

PAYETTE RIVERVIEW RANCH



PAYETTE RIVERVIEW RANCH

*A beautiful, productive combination ranch overlooking
the beautiful Payette River, Horseshoe Bend, Idaho*

EXECUTIVE SUMMARY

The Payette Riverview Ranch is a true, working cattle & horse ranch that puts up hay with excellent water rights for 60± acres of productive, irrigated ground supplied by one of the best water sources in the state. Offering beautiful scenery and serene privacy, the 74[±] acre Payette Riverview Ranch is nestled just above the Payette River at the eastern-edge of Gem County, between Sweet, Montour and Horseshoe Bend, Idaho. The views from the hilltops of its 74[±] deeded acres offer vistas overlooking the ag-based valley. Fronting State Highway 52 it affords immediate access to bring cattle to market, pursue recreational interests, or enjoy fine dining or shopping in the Treasure Valley. Emmett County is still cattle country with fertile croplands, lush pastures and mountain grass that provides spring-to-fall grazing to mother cows and their calves. And there's probably no better environment left to raise kids and animals together.



EXCLUSIVELY REPRESENTED BY:

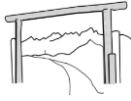
Lon Lundberg, CLB, CCM

Farm, Ranch & Land Brokerage since 1995

208-559-2120



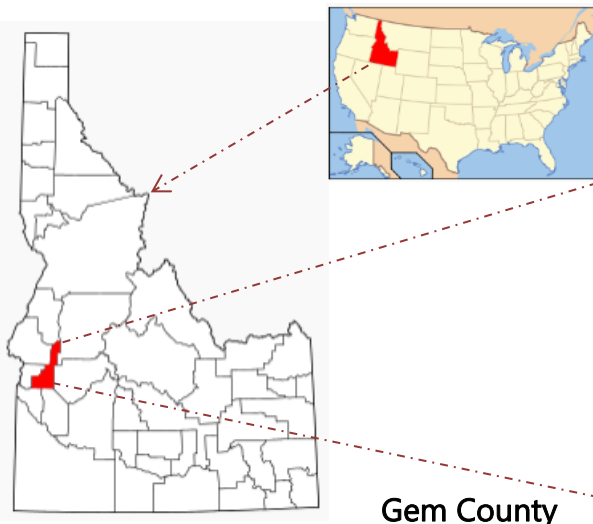
Lon.Gateway@gmail.com



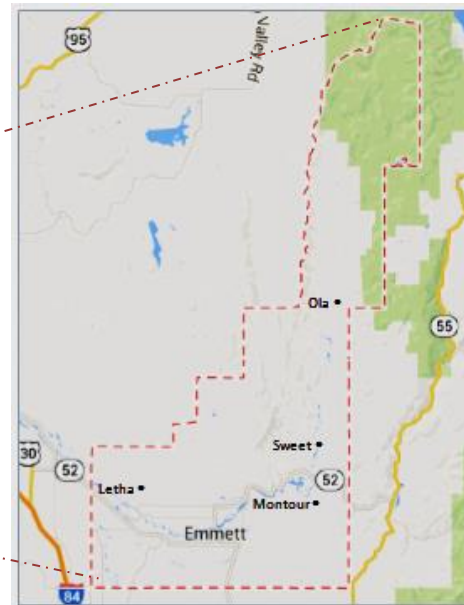
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LOCATION

The Payette Riverview Ranch sits at an elevation of 2600 feet above sea level overlooking the Payette River with valley-bottom hay and pasture grasslands, which then rise up the slopes of South Mountain Range. The Ranch is situated along two counties: Gem & Boise. It is 5 miles to Horseshoe Bend, 6 miles west to either Sweet or Montour, 16 miles west to Emmett, 55 miles north to the city of Cascade and 24 miles south to Eagle in 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. Emmett, McCall and Cascade offer municipal airport services for private and charter aircraft.



Gem County



Boise County





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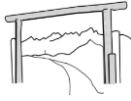


Google-view looking northwest...

PROPERTY DESCRIPTION

The Payette Riverview Ranch is offering the land, improvements and working facilities required to operate it. However, cows, calves, bulls & horses, plus all the equipment are available by private treaty. The home base and irrigated ground sits in Gem County with a growing season running upwards of 170 days and summer weather starting in May. The ranch is a balanced operation producing all the hay it needs to feed the livestock, plus excess hay for sale. The irrigated ground grows alfalfa and grass hay by pivot & hand irrigation.





PAYETTE RIVERVIEW RANCH



ACREAGE, WATER RIGHTS & PRODUCTION

The Payette Riverview Ranch contains 74[±] deeded acres with 65[±] irrigated acres under two pivots plus one hand-line of approximately seven (7) acres of alfalfa hay.

The Payette Riverview is blessed in that it is located in "basin 65 – the Payette River", which has been considered by many to be *(year-after-year and decade-after-decade)* the most reliable source for irrigating in SW Idaho.

Payette Riverview Ranch - Water Right Inventory												
Basin	No.	Basis	Status	Priority Date	Div Rate (cfs)	Source River	Tributary of	Use	From	To	Acres	Point of Diversion / Place of Use
65	23296	Dec.	Act.	6/22/66	0.22	Payette	Snake	Irrig	1-Apr	1-Nov	23.7	T7N R1E Sec 24 Lt1 SE1/4SW1/4SE1/4
65	23298	Dec.	Act.	4/19/54	0.53	Payette	Snake	Irrig	1-Apr	1-Nov	6.5	T7N R1E Sec 25 Lt1 NE1/4SW1/4NE1/4
											20	T7N R1E Sec 24 Lt1 SW1/4SE1/4
Pivot #1											Acutal uses:	37.4 TOTAL ACRES
65	22972	Lic.	Act.	6/30/83	0.21	Payette	Snake	Irrig	1-Apr	1-Nov	10.5	T7N R1E Sec 24 Lt3 SW1/4NE1/4
	22974	Dec.	Act.								20	T7N R1E Sec 24 Lt1 SW1/4SE1/4
Pivot #2 Note: full pivot covers near 30 acres, including a 9-acre portion belonging to neighbor											20.93	TOTAL ACRES
Hand Line rectangle piece off SE of Pivot One											7	
TOTAL DEEDED ACRES UNDER IRRIGATION:											65.33	Acres

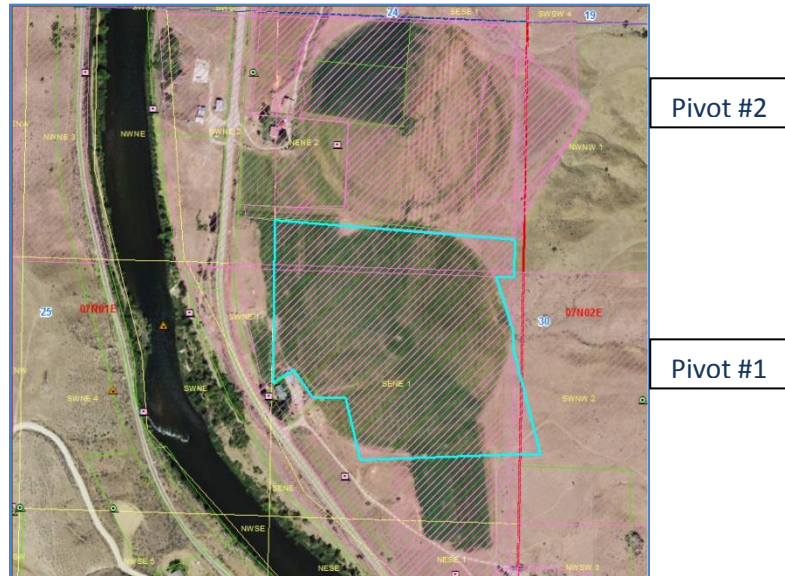
The property has Payette River water rights for 65[±] acres to irrigate crops, hay fields or for pasture grazing. Hay production can typically run 4 to 6 tons per acre with alfalfa.





PAYETTE RIVERVIEW RANCH

Pivot number one is immediately adjacent to the home place and covers 37.4[±] acres (**bright-blue outline**) with pivot two sitting to the north, covering 26.5[±] acres.



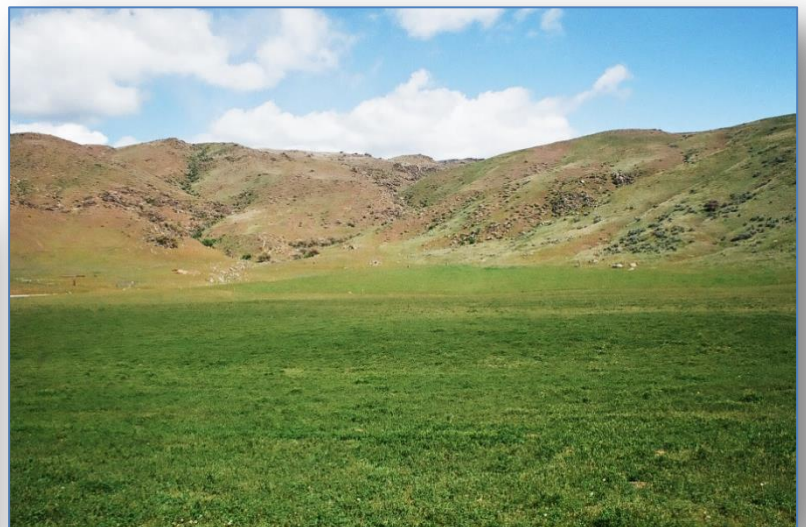
Bright-blue lines indicate location & perimeter of irrigation water right



Overlooking pivot #2



The Zimmatic mini-pivots are each fairly new and fit very well. The seller has sold hay cuttings as excess for income.





PAYETTE RIVERVIEW RANCH

OPERATIONS

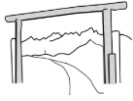
The Payette Riverview *whole ranch* (only 74 of the ranch's 478 acres are included in this offering) has historically run 95-100 animal units (80-85 cows), plus sold two cuttings of alfalfa hay. However, it is *not known* what this headquarters' portion of the ranch could support for carrying-capacity. The ranch is running Black Angus or Black Angus/Simmental crosses. Cows are wintered and calve-out at the home base. Calves are branded in April and turned out with cows for grazing. The property is fenced and cross fenced with good pens and working facilities just off the highway.

The owner would entertain a private treaty sale for all current livestock (3 bulls, 50[±] cows & calves, 5-6 ranch horses) and all the equipment that currently runs the ranch year round: two John Deere tractors, two heavy duty trailers (Charmac gooseneck & a flatbed), two balers, two swathers, loading chute, ground-working implements (*disc, KKK, harrows, ditcher, blade, post hole digger*), pens, scale, pumps and pivots – everything that a new owner would need to step in and run the ranch.



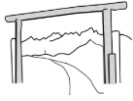
Everyone loves to help at spring branding.





PAYETTE RIVERVIEW RANCH



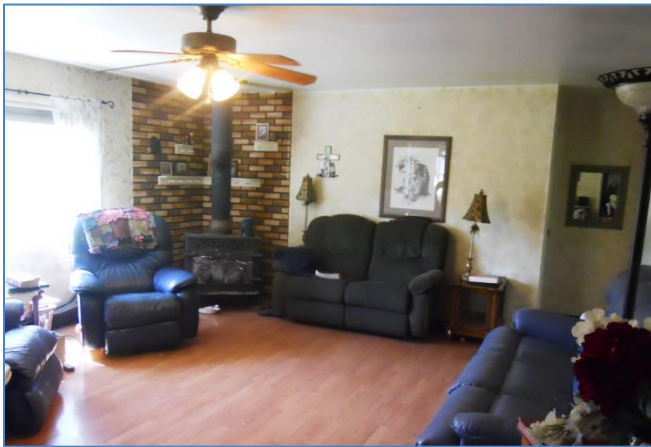


PAYETTE RIVERVIEW RANCH

IMPROVEMENTS

The Payette Riverview Ranch home & working facilities are very comfortable, solid and appropriately suited for a ranch this size. Everything is in good condition and works well with plenty of storage.

The 2200 square foot home is a comfortable, modest ranch home with four nice bedrooms, two baths, living & dining and the all-important mud room, plus a 2-bed guest-apartment in the shop. It utilizes oil heat and a wood stove. The shop is large enough for all tack and tools to work on ranch equipment.





LOCALE & GEM AND BOISE COUNTY AMENITIES

Gem County is a rural, agricultural county located to the north of the Treasure Valley. Established in 1915, it was named after Idaho's nickname: Gem State. Fur trappers worked the area from 1818 with prospectors and miners traversing through in 1862 heading for gold mining in Idaho City. Irrigation along the Payette River began as early as 1863 with the Black Canyon Dam being built in the early 1920's. The county land use is predominantly agricultural and residential, being a popular area for smaller acreage homesteads. The average size of 802 farms is 276 acres. Hay or crop production plus livestock are the most prevalent sights seen on larger acreages with fruit trees galore covering the hillsides in the Emmett Valley. Historically, timber & fruit processing have been strong staples, as well. The land is so fertile it's been labeled by early 1920's fruit packers as the "Valley of Plenty".

Even though considered a bedroom community to Boise-Meridian-Nampa, the population has grown only by about 10,000[±] over the course of the past 100 years, so growth has not been a huge factor, growing from 6,400[±] to 16,700[±]. The county seat and its largest city is Emmett. The county has a total area of only 566[±] square miles. Emmett has most of the basic necessities required of a small community with Boise-Eagle-Nampa just to the south with all the major amenities one may desire.





PAYETTE RIVERVIEW RANCH

Boise County, named by French trappers after the Boise River, is a mountainous, timbered county located to the east & northeast of the Boise/Treasure Valley. Established in 1864 during the gold rush as one of the richest gold mining areas in the nation, its largest city, Idaho City, was the original Capital for the state of Idaho and boasted a population near 50,000. The eastern portion of the County includes part of the Sawtooth Wilderness and Sawtooth National Recreation Area. The county's largest city is Horseshoe Bend, which has the lowest elevation of the county at 2631 feet.

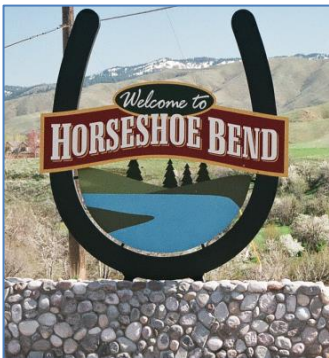


Looking South-East...

Google-view looking southeast...

CLIMATE

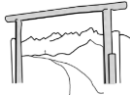
This southwest region of Idaho enjoys a true, four-season climate. As previously mentioned the Payette Riverview is in the Payette River drainage, which is a transitional location from the arid high desert south of the Snake River and the wetter, snowier and colder conditions experienced deeper in the 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 Gem County and precipitation averages from 10 inches at the westerly-most side of the county up to 22 inches in the mountain areas. Total Average Annual Precipitation for Horseshoe Bend, ID is 18.64 inches, which is five miles away.

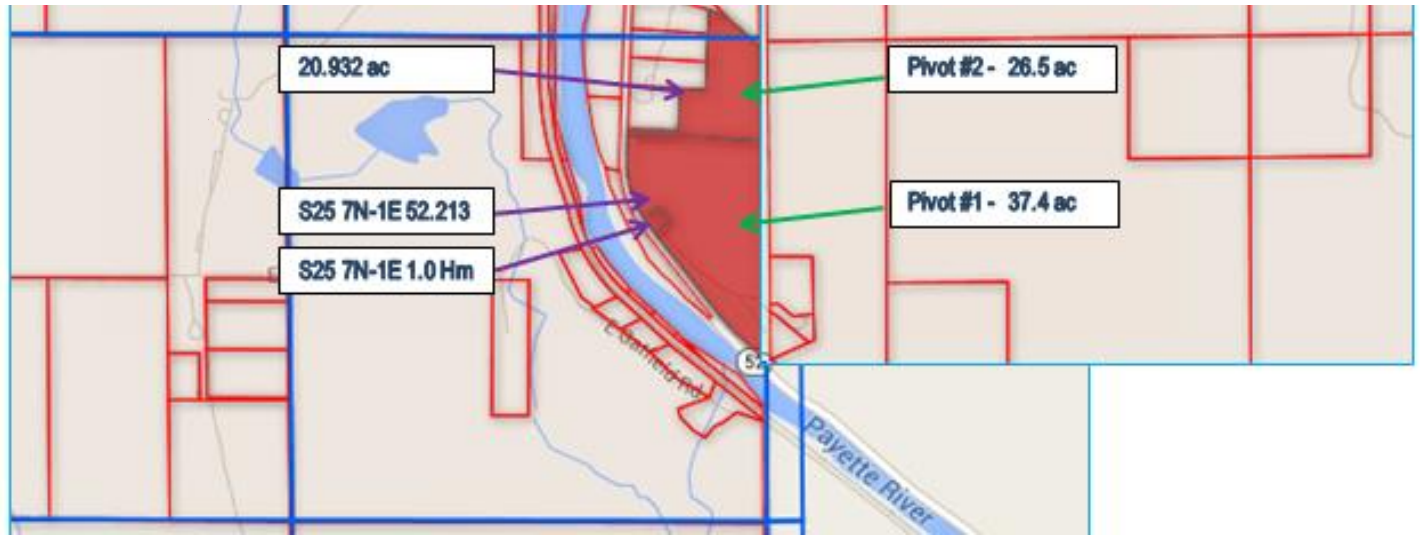
Snowfall is not very heavy in this area and every bit is welcomed to recharge the aquifer and the soil. Average standing snow may accumulate for a month or so at a time, so is not a big issue. Most snowfalls open up within a few days.





PAYETTE RIVERVIEW RANCH

PROPERTY TAX INFORMATION & PARCEL LAY-OUT



Payette Riverview Ranch - Legal & Tax Assessments

Co.	APN		Acres	Assessed Value	Tax 2013	Description	Legal Description
Gem	RP00407905	Pivot #2	20.932	\$ 1,130.00	\$ 11.58	irrigated field	07N 01E Sec 24 & 25 Riverview
Gem	RP00407906	Pivot #1	52.213	\$ 23,748.00	\$ 241.49	irrigated field	07N 01E Sec 25 Riverview Manor
Gem	RP00408100	Home	1.00	\$ 129,900.00	\$ 738.92	home	07N 01E SEC 25 TAX4067
			74.145	\$ 154,778.00	\$ 991.99		

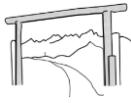
SOILS MAP & LEGEND (for complete soils report, ask Lon)



Map Unit Legend

Gem County Area, Idaho (ID660)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaC	Cashmere coarse sandy loam, 3 to 7 percent slopes	0.1	0.1%
HaC	Harpt coarse sandy loam, 3 to 7 percent slopes	5.1	5.6%
HrC	Harpt loam, 3 to 7 percent slopes	2.9	3.2%
HrE	Harpt loam, 12 to 30 percent slopes	0.7	0.8%
HwE	Haw loam, 12 to 30 percent slopes	27.8	30.8%
OrG	Ola loam, 80 to 80 percent slopes	0.4	0.5%
RcG	Rainey sandy loam, 80 to 75 percent slopes	2.1	2.3%
SnC	Sweet-Kepler complex, 3 to 7 percent slopes	48.0	50.9%
SnD	Sweet-Kepler complex, 7 to 12 percent slopes	2.5	2.7%
VdF	Van Dusen loam, 30 to 60 percent slopes	2.7	3.0%
Totals for Area of Interest		90.3	100.0%



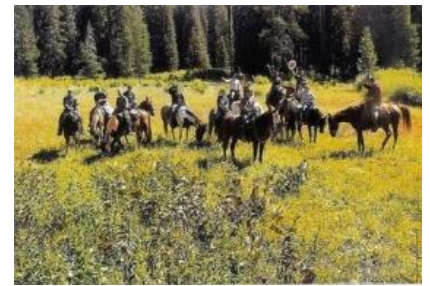


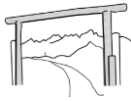
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RECREATIONAL ATTRIBUTES

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...





PAYETTE RIVERVIEW RANCH



BROKER'S COMMENT

The Payette Riverview Ranch is a very nice, balanced hay & livestock ranch in a picturesque setting overlooking a beautiful river valley of beauty, history, recreational attributes and timeless values. It offers the best of two worlds: a country lifestyle that feels almost like time has stood still, while the other realizes the benefits of access to city amenities. Only three-quarters hour to the Boise Valley, it is easily accessible, yet private and remote enough for those longing for a simpler lifestyle.

PRICE

\$ 625,000 cash

(Subject to IRC §1031 exchange)



Contact:

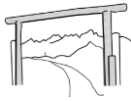
Lon Lundberg, CLB, CCIM

Farm, Ranch & Land Brokerage since 1995

For info or to schedule a tour contact: Lon Lundberg 208.559.2120 Lon.Gateway@gmail.com

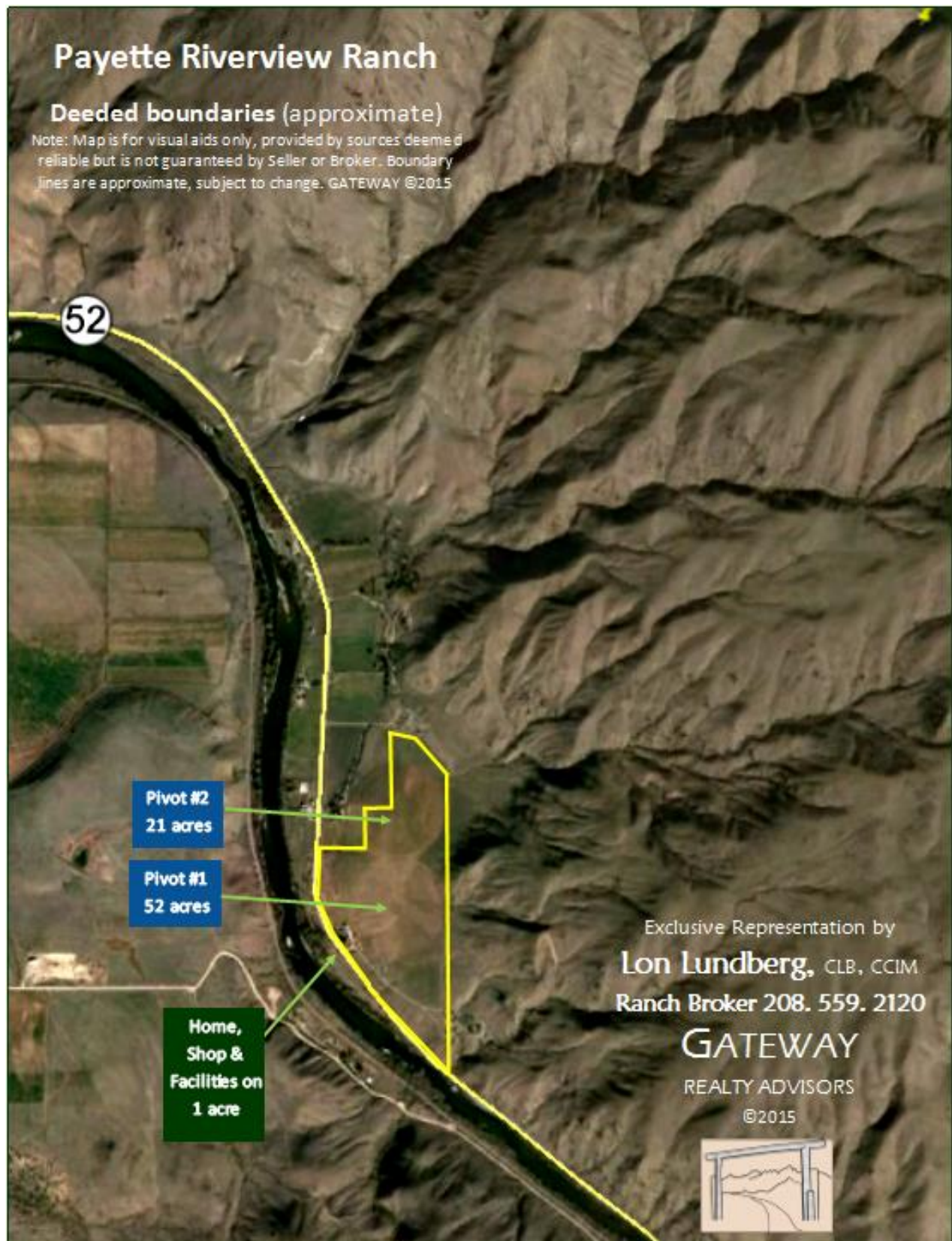
Listing Broker must be present on all showings. Please, do not drive on property.





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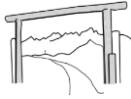
TOTAL: 74± DEEDED ACRES



Note: Yellow lines are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2015

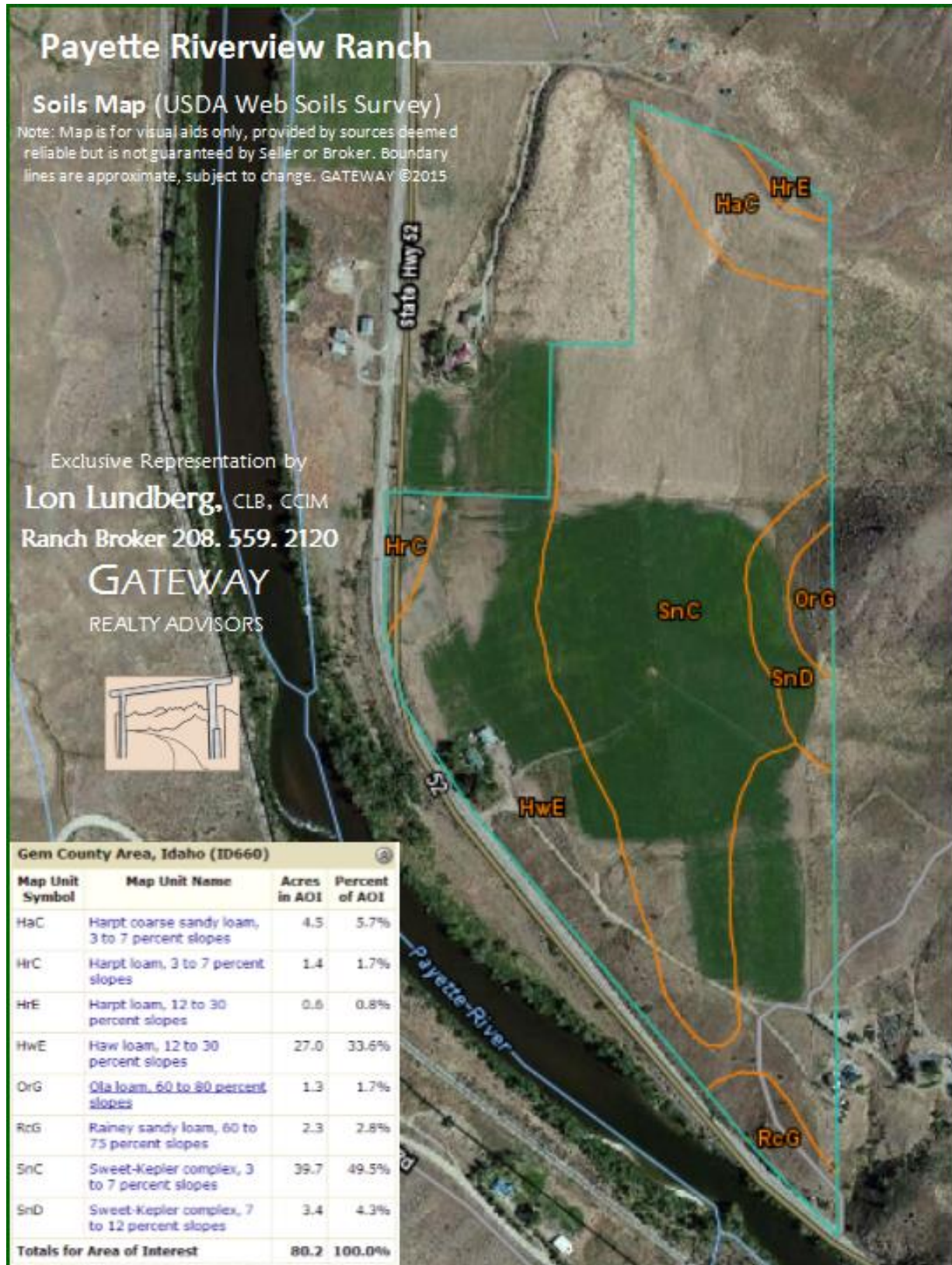


GATEWAY Realty Advisors ♦ Meridian, ID ©2015 ♦ contact **Lon Lundberg**, Ranch Broker Lon.Gateway@gmail.com



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SOILS MAP (PER USDA WEB SOILS SURVEY SITE)





Disclosures:

Gem & Boise 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://www.co.gem.id.us/weed/noxious.htm> or http://www.boisecounty.us/Noxious_Weeds.aspx

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. Gem & Boise 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.

Seller's Property Condition Disclosure Report:

The Seller has provided a Property Condition Disclosure Report, of which the listing broker can provide a copy to an interested prospective party. Please just ask listing broker.

Idaho Real Estate Agency: Lon Lundberg represents the Seller exclusively in this transaction.

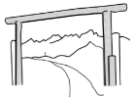
The State of Idaho requires that each party to a real estate transaction be given the State's Agency Disclosure Brochure, describing the types of agency available (following).

Advice to Broker/Agents intending to represent prospective buyers:

I recommend getting a signed buyer-representation agreement with your buyer as a client (which is state code) and ask that you register your buyer-client with me to avoid misunderstandings or disputes with other brokers. I will be more than pleased to assist you in showing the ranch and whatever other requests your client may desire.

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. Water rights, in particular, are an item that needs to be verified with the Idaho Department of Water Resources staff. Any prospective buyer should verify all information independently to their own satisfaction and seek own legal counsel & representation. **GATEWAY** ©2015





Agency Disclosure Brochure



A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions

Specific duties owed by a real estate brokerage and its licensees to Idaho consumers are defined by the "Idaho Real Estate Brokerage Representation Act," Idaho Code 54-2082, *et seq.*

This Informational brochure is published by the Idaho Real Estate Commission.



Effective July 1, 2014

Right Now You Are a Customer

All real estate consumers are "Customers" under Idaho law unless a representation agreement is signed. (A real estate licensee working with a customer is called a "Non-Agent".) The law requires all real estate licensees to provide the following "Customer level" services, to everyone:

Remember!
Unless you enter a written agreement for Agency Representation, you will NOT be represented at all.

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts in good faith and with honesty and reasonable care;
- Properly account for money or other property you place in the licensee's care;
- Disclose "adverse material facts" to you which are, or should be, within the licensee's knowledge. These are facts that would significantly affect the desirability or value of the property to a reasonable person, and facts that indicate to a reasonable person that one of the parties cannot, or will not, complete obligations of the contract.

As a Customer, your brokerage will not act as your Agent and is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a brokerage without a written agreement, you will remain a Customer.

As a Customer, you may be asked to sign a Compensation Agreement, a contract that requires you to pay a fee to the broker for some service the brokerage provides you.

If you enter into a Compensation Agreement, the brokerage and its agents must also:

- Be available to receive and present written offers and counter-offers to you or from you.

The Compensation Agreement is not the same as an Agency Representation Agreement. A Compensation Agreement cannot be used to change or eliminate any Customer level services.

You May Become a Client

If a brokerage offers agency representation and you choose to sign a representation agreement, you will become a "Client". The brokerage and its licensees must act as your "Agent". They will owe you the following duties in addition to the basic Customer level services required of all licensees:

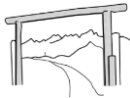
- Perform the terms of your agency agreement with skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of some client information, including bargaining information, even after the representation has ended.

Please Note: "Sold" prices of property are not confidential information, for either buyers or sellers, and may be disseminated by your Agent.

Each brokerage is required to have a written policy describing the types of agency representation it offers.

If you have any questions about the information in this brochure, contact:
Idaho Real Estate Commission
(208) 334-3285, TRS (800) 377-3529; irec.idaho.gov





These Are Your Agency Options

Agency Representation (Single Agency)

Under "Agency Representation" (sometimes referred to in real estate documents as "Single Agency"), your Agent may represent you, and only you, in your real estate transaction. (This representation can be modified in writing at a later date.)

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 will assist with your negotiations. If you make a written request, 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 will assist with your negotiations. Your Agent will also advise you to consult with appropriate professionals, such as inspectors, attorneys, and tax advisors. If disclosed in writing, a brokerage may represent other buyers who wish to make offers on the same property.

Limited Dual Agency

"Limited Dual Agency" means the brokerage and its agents represent both the buyer and the seller in the same transaction. You may choose Limited Dual Agency representation with your brokerage because you do not want it to be restricted in the search for suitable properties or buyers. There are two options under Limited Dual Agency.

Limited Dual Agency without Assigned Agents As a Limited Dual Agent, the brokerage and its licensees cannot advocate on behalf of one client over the other. The licensees cannot disclose confidential client information regarding negotiations, terms or factors that motivate the buyer to buy, or the seller to sell, or advocate the interests of one party over those of the other. The brokerage must otherwise promote the non-conflicting interests of both parties, perform the terms of the agency agreements with skill and care, and perform other duties required by law.

Limited Dual Agency with Assigned Agents If your brokerage has obtained consent to represent both parties as a Limited Dual Agent, it may assign individual licensees ("Assigned Agents") to act solely on behalf of each party. Your Assigned Agent has a duty to promote your best interests, even if your interests conflict with those of the other party, including negotiating a price, and must maintain your confidential information.

The Designated Broker of your brokerage must remain a Limited Dual Agent for both Clients. The broker will ensure the Assigned Agents fulfill their duties to their respective Clients.

What to Look For in Any Written Agreement with a Brokerage

Any Agency Representation or Compensation Agreement should answer these questions:

- How will the brokerage get paid?
- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I cancel this agreement, and if so, how?
- Can I work with other brokerages during the time of my agreement?
- 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 my real estate transaction?

When you sign a real estate Purchase & Sale Agreement, you will be asked to confirm the following:

- 1.) This brochure was given to you, and you have read and understand its contents.
- 2.) The correct agency relationship, if any, between you and your brokerage.

Real Estate Licensees Are Not Inspectors You should not expect the brokerage or its licensees to conduct an independent inspection of the property. You should not expect your agent to independently verify any statement or representation made by a buyer, seller, or professional associated with your transaction. If the condition of the property is important to you, you should hire an appropriate professional, such as an engineer, surveyor, or home inspector.

RECEIPT ACKNOWLEDGED

Rev 07/01/14

Your signature below indicates a real estate licensee gave you a copy of the Idaho Real Estate Commission's "Agency Disclosure Brochure."
Signing this document does not create an agency relationship or a contractual relationship of any kind.

Signature _____ Date _____

Signature _____ Date _____

