

# FAIRCHILD FARM ON WEISER RIVER



## FAIRCHILD FARM

*775.94<sup>±</sup> acres of Very Productive Farmground on the Weiser River  
End of Road Privacy at 2098 Dymoke Lane, Midvale, Idaho*

### EXECUTIVE SUMMARY

The "**Fairchild Farm**" is a beautiful and productive, "river-front" farm with excellent irrigation water, soils, and farm ground for crops. Running along U.S Highway 95, the farm has excellent access with serene privacy in its interior. **Fairchild Farm** offers gorgeous vistas from the hilltops of its **776<sup>±</sup> deeded acres** overlooking the ag-based Weiser River valley. It is nestled with deciduous trees and wildlife-friendly shrubs in a picturesque foothill basin in Washington County, just minutes from Midvale and about one-quarter hour to Cambridge or Weiser, Idaho. Northern Washington County is still cattle & farming country with fertile croplands, lush pastures and mountain grass. The location affords a great lifestyle for the family that may want to raise crops (and/or livestock) and live in a beautiful rural community, yet close to the "City".



**EXCLUSIVELY REPRESENTED BY:**

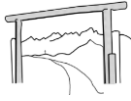
**Lon Lundberg, CLB, CCIM**

**Land, Farm & Farm Brokerage since 1995**

[www.gatewayra.com](http://www.gatewayra.com) ofc: 208-549-5000 c:208-559-2120



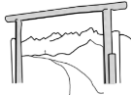
[lon@gatewayra.com](mailto:lon@gatewayra.com)



# FAIRCHILD FARM ON WEISER RIVER

*Introducing: The FAIRCHILD FARM on the Weiser River*





# FAIRCHILD FARM ON WEISER RIVER

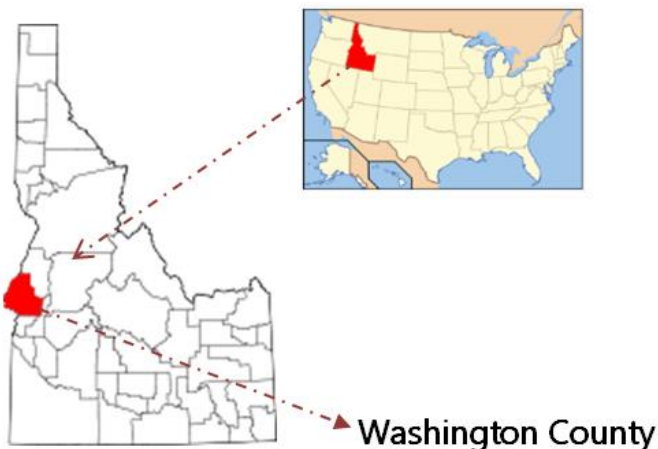
## LOCATION

Offering beautiful scenery and great access, the Fairchild Farm is nestled in the Weiser River valley basin along U.S. Highway 95 just south of Midvale in Washington County, Idaho. The views from both the valley-bottoms and the hilltops offer vistas overlooking the alfalfa-covered hills west to the Cuddy & Hitt Mountain ranges. U.S. Highway 95 affords excellent access to get hay and 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.

The property is just 3/4 mile south of Midvale (named from 'Middle Valley'), which established its first store in 1899, the same year the P&I N 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 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.

It is also 20 miles south to Weiser, and 90 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*®.



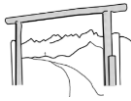
There are two main rivers in or along Washington County, which are the famous Snake River, winding

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,

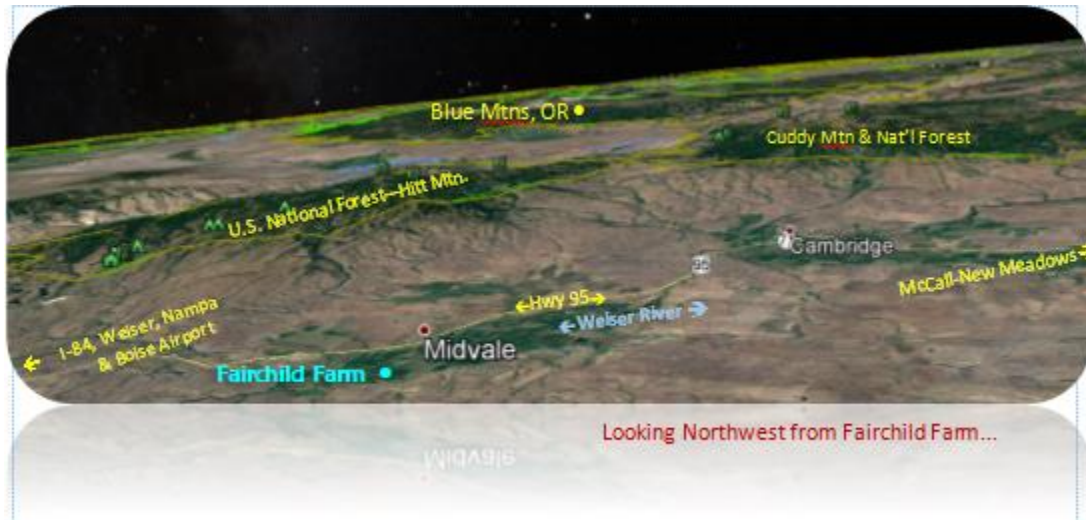


from fly-fishing, boat & cast fishing, waterfowl (ducks & geese) and an assortment of water activities in Brownlee Dam, part of the Snake River, which can be accessed via highway 71 from Cambridge.





# FAIRCHILD FARM ON WEISER RIVER



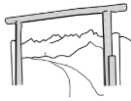
*Google-view looking west...*

## PROPERTY DESCRIPTION OVERVIEW

The Fairchild Farm contains 776<sup>±</sup> deeded acres with a mile of the Weiser River frontage. The Fairchild Farm land is valley-bottom crop ground, suitable for alfalfa hay, grain or other crops. There is 524<sup>±</sup> acres of irrigated, fertile, tillable crop land in nice condition. There are also 247<sup>+</sup> acres of native range, which could be utilized to graze livestock, and brushy draws and lots of cover for wildlife.

The farm has a classic farm home, shops & sheds and an excellent irrigating system with mostly underground mainline feeding the center pivots and wheel lines. There are numerous opportunities for recreation right on the property, including harvesting elk, mule deer, pheasant galore and other game birds.





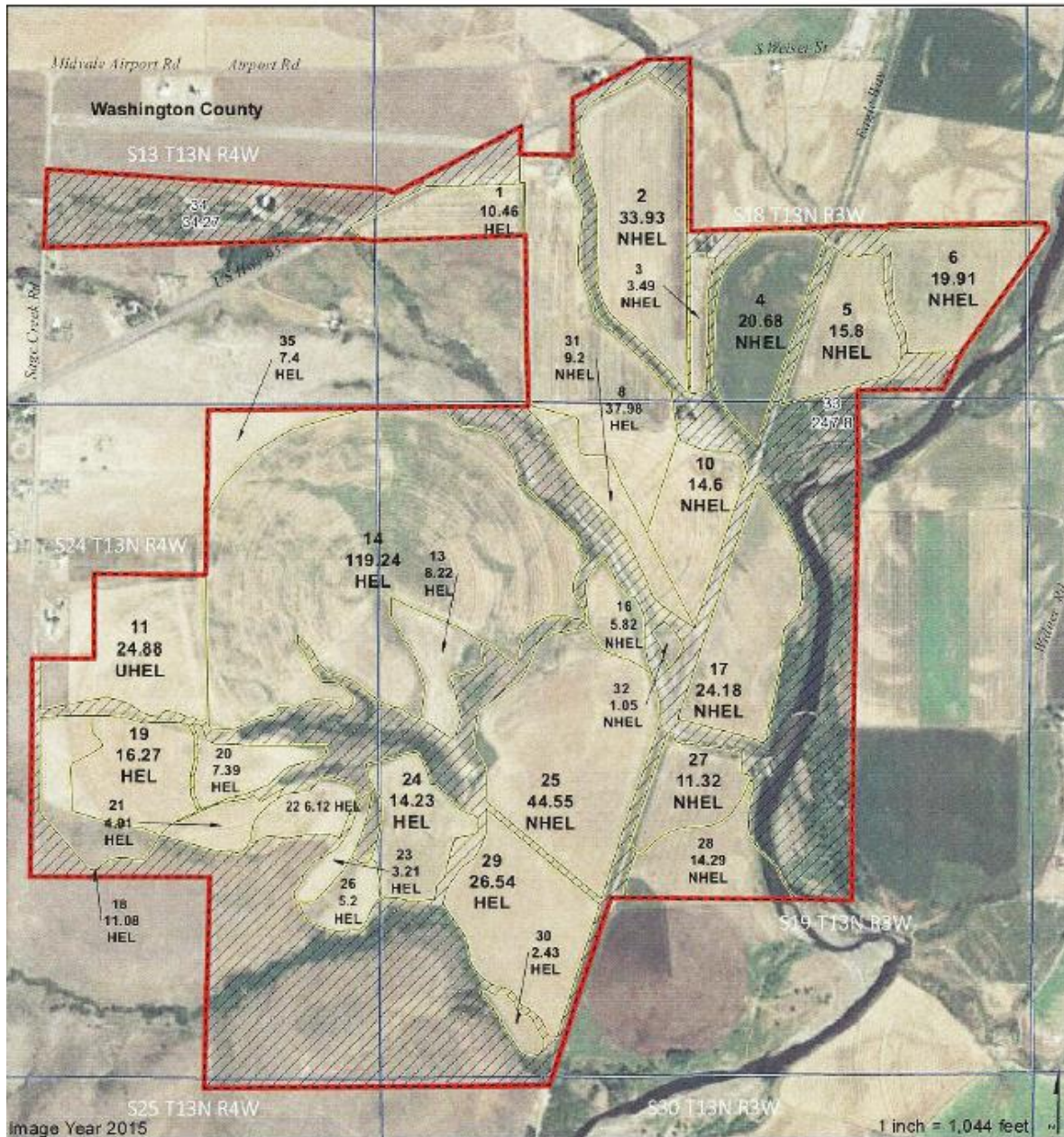
# FAIRCHILD FARM ON WEISER RIVER

## ACREAGE, PRODUCTION & OPERATIONS

The Fairchild Farm contains 775.94<sup>±</sup> deeded acres with water rights to irrigate up to 524<sup>±</sup> acres. The farm produces high quality, alfalfa hay in three cuttings; generating gross income varying between \$350,000 and \$850,000 annually. Certainly, the soils are excellent and many other crops could yield outstanding results, as well. (See Soils Report excerpt at end or ask broker for complete report).



### Washington County, Idaho



**Common Land Unit**  
Non-Cropland  
Cropland

**Tract Boundary**  
PLSS  
County Boundary

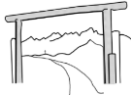
**Wetland Determination Identifiers**  
● Restricted Use  
▲ Limited Restrictions  
■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 524.38 acres

2018 Program Year  
Map Created November 03, 2017

**Farm 1182**  
**Tract 260**





# FAIRCHILD FARM ON WEISER RIVER

## WATER – IRRIGATION & STOCKWATER

Water is KING! And this farm has excellent and abundant water available with water rights coming from both surface water out of the Weiser River and from both the Crane Creek Reservoir and Lost Valley Reservoir Company. It has 400<sup>±</sup> acre feet out of Crane Creek Res. with 350 shares of 'A' stock and approx. 50 shares of 'B' stock. There 156 shares in Lost Valley Reservoir Company and the balance is surface water from the Weiser River. Overall, they irrigate 524<sup>±</sup> acres.

The owner will irrigate 365<sup>±</sup> acres under five (5) center pivots (120 ac., 86 ac., 68 ac. & two 45 ac, both Zimmatic & T-L pivots) and 163<sup>±</sup> acres by wheel lines as of 2023. (*Forty-five (45) acres that have been irrigated by three sets of wheel lines are being replaced by one center pivot in Fall 2022*). Pivots are complemented by big guns, end-guns and handline to pick up corners.

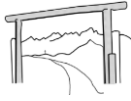
Most all of the water distribution is below-ground mainline, yet there are a couple fields with above-ground lines. Fred Butler of AGRILINES engineered the entire system for future expansion to center pivots, including provisions for filling in a canyon to complete a circle.

The main power is a turbine pump controlled by a Yaskawa iQPump1000 Intelligent controller; starts with a push-button and no primer. It can feed water automatically at 60 pounds continuous pressure. There are two more pumps with centrifugal motors (125 & 50 h.p.). The largest pushes water 2,000 gpm with 90# pressure 111 feet up to the top two largest pivots. The smaller one can feed any three (3) wheel lines and one pivot. The owner has an ingenious system where he can back-feed water from one pump to the other, which can only be explained in person at the site.

| Fairchild Farm - Water Right Inventory                      |                          |              |          |       |                  |                                                    |              |       |               |       |
|-------------------------------------------------------------|--------------------------|--------------|----------|-------|------------------|----------------------------------------------------|--------------|-------|---------------|-------|
| Water Right number                                          | Source                   | Tributary    | Quantity |       | Priority date    | Point of Diversion                                 | Purpose      | Use   | Period of Use |       |
|                                                             |                          |              | CFS      | AFY   |                  |                                                    |              | Acres | From          | To    |
| 67-7765                                                     | Unnamed                  | Weiser River | 0.5      | 212.2 | 7.18.1989        | NwNe 19T13NR3W                                     | Irrigation   | 114.0 | 4.01          | 10.31 |
| 67-2319                                                     | Unnamed                  | Weiser River | 0.5      | 212.2 | 10.17.1963       | NwNeSw 18T13NR3W                                   | Irrigation   | 25.0  | 3.15          | 10.31 |
| 67-2319                                                     | Unnamed                  | Weiser River | 0.12     | 212.2 | 10.17.1963       | NwNeSw 18T13NR3W                                   | Stockwtr     | 25.0  | 1.01          | 12.31 |
| 67-7102                                                     | Weiser River             | Snake River  | 2.0      | 404.0 | 5.05.1972        | SwSw 17T13NR3W<br>NwNe 19T13NR3W<br>NwSe 19T13NR3W | Irrigation   | 354.3 | 4.01          | 10.31 |
| 156 shares                                                  | Lost Valley Reservoir Co |              |          |       | Class A shares   |                                                    |              | 156.0 |               |       |
| Lic 67-7102                                                 | Crane Creek Reservoir    |              |          | 400   | 350 "A"; <50 "B" |                                                    |              | 400.0 |               |       |
| Source of Lost Valley Reservoir Company water rights below: |                          |              |          |       |                  |                                                    |              |       |               |       |
| 67-14566                                                    | Lost Creek               | Weiser River |          | 6950  | 5.27.1910        | Lost Crk SENW                                      |              |       | 1.01          | 12.31 |
| 67-14566                                                    | Lost Creek               | Weiser River |          | 6950  | 5.27.1910        | 28T19NR1W                                          | Irrig: Stor  |       | 3.15          | 10.31 |
| 67-14567                                                    | Lost Creek               | Weiser River |          | 1798  | 6.01.1929        | Lost Crk SENW                                      | Irrig Stor'g |       | 1.01          | 12.31 |
| 67-14567                                                    | Lost Creek               | Weiser River |          | 1798  | 6.01.1929        | 28T19NR1W                                          | Irrig: Stor  |       | 3.15          | 10.31 |
| 67-14568                                                    | Lost Creek               | Weiser River |          | 835   | 6.01.1938        | Lost Crk SENW                                      | Irrig Stor'g |       | 1.01          | 12.31 |
| 67-14568                                                    | Lost Creek               | Weiser River |          | 835   | 6.01.1938        | 28T19NR1W                                          | Irrig: Stor  |       | 3.15          | 10.31 |
| Total Acres Irrigable                                       |                          |              |          |       |                  |                                                    |              | 649.3 |               |       |

Notice: Offering is subject to change, errors, omissions, withdrawal or prior sale without notice by owner. Information is presented as believed to be reliable, but not guaranteed or warranted for any level of accuracy by Broker, Owner or MLS. Information regarding water rights, carrying capacities, production, crop yields or capabilities, or any similar data is intended only as a general guideline as to what one (but not every) operator may produce and are provided by sources deemed reliable, but not guaranteed. GATEWAY REALTY ADVISORS ©2021



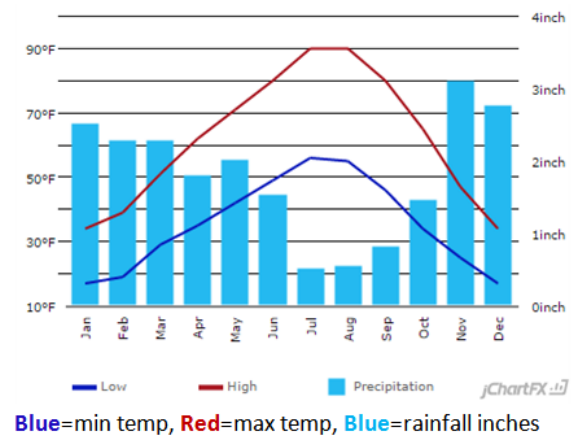


## FAIRCHILD FARM ON WEISER RIVER



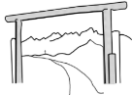
### CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The Fairchild Farm is in the river-bottom section of 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 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 view to the north overlooking the river-bottom growth, providing good cover for the mule deer, elk and other wildlife that frequent the farm.



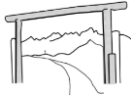


# FAIRCHILD FARM ON WEISER RIVER

## IMPROVEMENTS

The Fairchild Farm original home at 2098 Dymoke Lane is a wonderful, older farm house with a lot of character of brick construction in two-levels. The master bedroom is on the lower level, as is the mud-room off the garage. The kitchen is a 'master-piece'! Set with a beautiful array of both deciduous and evergreen trees, the yard is very 'park-like' and benefits by all the shade the trees provide. The landscaping includes a beautiful lawn and mature trees (ash, poplar, elm, juniper, locust, and willow).

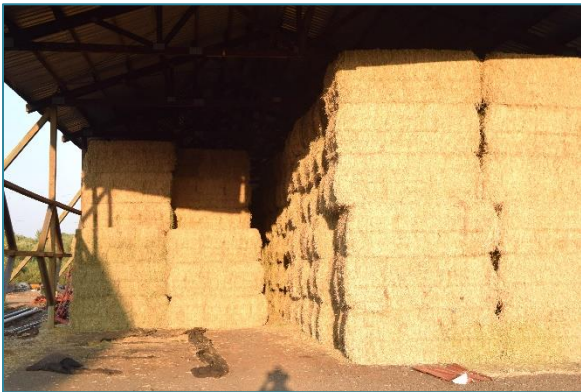




# FAIRCHILD FARM ON WEISER RIVER

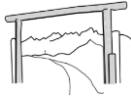
## PROPERTY TAXES

Washington County Treasurer's office shows the property taxes for 2019 as follows:



| Fairchild Farm - Parcel List & Legal Description |                       |        |              |
|--------------------------------------------------|-----------------------|--------|--------------|
| No.                                              | Assessor's Parcel No. | Acres  | 2019 Tax     |
| 1                                                | RP13N04W137651        | 1.50   | 2.30         |
| 2                                                | RP13N03W185721        | 12.86  | 107.06       |
| 3                                                | RP13N03W184801        | 26.98  | 87.68        |
| 4                                                | RP13N03W186701        | 40.16  | 139.26       |
| 5                                                | RP13N03W188401        | 70.88  | less hm+6 ac |
| 6                                                | RP13N03W190601        | 75.41  | 482.88       |
| 7                                                | RP13N03W191351        | 1.70   | 6.06         |
| 8                                                | RP13N03W193201        | 145.99 | 1,790.20     |
| 9                                                | RP13N03W191601        | 0.40   |              |
| 10                                               | RP13N03W176151        | 4.00   |              |
| 11                                               | RP13N04W240001        | 80.00  | 212.10       |
| 12                                               | RP13N04W241301        | 154.60 | 236.38       |
| 13                                               | RP13N04W244201        | 2.63   | 1.34         |
| 14                                               | RP13N03W195601        | 105.03 | 329.34       |
| 15                                               | RP13N03W194901        | 9.80   | 34.88        |
| 16                                               | RP13N03W197801        | 40.00  | 154.84       |
| 17                                               | RP13N03W302421        | 4.00   | 2.02         |
| TOTAL                                            |                       | 775.94 | 3,586.34     |





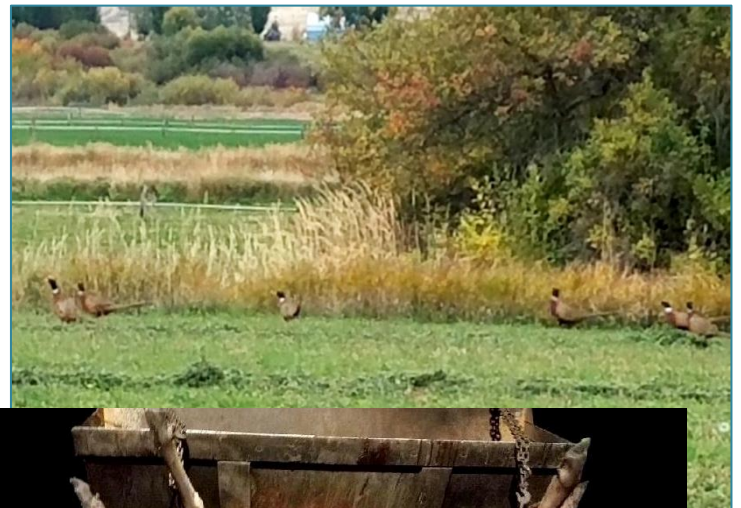
# FAIRCHILD FARM ON WEISER RIVER

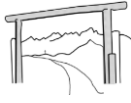
## RECREATION, HUNTING & FISHING

The FAIRCHILD FARM is ideally located for those interested in 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 area. In addition, the game birds are significant with pheasant, grouse, chukar, quail, Hungarian partridge, dove, turkey, duck and geese available seasonally. The farm is located in Hunting Unit 32A (Weiser River zone), which takes in most all of West Mountain and stretches west to include the Hitt and Cuddy Mountain ranges. The Weiser River zone is managed in three units (units 22, 32 & 32A). Generally, there are open seasons for in-state and out-of-state hunters and special draws for certain species and genders. Please consult the most current Idaho Department of Fish & Game.

The Weiser River Trail runs through the farm for one mile, providing much enjoyment to enthusiasts.

**THE FAIRCHILD FARM ENJOYS SOMETHING SPECIAL: FIVE (5) ELK DEPREDAATION TAGS AS ELK COME ONTO THE ALFALFA FIELDS.**





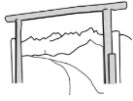
# FAIRCHILD FARM ON WEISER RIVER

## 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...*

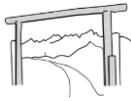




# FAIRCHILD FARM ON WEISER RIVER

## FARM PHOTOS





# FAIRCHILD FARM ON WEISER RIVER



## BROKER'S COMMENT

There are two key determinants of value: inherent value and intrinsic value. Inherent value can be determined by how productive a farm or ranch (or restaurant or business property, etc.) may be. Intrinsic value is more difficult as beauty is in the "eyes of the beholder" and will depend on what is appealing. The Fairchild Farm is both a very productive, plus serene and beautiful farm in a picturesque setting. And with its 1-mile Weiser River frontage and tons and tons of crop production, it offers both inherent and intrinsic value for an agriculturally oriented family to pass along a legacy.

## PRICE

**\$ 5,300,000**

Seller reserves the right to involve subject property sale in an I.R.C. § 1031 tax-deferred Exchange.

Contact:

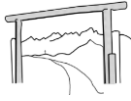
**Lon Lundberg, CLB, CCIM**

**Land, Farm & Farm Brokerage since 1995**

For info or to schedule a tour contact: Lon Lundberg o: 208-549-5000 ♦ c: 208.559.2120 [lon@gatewayra.com](mailto:lon@gatewayra.com)

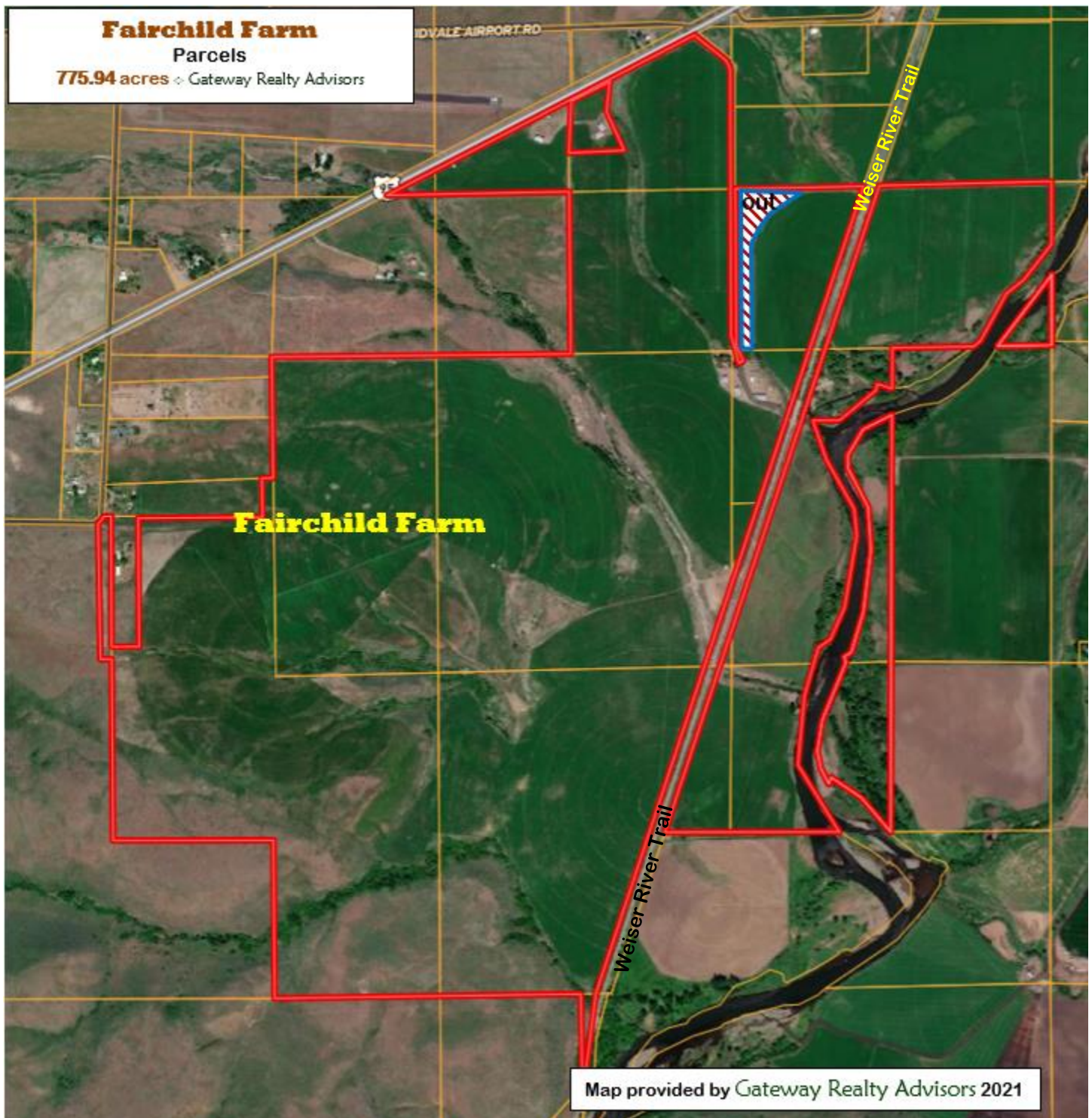
Listing Broker must be present on all showings. Please do not drive on property.





# FAIRCHILD FARM ON WEISER RIVER

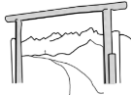
## Fairchild Farm – Approximate Boundaries



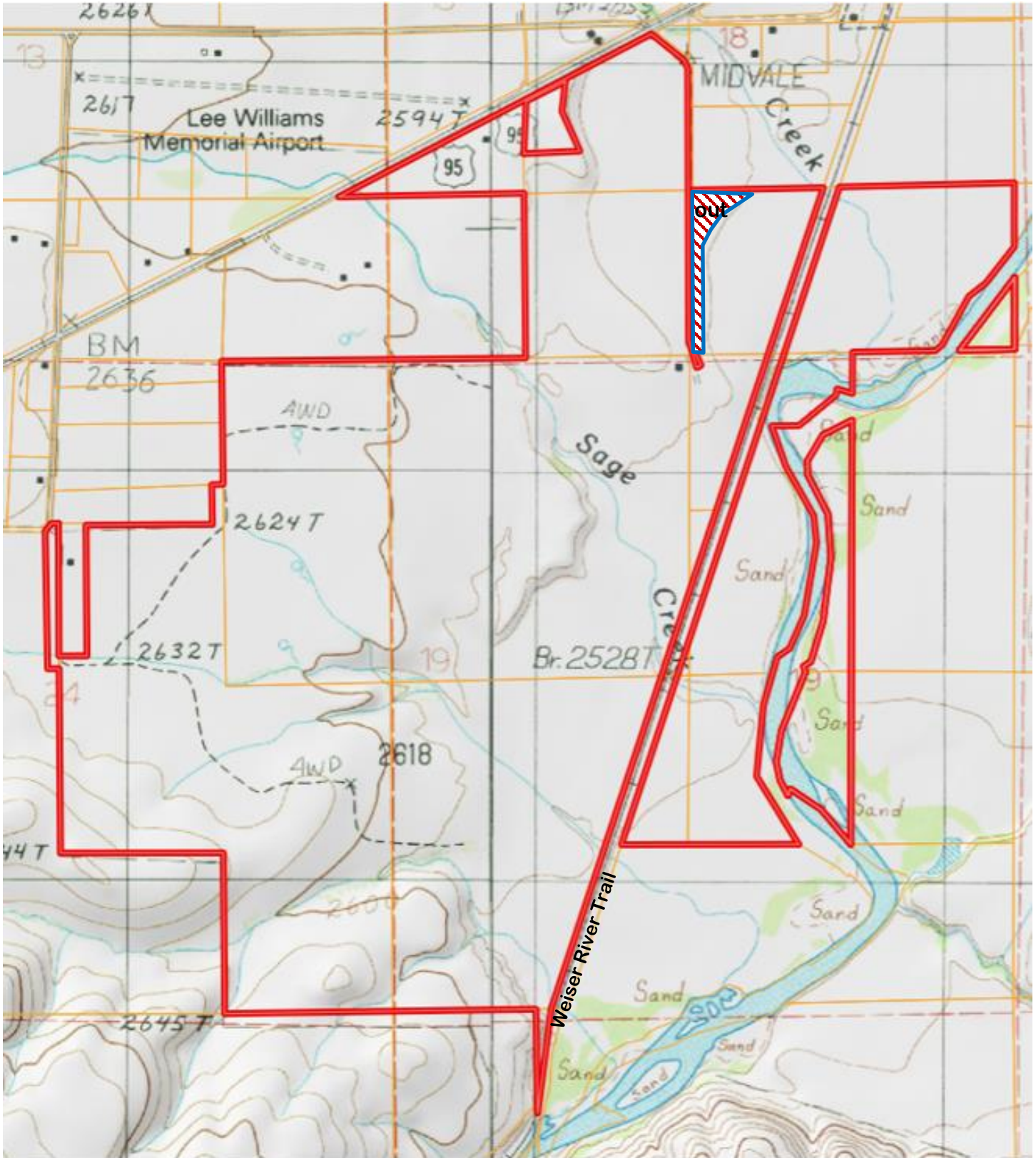
**TOTAL: 775.94± DEEDED ACRES**

Note: Red lines are only an approximation of property boundaries and not to be construed as accurate.  
Home on 6± acres to be removed, shows as "out". GATEWAY ©2022



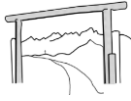


# FAIRCHILD FARM ON WEISER RIVER



Note: Red lines are only an approximation of property boundaries and not to be construed as accurate.  
Home on 6± acres to be removed, shows as "out". GATEWAY ©2022

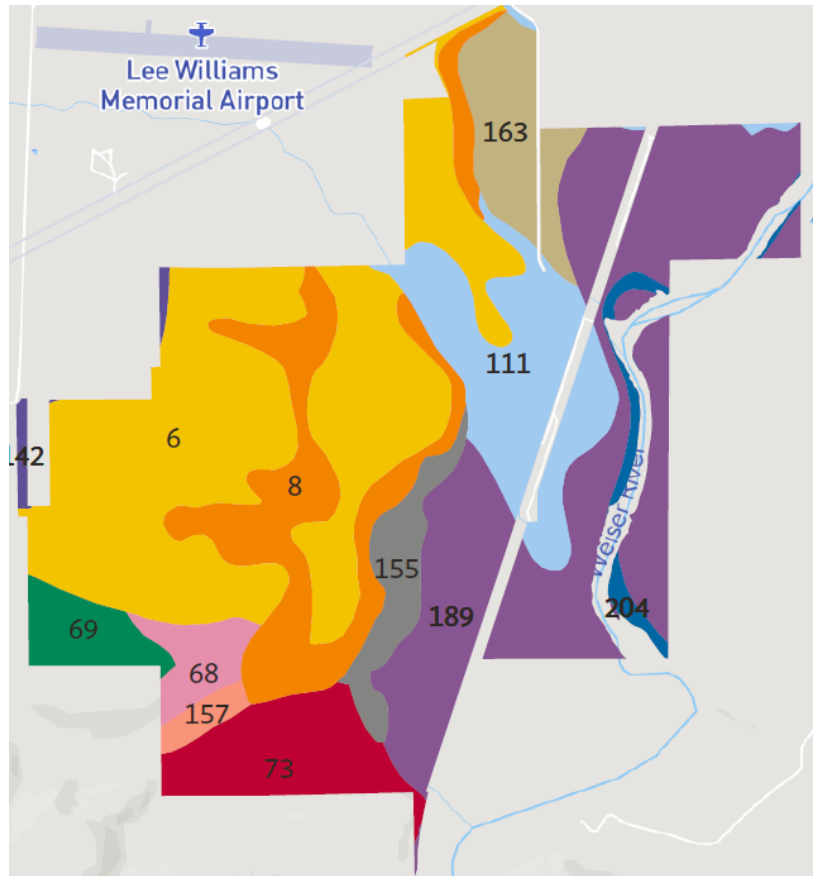
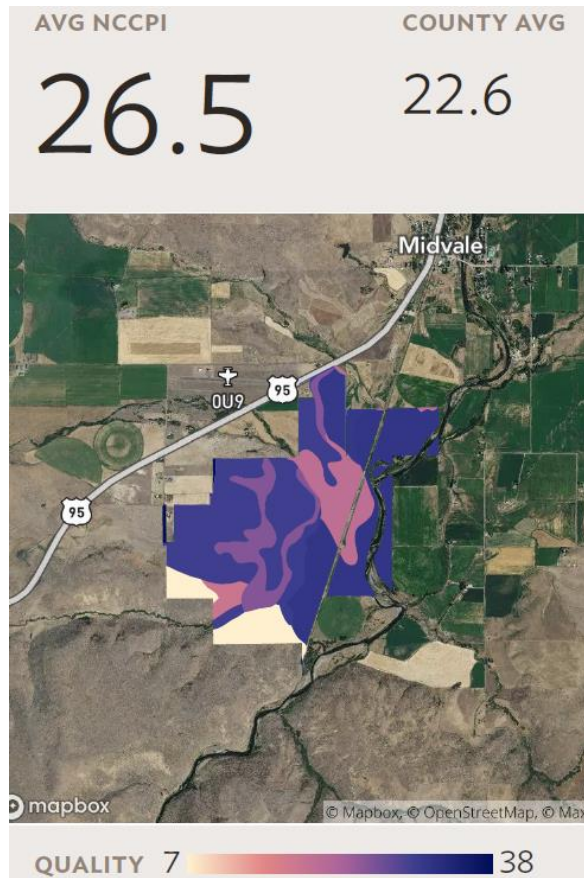




# FAIRCHILD FARM ON WEISER RIVER

## SOILS REPORT OVERVIEW

(ask Broker for complete report)



| SOIL CODE | SOIL DESCRIPTION                               | ACRES  | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|------------------------------------------------|--------|---------------------|------------|-------|
| 6         | Appledellia loam, 2 to 4 percent slopes        | 230.07 | 31.6%               | 4          | 30.0  |
| 189       | Shoepeg loam, 0 to 3 percent slopes            | 179.17 | 24.6%               | 3          | 31.3  |
| 8         | Appledellia clay loam, 12 to 30 percent slopes | 84.27  | 11.6%               | 4          | 25.2  |
| 111       | Langrell gravelly loam, 0 to 3 percent slopes  | 76.46  | 10.5%               | 3          | 19.9  |
| 73        | Gem-Reywat complex, 2 to 30 percent slopes     | 43.26  | 5.9%                | 6          | 6.9   |
| 163       | Onyx silt loam, 0 to 3 percent slopes          | 37.73  | 5.2%                | 3          | 31.0  |
| 155       | Newell clay loam, 0 to 2 percent slopes        | 23.87  | 3.3%                | 3          | 30.2  |
| 69        | Gem stony clay loam, 30 to 60 percent slopes   | 18.75  | 2.6%                | 7          | 4.7   |
| 68        | Gem stony clay loam, 2 to 30 percent slopes    | 15.80  | 2.2%                | 4          | 18.2  |

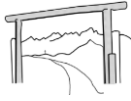
AcreValue © 2020 Granular, Inc. All Right Reserved.

Use of this report is subject to Granular's Terms of Service. All information is provided without any express or implied warranties of any kind.

Soil Survey: 1 of 20



GATEWAY Realty Advisors ♦ Weiser, ID ©2022 ♦ contact **Lon Lundberg**, CLB, Ranch Broker ♦ [www.gatewayra.com](http://www.gatewayra.com)



# FAIRCHILD FARM ON WEISER RIVER

## 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 – farmer, 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 Farm.

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.

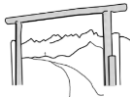
Water Rights: Idaho's water usage is subject to the state's water rights laws. The state constitution and statutes of the state of Idaho protect private property rights, including water rights. A water right is the right to divert the public waters of the state of Idaho and put them to a beneficial use, 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 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 REALTY ADVISORS** ©2021





## 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, 2019

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

#### Right Now You Are a Customer

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

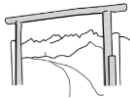
If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

- 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.

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





# FAIRCHILD FARM ON WEISER RIVER

## 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:

- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I work with other brokerages during the time of my agreement?
- Can I cancel this agreement, and if so, how?
- How will the brokerage get paid?
- 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, Weiser, ID ♦ 208.549.5000 ♦ (Midvale) 208.355.3000**

## RECEIPT ACKNOWLEDGED

Riv 07/01/21

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 \_\_\_\_\_

