

WOODLAND MOUNTAIN PASTURES



WOODLAND MOUNTAIN PASTURES

*1282[±] acres of Mountain pastures for grazing livestock, plus big game & bird hunting
Cambridge, ID*

EXECUTIVE SUMMARY

Woodland Mountain Pastures offers wide open space, good spring grazing and fall hunting for mule deer, elk, occasional antelope, black bear, coyote, quail, partridge, and some upland bird. In addition, one may be able to spot a wolf, cougar, badger and other wild animals on or near the ranch property. There is good water for both domestic livestock and wildlife year-round with two of three ponds holding water yearlong. Owner reports that the grass will feed 200[±] head for 2.5 months (500[±] aums). Cattle/livestock are trailed through a neighbor's land, which is common in this country, but a permanent access easement will need to be established, if a buyer so desired. There also may be the possibility of adding more ground as a couple neighbors have expressed interest in selling. *"Put your money in land, because they aren't making any more of it." Will Rogers, 1930*



EXCLUSIVELY REPRESENTED BY:

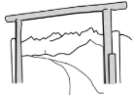
Lon Lundberg, CLB, ABR, CCIM

Land, Farm & Ranch Brokerage since 1995

www.gatewayra.com Office 208-939-0000 cell 208-559-2120 lon@gatewayra.com

For info or to schedule a tour contact: Lon Lundberg 208.559.2120



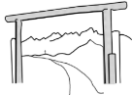


WOODLAND MOUNTAIN PASTURES

Introducing:

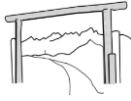
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LOCATION

Known as the gateway to Hell's Canyon from Idaho side of the Snake River, Cambridge is a picturesque small town with a strong sense of community that provides a variety of shops and services, a K-12 school system, churches, several popular café's, lodging, groceries, lumber and hardware, banking, automotive repair and a medical clinic. The distinct four season climate and 2700 ' elevation is conducive to wonderful year around living, to cultivating gardens and growing fruit. Cambridge hosts the annual Washington County Fair and Rodeo the first full week in August, Hell's Canyon Days in June and other well attended events throughout the year. Brownlee Dam on the Snake River, the Payette National Forest and numerous reservoirs and mountain streams are within short driving distance from Cambridge. McCall, Idaho, a well-known summer/winter mountain resort town is 50 miles north while the capital city of Boise and Boise International Airport are 100 miles southwest via state and interstate highways. A few minutes away is Highway 95, which affords excellent access to bring cattle to market, kids to lessons or games, recreational pursuits, fine dining or shopping in the Weiser River Valley, Treasure Valley or Ontario, OR and north to New Meadows, Riggins or McCall.

It is also 30 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 21 major markets in the nation. Council and Weiser 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.

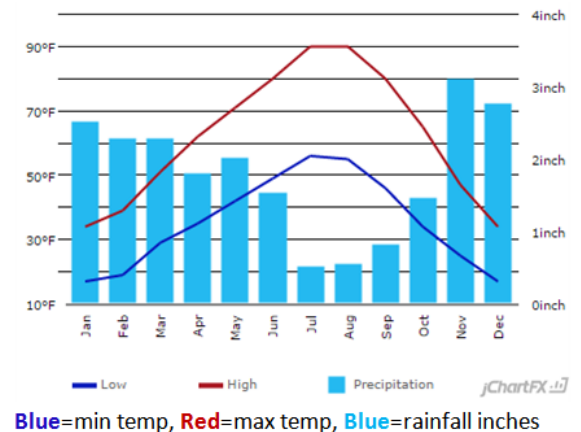




WOODLAND MOUNTAIN PASTURES

CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The Woodland Mountain Pastures are in the hilly section of the Weiser 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 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.



WATER

The pastures have developed springs and spring-fed water to a couple of ponds, which hold water year-round with a third pond going dry mid-summer. There are no wells or irrigated lands.

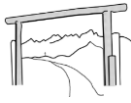
ASSESSOR'S PARCELS & LEGAL DESCRIPTION

County	Assessor's Parcel No.	Acres	Legal
Washington	RP15N02W270000	481.95	E1/2W1/2; NE1/4; W1/2SE; E1/2SE; S27T15R2
	RP15N02W263000	160.12	W1/2W1/2 S26T15R2
	RP15N02W261200	360.46	SE1/4 E1/2SW S1/2NE SENW S26T15R2
	RP15N02W256000	40.0	SWSW S25T15R2
	RP15N02W350000	239.88	NE1/4 E1/2NW S35T15R2
		1,282.41 acres	

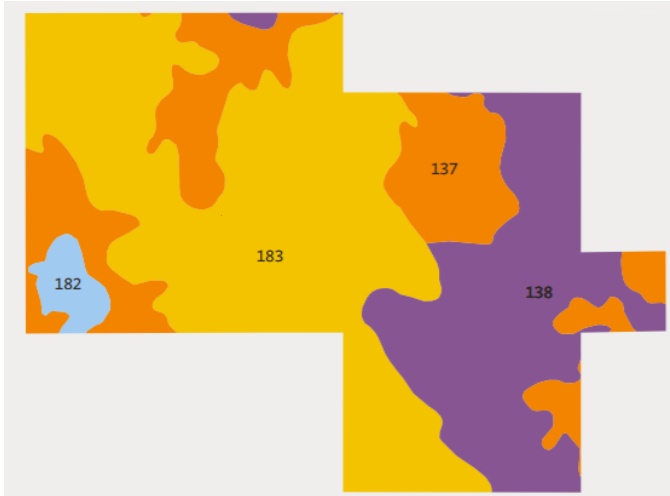
PROPERTY DESCRIPTION – PRODUCTION & ACREAGE

The ground is mostly a Rockly-Riggins complex and Meland-Riggins complex soils mix. Grasses are native range with no introduced grasses to the knowledge of the seller. Grass is strong in spring, weak by late summer, but can provide good fall forage if it receives September rainfall.





WOODLAND MOUNTAIN PASTURES



Soils designations

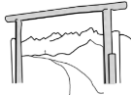


View of Cuddy Mountains



Shepherd's marker on ridge





WOODLAND MOUNTAIN PASTURES

HUNTING

The Woodland Mountain Pastures offers opportunities for elk, mule deer, and even an occasional black bear or antelope. Although the owner has never seen one, mountain lion (or cougar) are reportedly in the area, as well as whitetail deer, wolves, coyotes and badger. In addition, quail, Partridge, a few chukar and turkey have been harvested in the past.

The ranch is located in Idaho hunting unit #22 for big game species and is considered a special draw for antlered mule deer with more than 2 points.

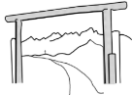
*The property may qualify for Idaho's **Landowner Appreciation Permit (LAP)** being larger than 640 acres, which affords an owner a chance at putting in for a controlled hunt per species (1 elk, 1 deer, 1 pronghorn (antelope), 1 black bear) and a possible second tag.*

Only property that is used by, and provides significant habitat values for deer, elk, pronghorn or black bear qualifies for the Landowner Appreciation Program. Landowners may receive a tag only for species that use the property. Landowners will only be eligible to apply for LAP controlled hunts occurring where their registered property is located (see controlled hunt area descriptions for each species and Idaho Fish & Game for details).



The game bird populations nearby include Quail, Chukar, Hungarian Partridge, Pheasant and Turkey.





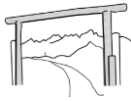
WOODLAND MOUNTAIN PASTURES

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...





WOODLAND MOUNTAIN PASTURES



BROKER'S COMMENT

The Woodland Mountain Pastures is an offering of over 1,282[±] acres of mountain grass for livestock that affords the opportunity for hunting big and small game, plus numerous bird species. It has wide expanses to roam on horseback in a very quiet environment where time has not had much influence. The pictures in this offering are mostly from mid-October, so if you can appreciate it this time of year, you'll love it the rest of the year. And the views are magnificent!

PRICE

\$ 1,282,000

Terms: Cash or possibly short-term financing acceptable to seller on approved credit.

Contact:



Lon Lundberg, CLB, ABR, CCIM

Land, Farm & Ranch Brokerage since 1995

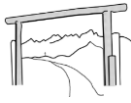
www.gatewayra.com Ofc: 208-939-0000

Lon: 208-559-2120 lon@gatewayra.com

Contact Lon for offers or any questions.

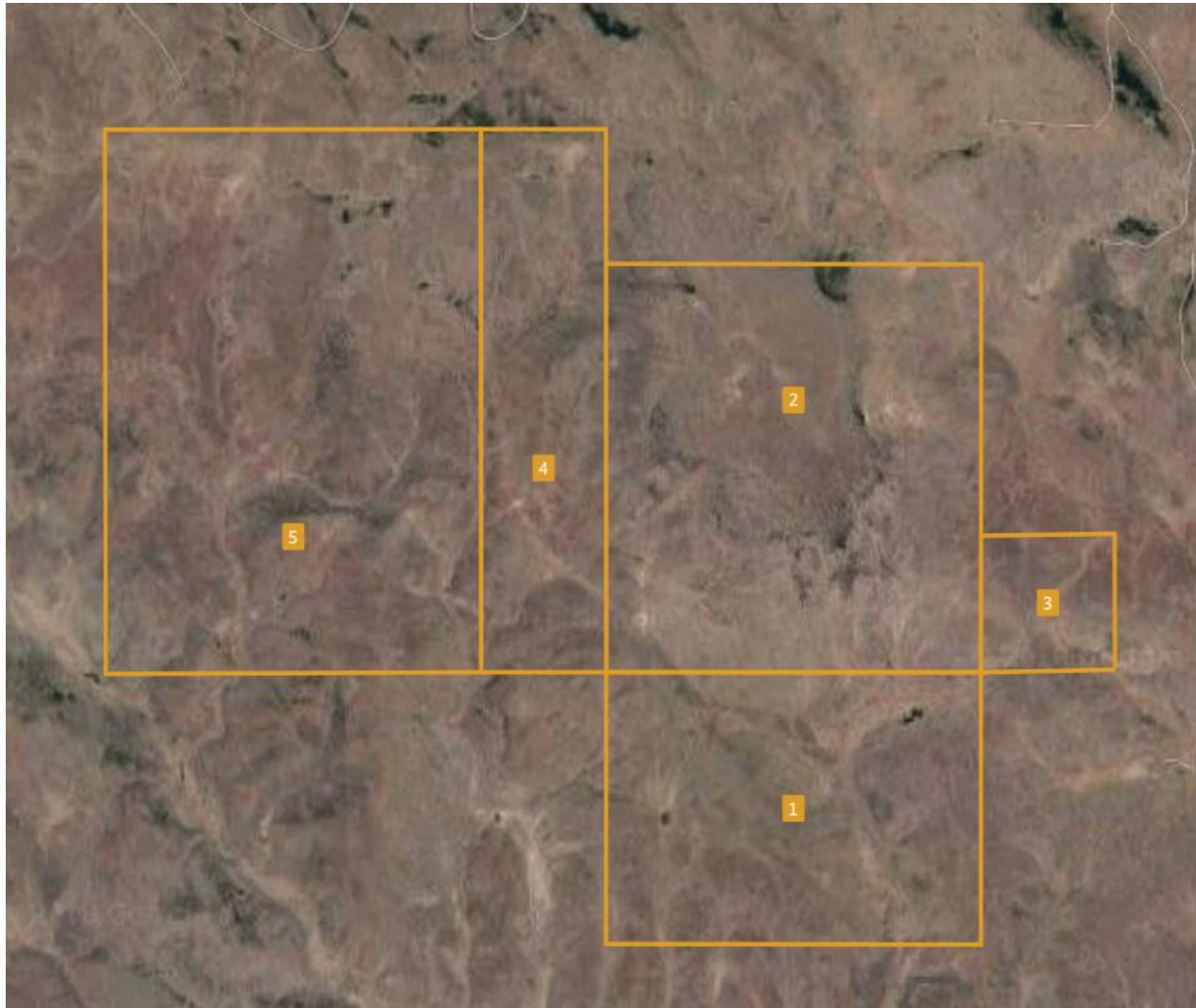
Listing Broker must be present on all showings. Please do not drive on property.



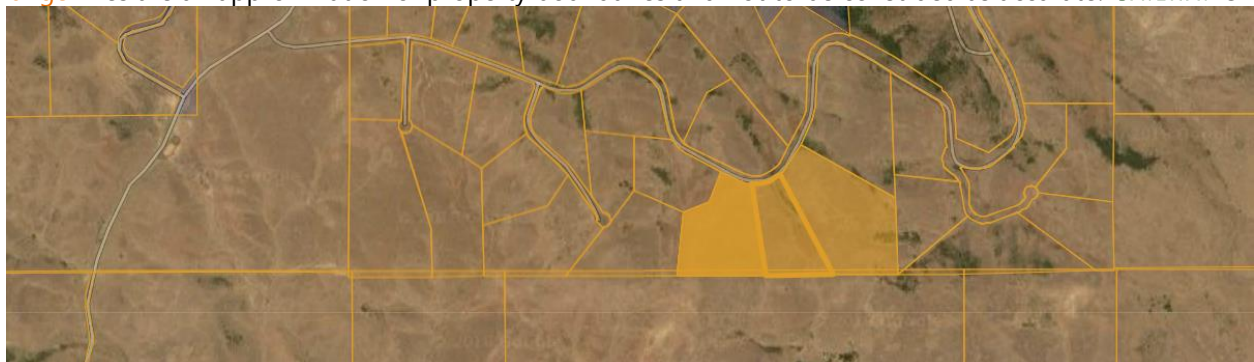


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TOTAL: 1,282.41± DEEDED ACRES IN FIVE PARCELS

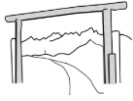


Note: Orange lines are an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2018

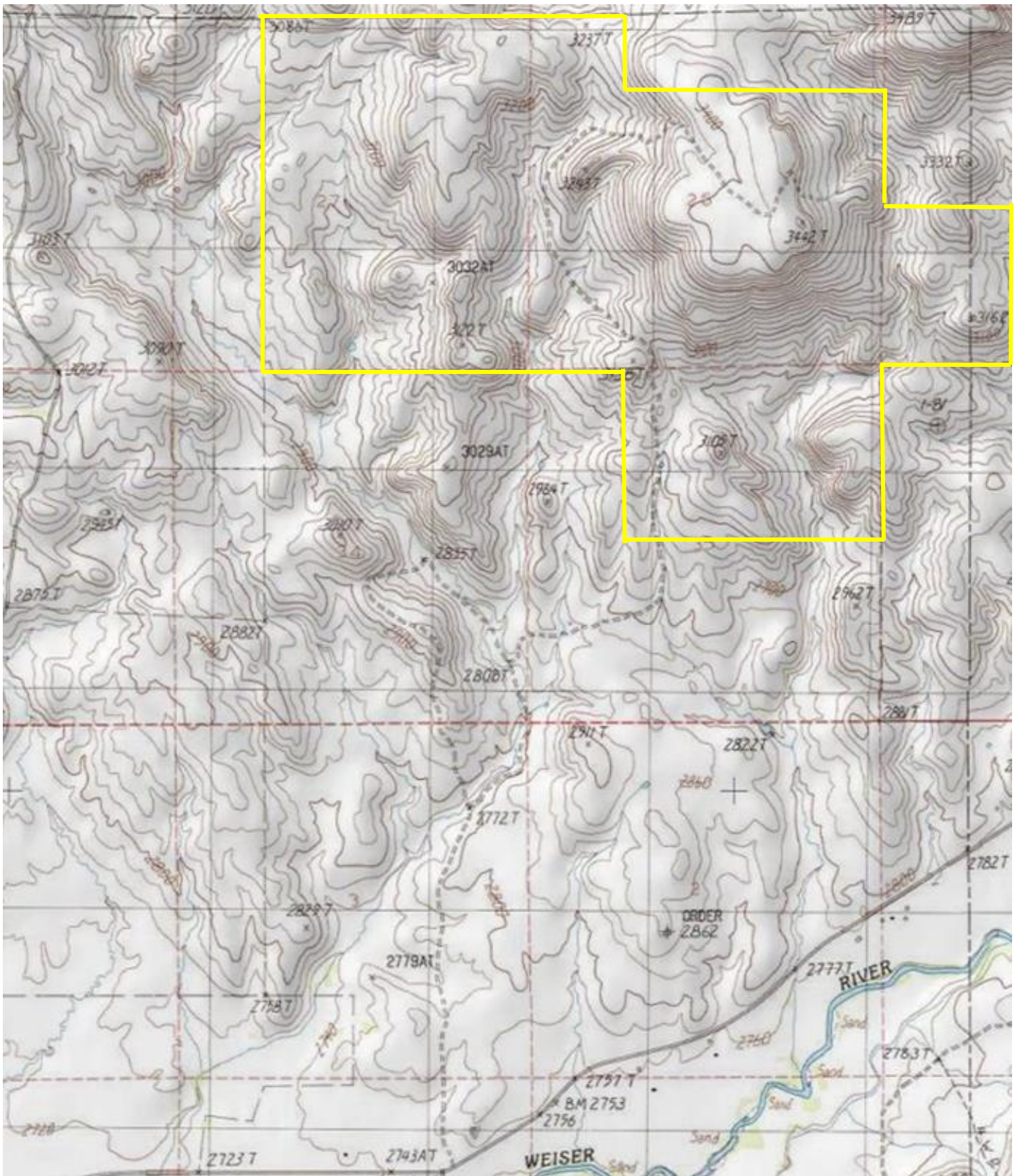


This aerial depicts a subdivision to the north of subject property, which *may* be able to provide road access via Goodrich Road from Cambridge, ID.



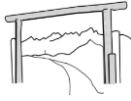


WOODLAND MOUNTAIN PASTURES



Yellow lines are only an approximation of property boundaries for reference and not to be relied upon as actual.





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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.

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.

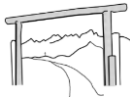
Water Rights: Idaho's water usage is subject to the state's water rights laws. The state constitution and statutes of the state of Idaho protect private property rights, including water rights. A water right is the right to divert the public waters of the state of Idaho and put them to a beneficial use, 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/>

Fences & Property Boundaries: As ranchers have put up fences through the decades going back to the mid-1800's, they did their best to match fencing with what they considered property boundaries. That said, however, many fences were placed based on convenience to avoid heavily rocky, steep or boggy ground. So unless a property has accurately been surveyed and fences were placed in line with staked property boundary markers, one should not rely on fencing as being on actual property lines.

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).

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** ©2018



Agency Disclosure Brochure

A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions



Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the "Idaho Real Estate Brokerage Representation Act." Idaho Code 54-2082 through 54-2097.



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

Effective July 1, 2018

Right Now You Are a Customer

"Agency" is a term used in Idaho law that describes the relationships between a licensee and the parties to a real estate transaction.

Idaho law says a real estate brokerage and its licensees owe the following "Customer" duties to all consumers in real estate transactions:

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose "adverse material facts" which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

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

You May Become a Client

Important Notice:
Never wire money without double-checking that the wiring instructions are correct. Cyber criminals are hacking email accounts and sending fake wiring instructions. Always independently confirm wiring instructions in person or via a telephone call TO a trusted and verified phone number.

If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

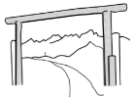
- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account for money or property you place in the care and responsibility of the brokerage;
- Find a property for you or a buyer for your property, and assist you in negotiating an acceptable price and other terms and conditions for the transaction;
- Disclose all "adverse material facts" which the licensee knows or reasonably should have known, as defined above; and
- Be available to receive and present written offers and counter-offers to you or from you.

The above Customer or Client duties are required by law, and a licensee cannot agree with you to modify or eliminate any of them.

A "Sold" price of property is not confidential client information, for either buyers or sellers, and may be disclosed by a licensee.

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





WOODLAND MOUNTAIN PASTURES

Agency Representation (Single Agency)

Under "Agency Representation" (sometimes referred to as "Single Agency"), you are a Client and the licensee is your Agent who represents you, and only you, in your real estate transaction. The entire brokerage is obligated to promote your best interests. No licensee in the brokerage is allowed to represent the other party to the transaction.

If you are a seller, your Agent will seek a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assist with your negotiations. If you request it in writing, your Agent will seek reasonable proof of a prospective purchaser's financial ability to complete your transaction.

If you are a buyer, your Agent will seek a property for you to purchase at an acceptable price and terms, and assist with your negotiations. Your Agent will also advise you to consult with appropriate professionals, such as inspectors, attorneys, and tax advisors. If disclosed to all parties in writing, a brokerage may also represent other buyers who wish to make offers on the same property you are interested in purchasing.

Limited Dual Agency

"Limited Dual Agency" means the brokerage and its licensees represent both the buyer and the seller as Clients in the same transaction. The brokerage must have both the buyer's and seller's consent to represent both parties under Limited Dual Agency. You might choose Limited Dual Agency because you want to purchase a property listed by the same brokerage, or because the same brokerage knows of a buyer for your property. There are two kinds of Limited Dual Agency:

Without Assigned Agents The brokerage and its licensees are Agents for both Clients equally and cannot advocate on behalf of one client over the other. None of the licensees at the brokerage can disclose confidential client information about either Client. The brokerage must otherwise promote the non-conflicting interests of both Clients, perform the terms of the Buyer and Seller Representation Agreements with skill and care, and other duties required by law.

With Assigned Agents The Designated Broker may assign individual licensees within the brokerage ("Assigned Agents") to act solely on behalf of each Client. An assigned Agent has a duty to promote the Client's best interests, even if your interests conflict with the interests of the other Client, including negotiating a price. An Assigned Agent must maintain the Client's confidential information. The Designated Broker is always a Limited Dual Agent for both Clients and ensures the Assigned Agents fulfill their duties to their respective clients.

What to Look For in Any Written Agreement with a Brokerage

A Buyer or Seller Representation Agreement or Compensation Agreement should answer these questions:

- 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 a real estate transaction?

Real Estate Licensees Are Not Inspectors Unless you and a licensee agree in writing, a brokerage and its licensees are not required to conduct an independent inspection of a property or verify the accuracy or completeness of any statements or representations made regarding a property. To learn about the condition of a property, you should obtain the advice of an appropriate professional, such as a home inspector, engineer or surveyor.

Audio/Video Surveillance Use caution when discussing *anything* while viewing a property; audio or video surveillance equipment could be in use on listed properties.

If you sign a Representation Agreement or Compensation Agreement with a licensee, the contract is actually between you and the licensee's brokerage. The Designated Broker is the only person authorized to modify or cancel a brokerage contract.

The licensee who gave you this brochure is licensed with:

Name of Brokerage: GATEWAY REALTY ADVISORS, Eagle, ID Phone: 208-939-0000

RECEIPT ACKNOWLEDGED

Rev 07/01/18

By signing below, you acknowledge only that a licensee gave you a copy of this Agency Disclosure Brochure.
This document is not a contract, and signing it does not obligate you to anything.

Signature _____ Date _____

Signature _____ Date _____

