington County, which are the famous Snake River, winding its way out of southwestern



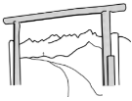
Wyoming to match up with the mighty Salmon River before forming the Columbia River, and the Weiser River, which begins near New Meadows, ID. Both rivers offer plenty of outstanding

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.



# The VILLAGE AT MIDVALE





# The VILLAGE AT MIDVALE

## PROPERTY DESCRIPTION

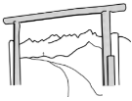
The VILLAGE AT MIDVALE offering is for the 34 acres of land with irrigation system and water rights, and all existing improvements. The Buyer may (or may not) want to retain/utilize the name (The VILLAGE AT MIDVALE). There is currently one parcel of 1.24 acres that is already within the City Limits of Midvale, while the balance of 32.75 acres is surrounded by the City and could be annexed to be within the City.



## SELLER'S GOALS & HOPES

The sellers of The VILLAGE AT MIDVALE are hoping the buyer will be able to create several "clusters" of housing types within the whole project. There is a huge need in the Middle Valley for affordable housing for local children that grow up here to be able to raise their families in the same community they love. Washington County Code calls for a minimum of twenty (20) acres or a maximum of 1-acre within the County's Ag1 zoning, which is most of the land in the county. So, if there could be a section that offered homes on small acreage (1-3 acres) that families could raise 4H & FFA animals, that would fill another huge need. Then the balance of land could be for modest sized parcels where retiring locals could enjoy a home on a lot with a sense of community and neighbors. Being outside the flood impact area makes the Village Community ideally positioned for annexation. If the City wants to continue to prosper and grow in a controlled and sustainable way, this property is the key. In addition, there has been a lot of talk and desire for a community event center, offering a place for locals to get together, for children to recreate and for equestrian activities. If this were within walking distance of Town, it would surely be an asset to the community.





# The VILLAGE AT MIDVALE

## IMAGES OF WHAT'S POSSIBLE: *The VILLAGE AT MIDVALE* EVENT CENTER

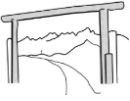


## THE NEEDS

According to the Midvale Strategic Community Plan of October, 2017 whereby the community came together to discuss and discover what the locals consider to be the "needs" or pressing issues, while acknowledging Midvale's strengths, values and challenges. The result identified five key areas to focus on for a "successful future" for the Midvale community. These are:

- 1- Economic opportunities
- 2- Self-Sufficiency
- 3- Logistical Accessibility
- 4- Family Focus
- 5- Outward Presentation





These goals break down into greater details as:

## Economic Opportunities

- internet and phone service
- airport opportunity
- vocational center, job training
- self-driven car factory
- retirees buying real estate
- Weiser River Trail services
- art center
- self-service gas station
- "Tiny House" factory\*

(\* Tiny Houses are a current trend in the construction industry, small-sized and portable or built on a platform.)

## Logistical Accessibility

- nearby medical services
- easy access to major highway

## Family Focus

- maintain the school with its excellent small-town education
- family center
- community built and supported swimming pool
- strong use of library by all ages

## Self-Sufficiency

- Midvale produces all of its own food
- huge farmer's market

## Outward Presentation

- parks and services supporting children's wellbeing
- Weiser River recreational offerings
- good welcome signage on each end of town
- landscaping on Highway 95 city limit to city limit

It sure seems like **The VILLAGE AT MIDVALE** would help achieve several or many of these goals and wonderful additions to the community of Midvale, if done correctly.

### Midvale Vision Statement

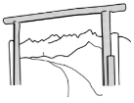
**We see Midvale** as a self-sufficient community that serves all the Middle Valley.

**We see Midvale** as a family-oriented community that values the educational, recreational. And moral development of our children.

**We see Midvale** as a welcoming place for visitors coming via highway or the Weiser River Trail, and for retirees who join our livable community. We know how to be good neighbors.

**We see Midvale** as a thriving place that uses our natural resources, our airport, and Internet to create new economic opportunities to earn a comfortable living.

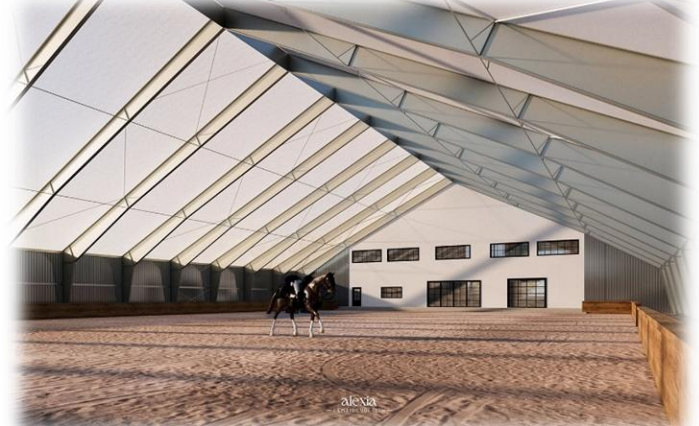




# The VILLAGE AT MIDVALE

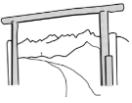
## MIDVALE COMMUNITY PARTNERS

The Midvale Community Partners is a funded, volunteer effort organized to facilitate the future growth and improvement in the Middle Valley (specifically Midvale). The MCP has determined there is tremendous support for the "Middle Valley Community Center" with an indoor riding arena [UPPER COUNTRY HORSE PALACE), which is a project the MCP have been working on for several years.



Artist's Concept for the Horse Palace





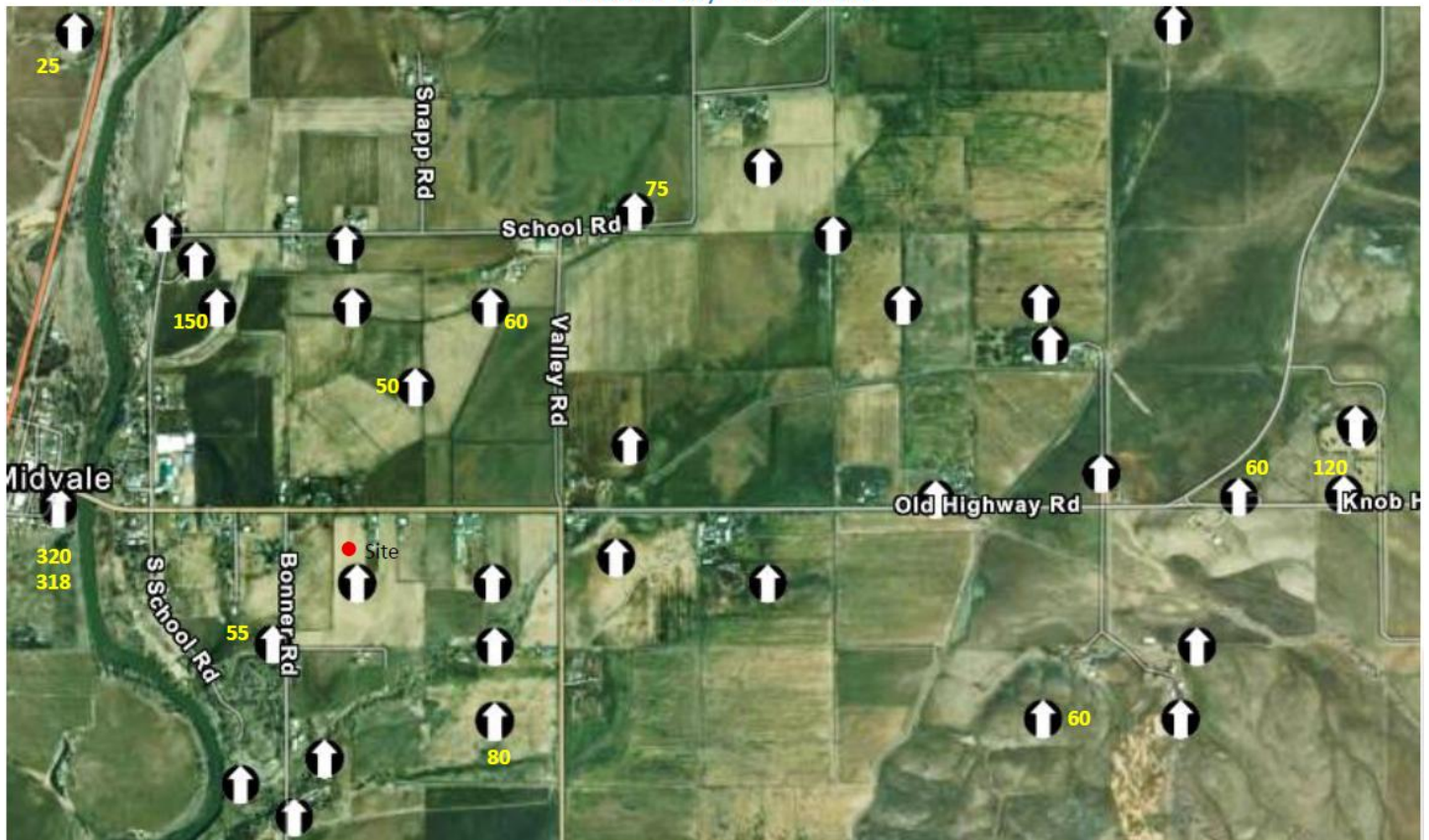
## ACREAGE & WATER

The VILLAGE contains 33.99<sup>±</sup> deeded acres in two legal parcels of 32.75 acres and 1.24 acres. The smaller parcel is already within the Midvale City limits. The larger parcel would need to be annexed and zoned appropriately for the ultimate design of the project. Undoubtedly, there will those in the community that would oppose anything, as that is their nature. However, with a very thoughtful and sensitive approach to the desires of the community, this special project could be achievable. So, the approach as well as the design must be given serious consideration.

This property has 4.4 shares of Middle Valley Ditch Corp. water rights on Lateral D (priorities from 1883 to 1921). The City of Midvale is in short supply of city water. If this project could drill a deep, commercial well that produced something like 1500 to 2000 gallons per minute, the project could offer that water to the City, which would be a huge blessing and benefit to the community (and an inducement to approve annexation and the zoning needed). In addition, it could provide income to the project to help offset other maintenance costs, like for a community center, for example.

The map below shows wells in proximity to the property. The City wells are in town.

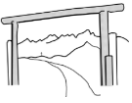
Midvale City - Area Wells



The wells with at least 50 gallons per minute in production are shown with yellow numbers (representing the GPM for that well). If there is no number beside a well it had either 0 production realized, did not report a production or was less than 50 gpm (a good number were 20-40).

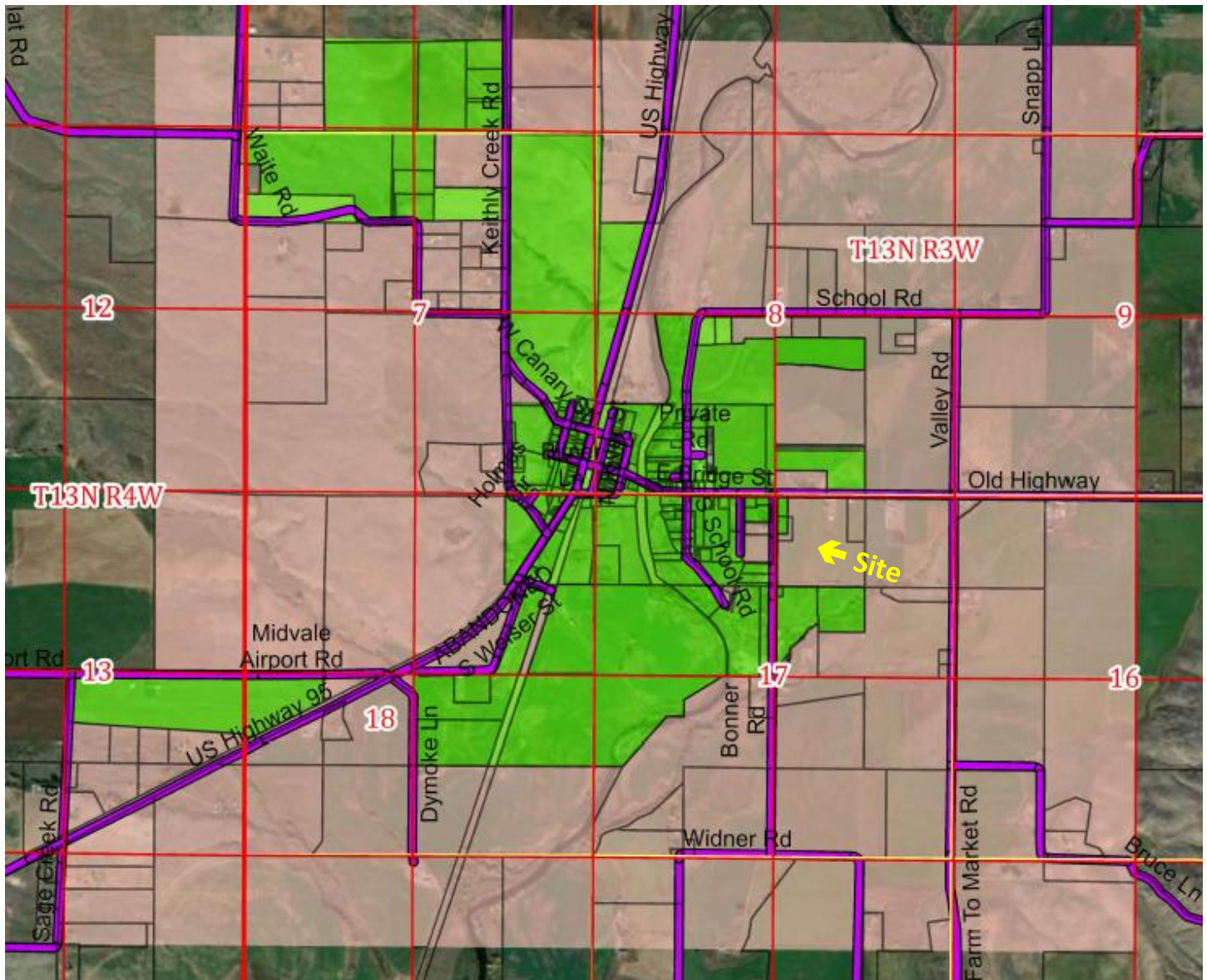
City of Midvale Wells – no gpm@963 ft; 318 gpm@320 ft; no gpm@990 ft; 320 gpm@\_\_\_ ft (12"casg); no gpm@270 ft;





## The VILLAGE AT MIDVALE

The following map is the **City of Midvale Impact Area**, created by the Washington County Assessor's office:

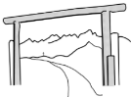


The City Impact Area map shows this property bordered to the north, west and south.

When viewed with the FEMA Flood Zone map (below) and the impact flooding could have on the City, this property seems like a logical addition to the City. (FEMA Flood Zone Map follows)

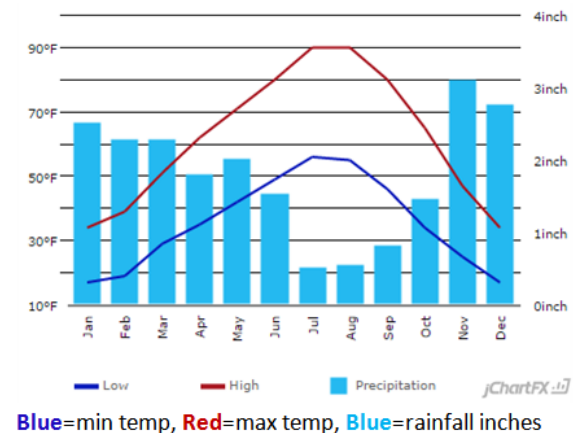


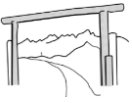




## CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The **Laser-leveled Farm** is in the Weiser 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 mountain valleys 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 usually 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.

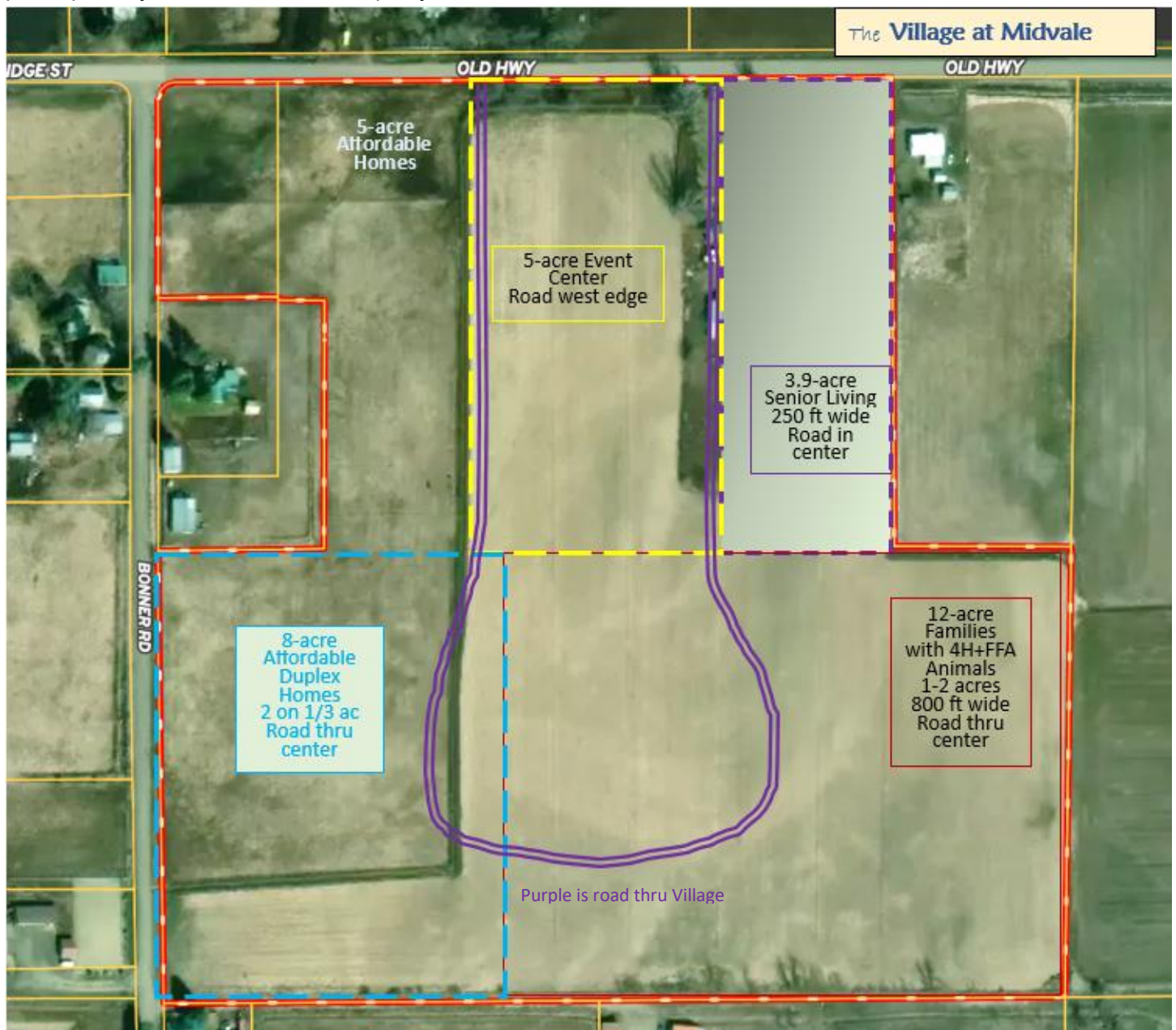


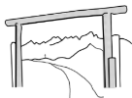


# The VILLAGE AT MIDVALE

## CONCEPT

The concept behind *The VILLAGE AT MIDVALE* is that there would be several different styles of housing communities to support the needs of different population groups within our valley; from seniors, retirees and widows/widowers, to first-time home buyers at modest prices, to families with desires to raise their children with 4H and FFA project animals to those seeking a home within a walkable distance to town, including telecommuters and "virtual office workers" (work from home). Please see the next few pages for examples of what each of these communities could look like. Further, one idea would be to place a limit on how many units could be built per year; for example in the 3.9-acre senior living, perhaps only 2 to 4 homes built per year.

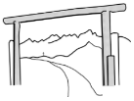




## SAMPLE PROJECT IDEAS

Small Homes for Seniors, Retirees, Widows, Widowers and others





# *The* VILLAGE AT MIDVALE

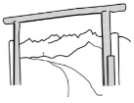
## Affordable Rural House Plans for Families



## Affordable Duplex Townhouse Plans for Families

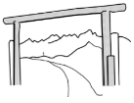
Townhouses offer the opportunity for smaller families to enjoy home ownership, but at a much lower cost than one home on a lot. By placing two homes (side-by-side) allows for a much lower cost.





# *The* VILLAGE AT MIDVALE



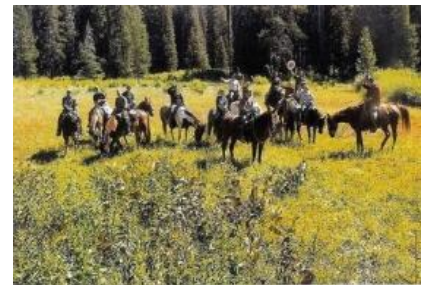


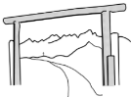
# The VILLAGE AT MIDVALE

## 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...*





# The VILLAGE AT MIDVALE

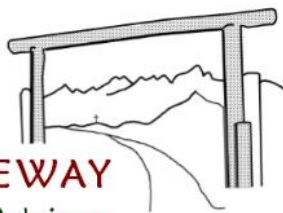


## BROKER'S COMMENT

The prospect of *The VILLAGE AT MIDVALE* presents an opportunity that could become a legacy community for Midvale locals, both young and older. Creating something so unique and unlike other communities that are full of subdivisions could be very refreshing... a place of clusters of small neighborhoods where neighbors connect, offering walking paths, and recreation for the children of the families. In the spirit of "giving back" that so many talk about, with a lot of careful thought and planning *The VILLAGE AT MIDVALE* could be a truly remarkable cornerstone project.

## PRICE

**\$2,000,000**



**GATEWAY**  
Realty Advisors

Seller reserves the right to an IRC §1031 Exchange

Contact Ranch Broker:

**Lon Lundberg, CLC, CLB, ABR, CLC** ♦ cell 208-559-2120 [lon@gatewayra.com](mailto:lon@gatewayra.com)

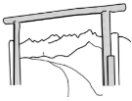
**Holly Lundberg, RANCH REALTOR** ♦ cell 208-789-6784 [holly@gatewayra.com](mailto:holly@gatewayra.com)

**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. Please do not drive on property.

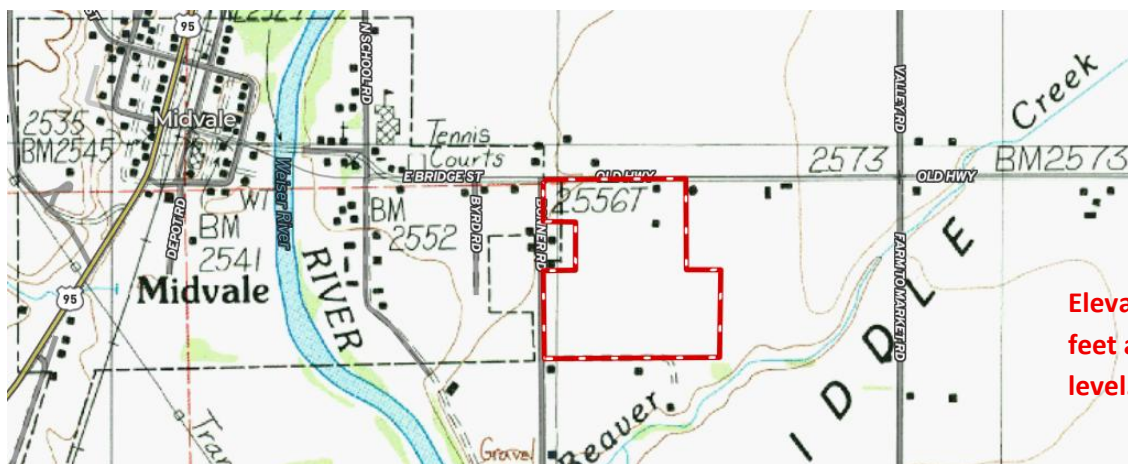
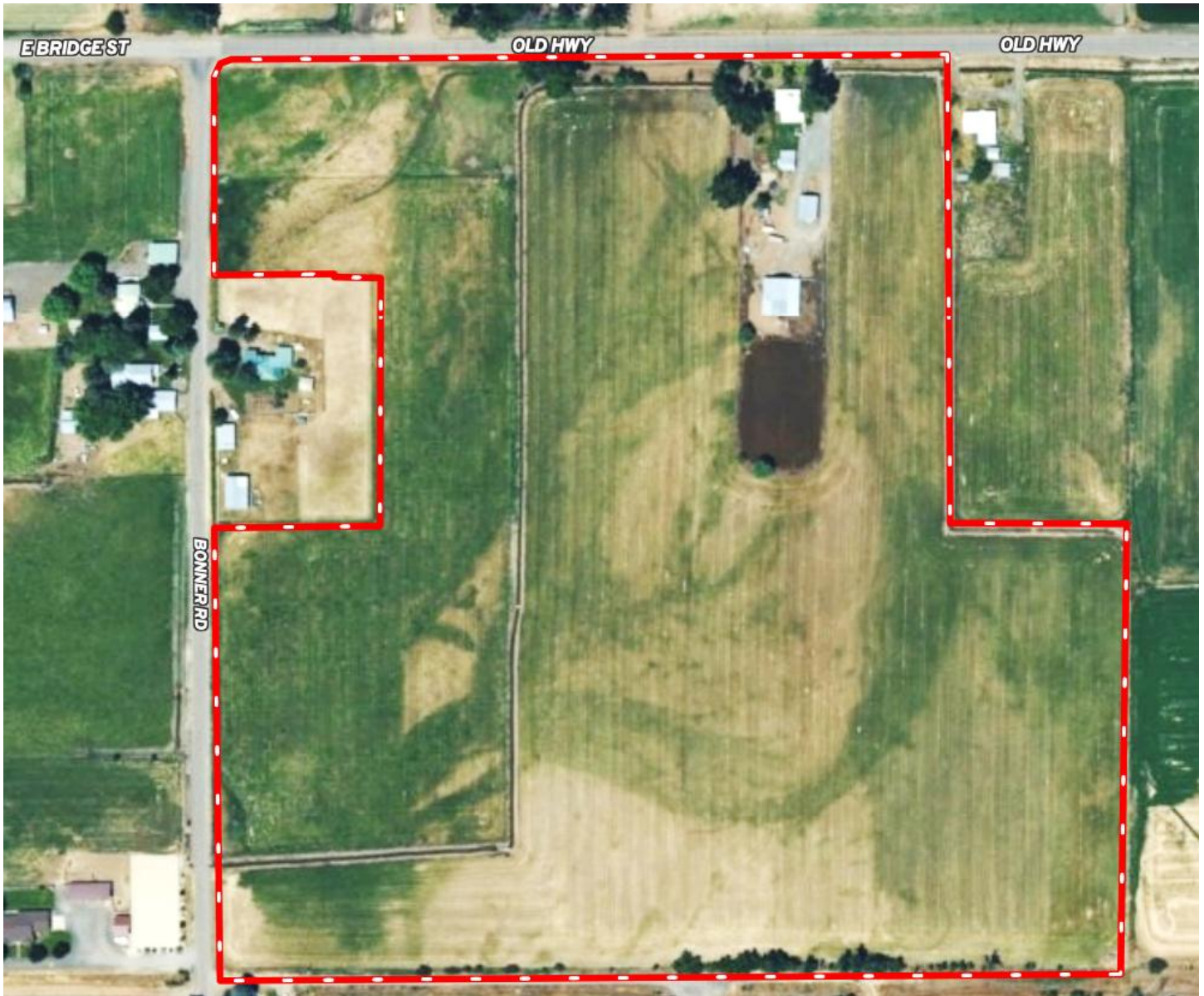




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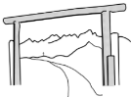
MAPS

TOTAL: 33.99± DEEDED ACRES

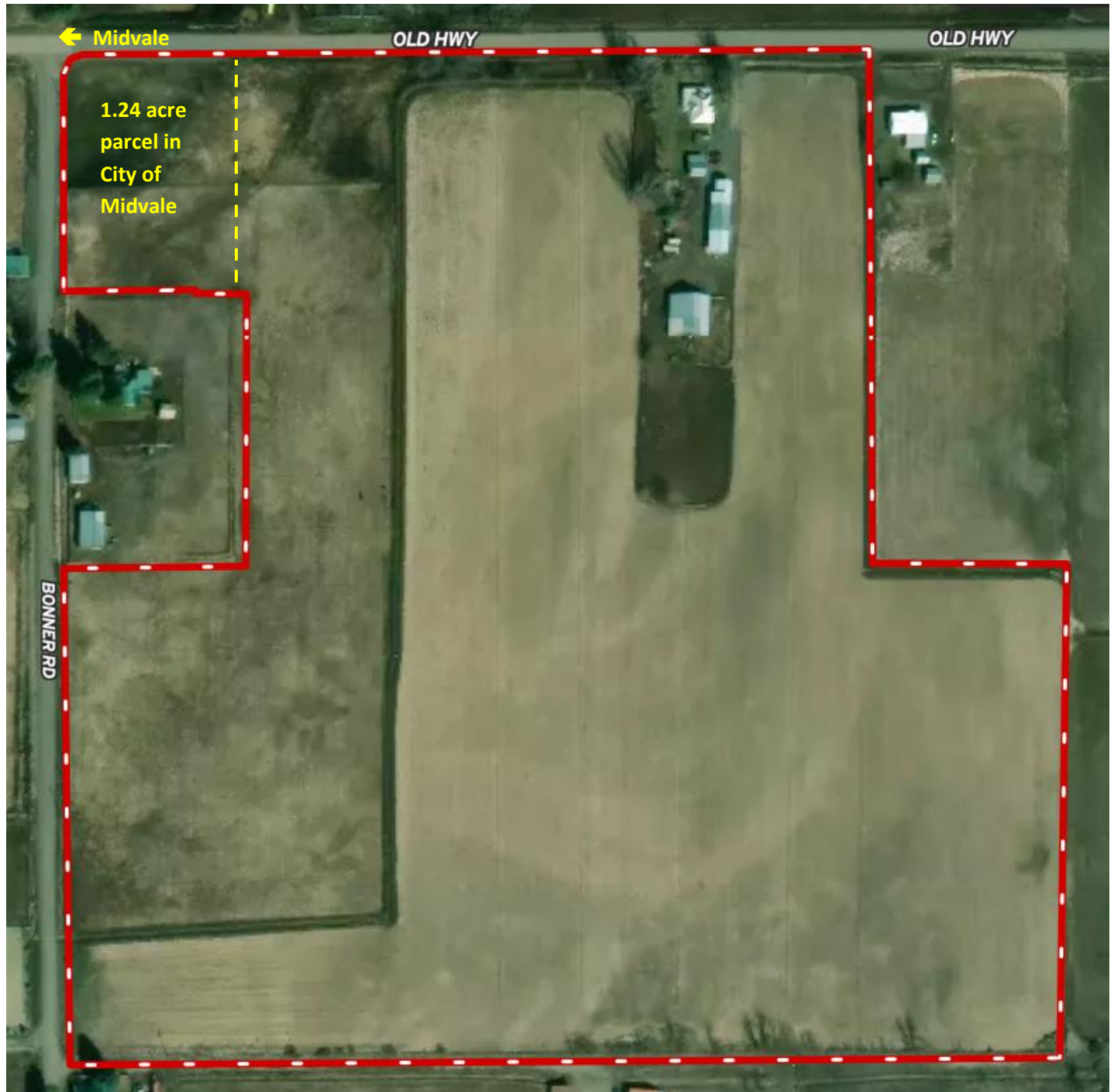


Elevation is 2556  
feet above sea  
level.



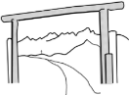


# *The* VILLAGE AT MIDVALE



Red line shows the property perimeter based on County records, which may not be precise.





## 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:

<https://co.washington.id.us/190/Weed-Control>

<chrome-extension://efaidnbmninnibpcjpcglclefindmkaj/https://co.washington.id.us/DocumentCenter/View/1576/2023-Legal-Weed-Notice>

*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. 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.

### Annexation and Zoning Regulations:

The City of Midvale establishes its regulations for annexation and zoning, which a Buyer should individually investigate to thoroughly understand..

**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/>

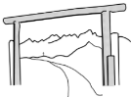
**Radon levels:** Idaho land is subject to radon presence, which is found in every county in some rocks and soils. [Radonidaho.org](http://Radonidaho.org)

**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.

**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):





# 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**:

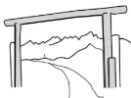
- Be available to timely present & receive written offers & counteroffers

**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                         |                                                                    |



# The VILLAGE AT MIDVALE

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/](http://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: \_\_\_\_\_

