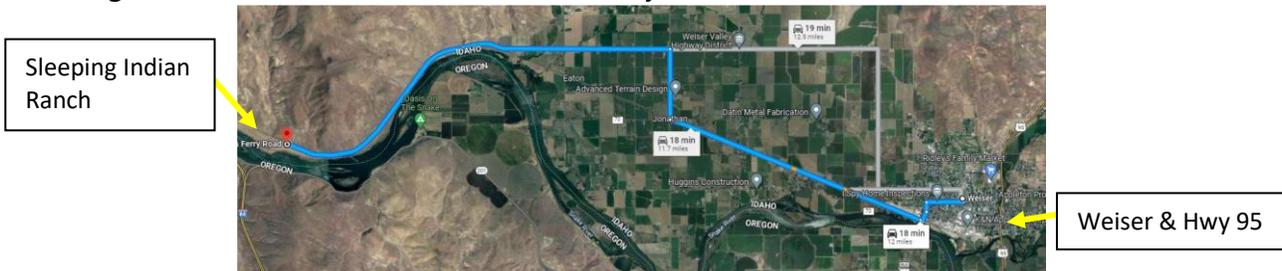


EXECUTIVE SUMMARY



Along the Snake River nestled under Indianhead Mountain sits Sleeping Indian Ranch. With 3,572[±] acres there is room to roam. Currently used as winter calving ground and setup for 300-600 head with turn out to spring grasses. A 220[±]-acre railroad lease and BLM of 90 AUM from 10/1-11/15 and an easement from 3/24-4/1 to deeded ground. Roping arena with a calf roping lane along the Snake River for play or practice to putting on your own events. Don't forget about the entertainment with a goat roping arena as well!!! Corrals and cattle working facility to maintain your herd or horses a place to live in enjoyment. With public ground just a short drive away to enjoy fishing and recreation, as well. With the hunting of elk, deer, pheasant, quail, chukers and geese, there is something for everyone. There is 71[±] acres of irrigatable pasture but that could be used to farm with plenty of springs throughout the property with stock water rights. Come take a look to see if this is your next cattle ranch. [MLS 98870778](#)

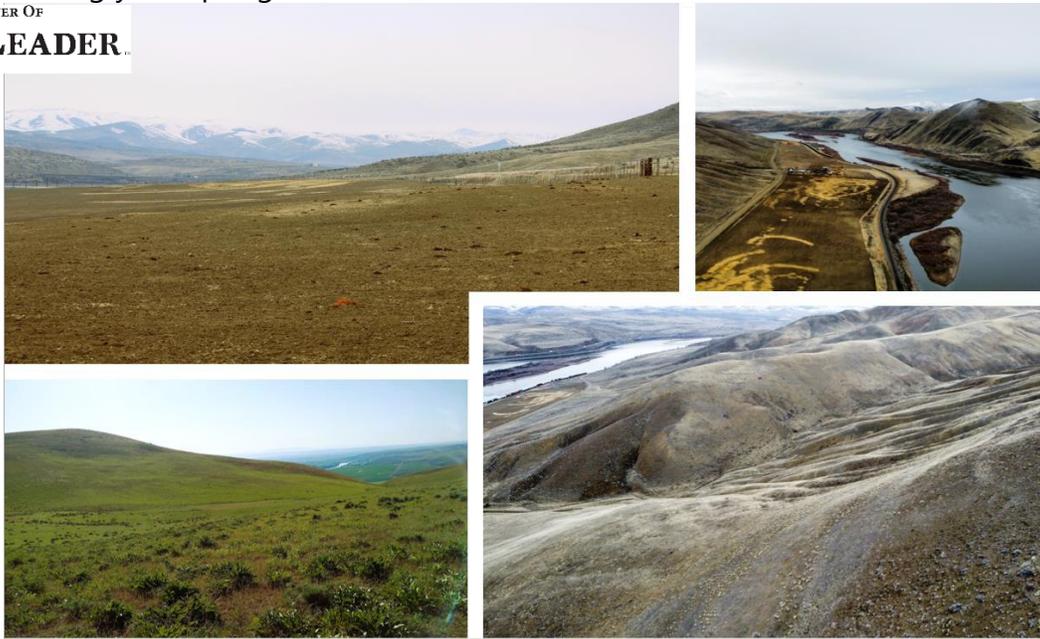




SLEEPING INDIAN RANCH



With 3,572± acres in total of deeded ground with flat to steep topography. Starting from the Snake River going up and past Indianhead Mountain within the BLM. Numerous seasonal and year-round springs and creeks that are developed and could be developed more. Some sagebrush for game animals to good spring grasses during your spring turnouts.



\$4,000,000

EXCLUSIVELY REPRESENTED BY:

Ryan Barton, CLC, ABR, e-PRO

Land, Farm & Ranch Brokerage since 1995

cell 208-477-9161

ryan@gatewayra.com





WATER RIGHTS

With 71 acres irrigated along the river currently used as irrigated pasture. Potential to farm hay with the right setup. Numerous stock water rights both on deeded ground and BLM land.





SLEEPING INDIAN RANCH



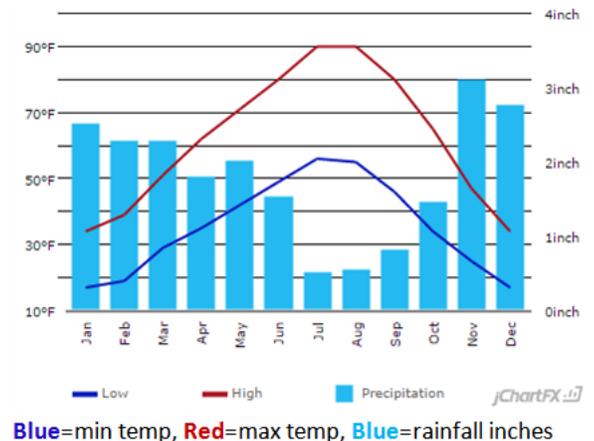
HOME AND FACILITIES

A 4-bedroom, 2-bath manufactured home with a garage. The home is on solar with 12 panels, 12 batteries, and a Kolar backup generator. Shop (24'x30'), tack room, saddling room, hay storage cover (30'x60'), working corrals with tub and squeeze chute, feedlot, roping arena, calf roping lane, goat roping arena, 3 domestic and stock water wells and artesian spring the feeds the home. Property Taxes for 2022 were \$2215.16.

CLIMATE

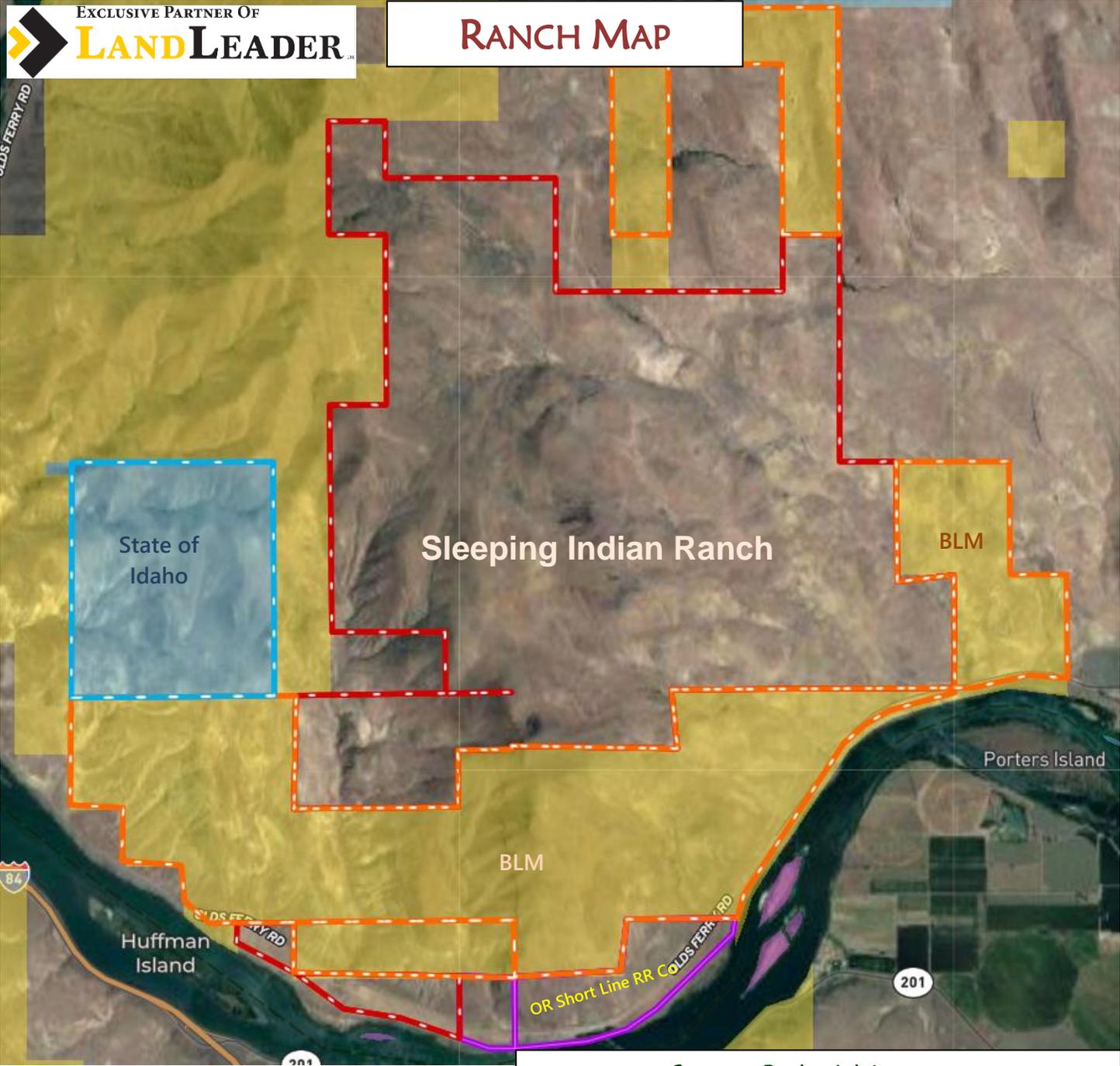
This southwest region of Idaho enjoys a true, four-season climate. The Sleeping Indian Ranch is in the river-bottom section of the Snake River drainage, which is a transitional location from the arid high desert south of the Snake River.

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 within a few days. Weiser has an average of 209 sunny days per year and humidity is relatively low-moderate.





SLEEPING INDIAN RANCH



Map provided by Gateway Realty Advisors without warranty 2023

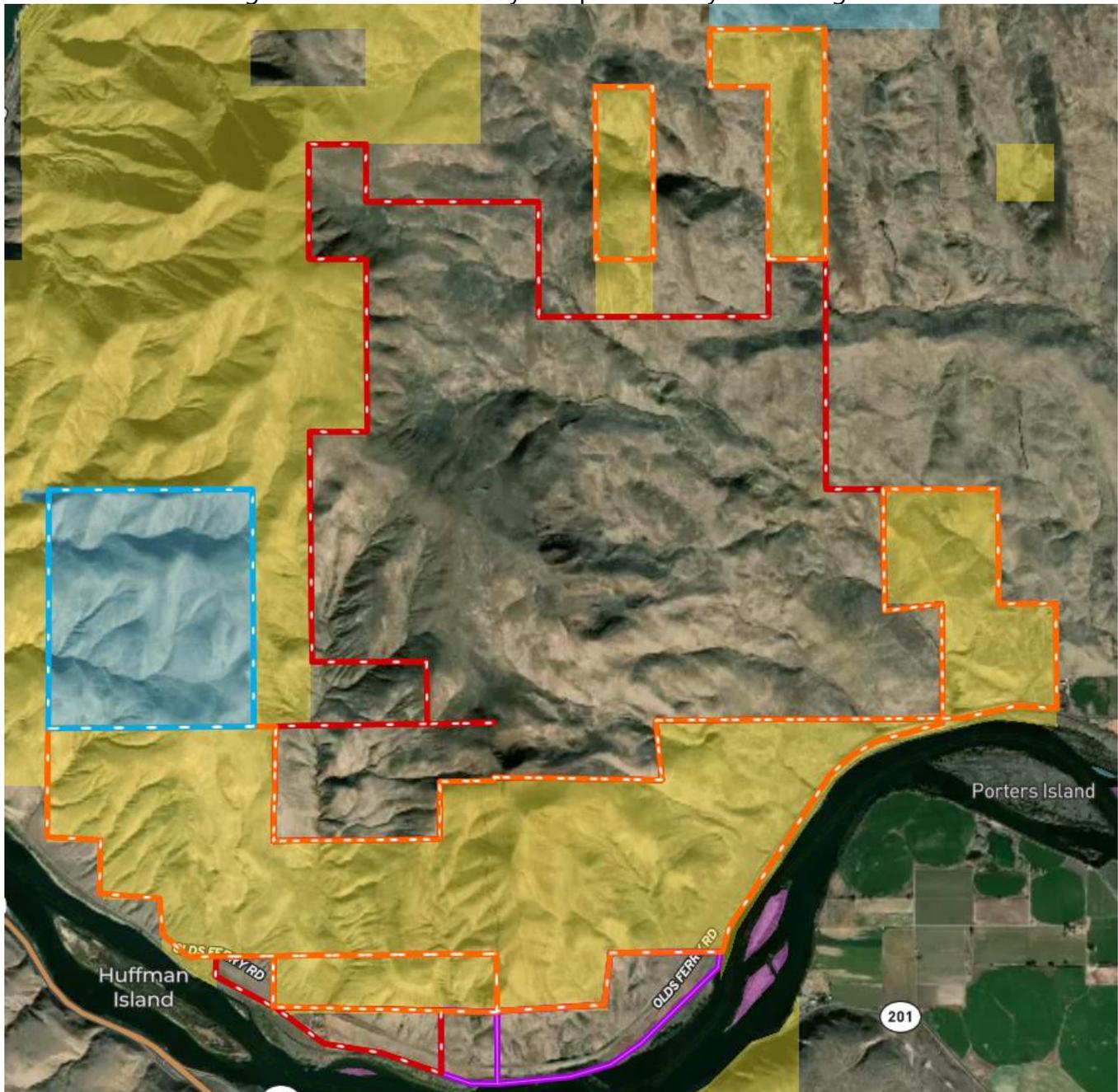
BLM Grazing Allotment and Railroad Lease

A 220-acre railroad lease and BLM grazing allotment for 80 AUMs from 10/1 11/15 and an easement from 3/24 4/1 to turnout your cattle to the deeded property. (Map is for reference and not to scale)



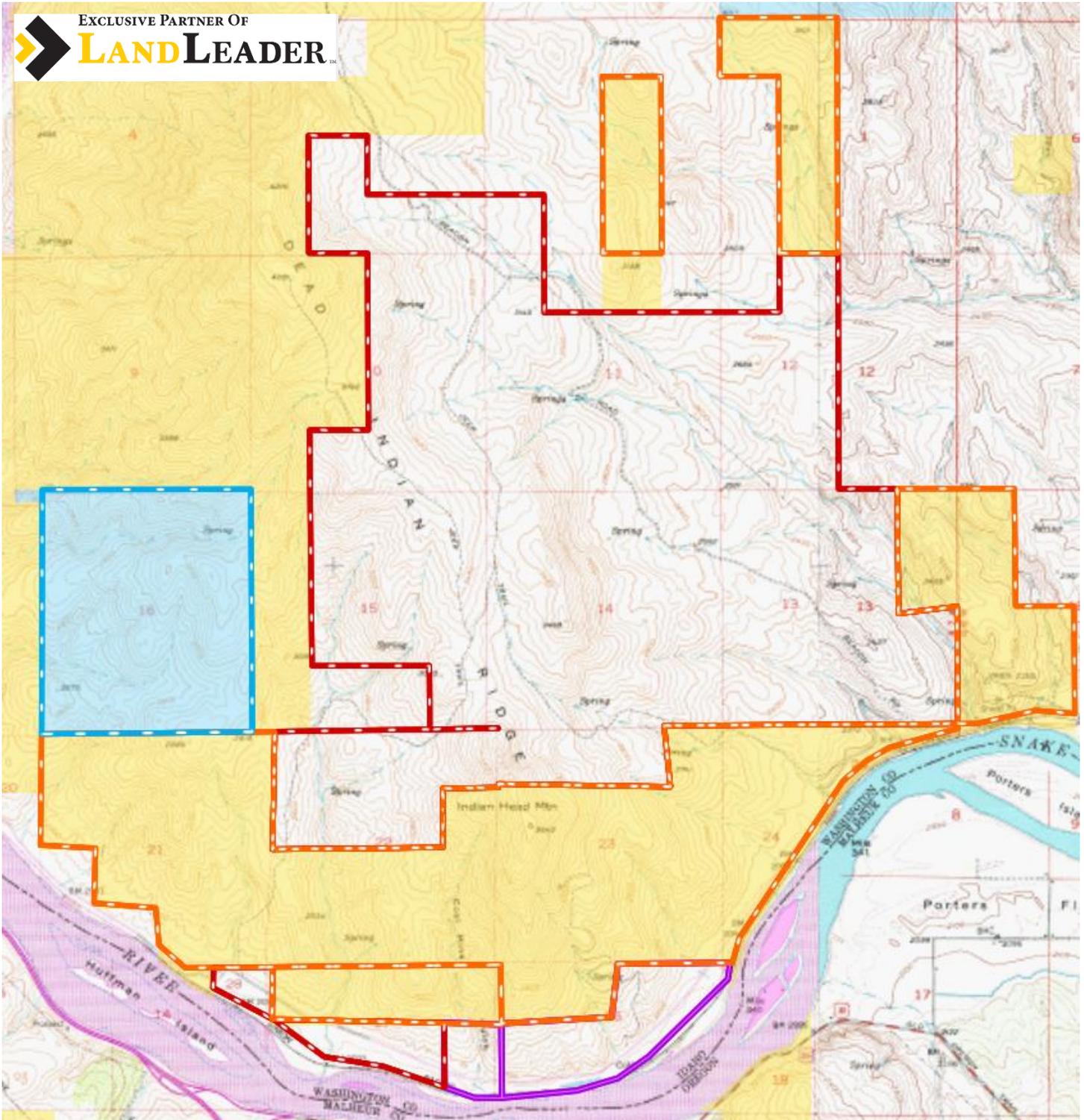
SUMMARY COMMENT

Ranch is currently being used as cattle winter ground for seller's operation with pasture brood mare breeding program. Potential to be used as a year-round facility among other options for buyer to pursue. The peacefulness along the river to high up on the hill overlooking all of Weiser's farming community. There is something for everyone to enjoy. Pictures were taken throughout 20 22 and 2023. Maps are considered as approximate drawings and not to be considered property boundaries. Seller would consider offers on East and West halves respectively. Buyer and Buyers representative to confirm all information and due diligence. Contact us today for qualified buyer showings.





SLEEPING INDIAN RANCH





Water Rights & Well Logs

WATER RIGHT REPORT 3/2/2023 IDAHO DEPARTMENT OF WATER RESOURCES

WATER RIGHT NO. 3-10157

Owner Type Name and Address

Current KRISTAN LAURA JEPSEN ROBERT CODY JEPSEN
880 NW 14TH AVE PAYETTE, ID 83661 2086319382

Security Interest USDA FARM SERVICE AGENCY 2208 E CHICAGO ST STE B CALDWELL, ID 83605

Priority Date: 04/01/1956 Basis: Decreed Status: Active

Source Tributary

SNAKE RIVER COLUMBIA RIVER

Beneficial Use From To Diversion Rate Volume

IRRIGATION 03/01 11/15 1.4 CFS

Total Diversion 1.4 CFS

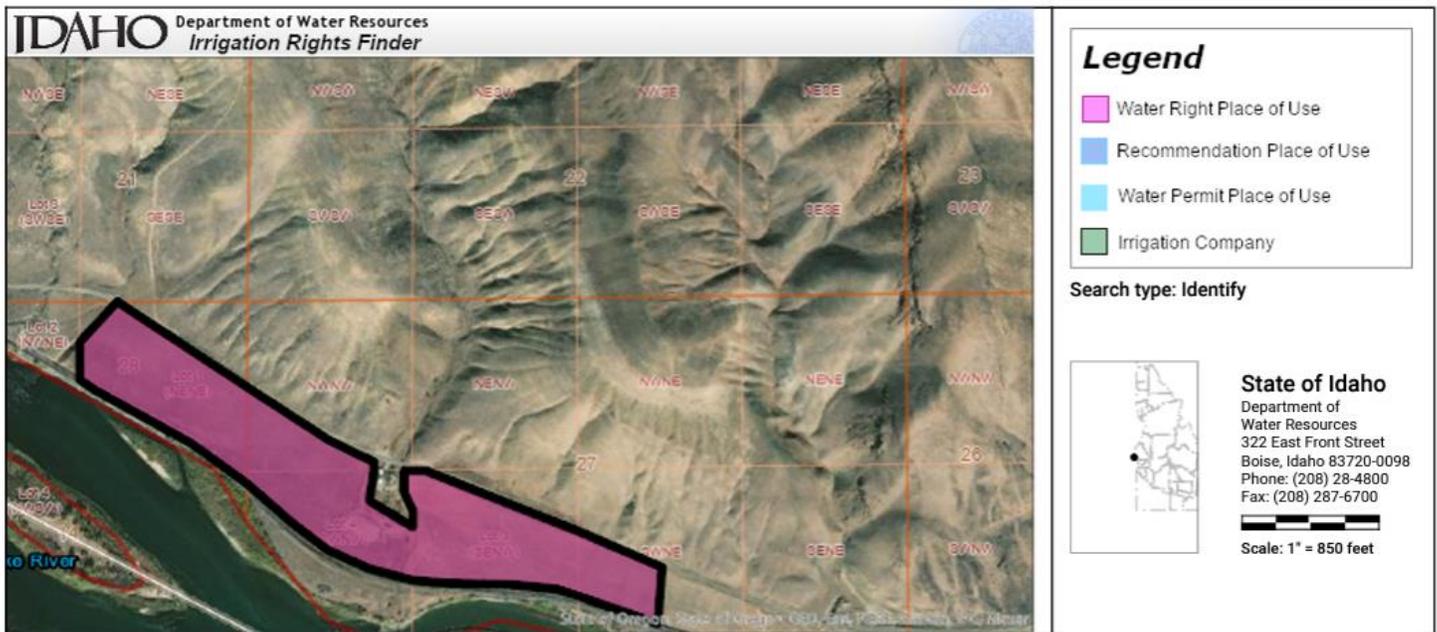
Location of Point of Diversion:

SNAKE RIVER SWSENW Lt 3 Sec. 27 Township 11N Range 07W WASHINGTON County

Place of Use Legal Description: IRRIGATION WASHINGTON County

Town	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
11N	07W	27		SWNE 7	5		5NWNW	8	4		SWNW 14	3	SENE 20	
		28	1	NENE 21										

Total Acres: 70



WATER RIGHT REPORT 3/2/2023 IDAHO DEPARTMENT OF WATER RESOURCES

WATER RIGHT NO. 67-100667A

Owner Type Name and Address

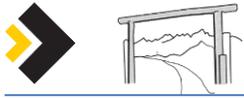
Current Cynthis Ann JEPSEN ROBERT MICHAEL JEPSEN
3018 Fruitvale Rd., Fruitvale, ID 83612

Priority Date: 01/01/1919 Basis: Decreed Status: Active

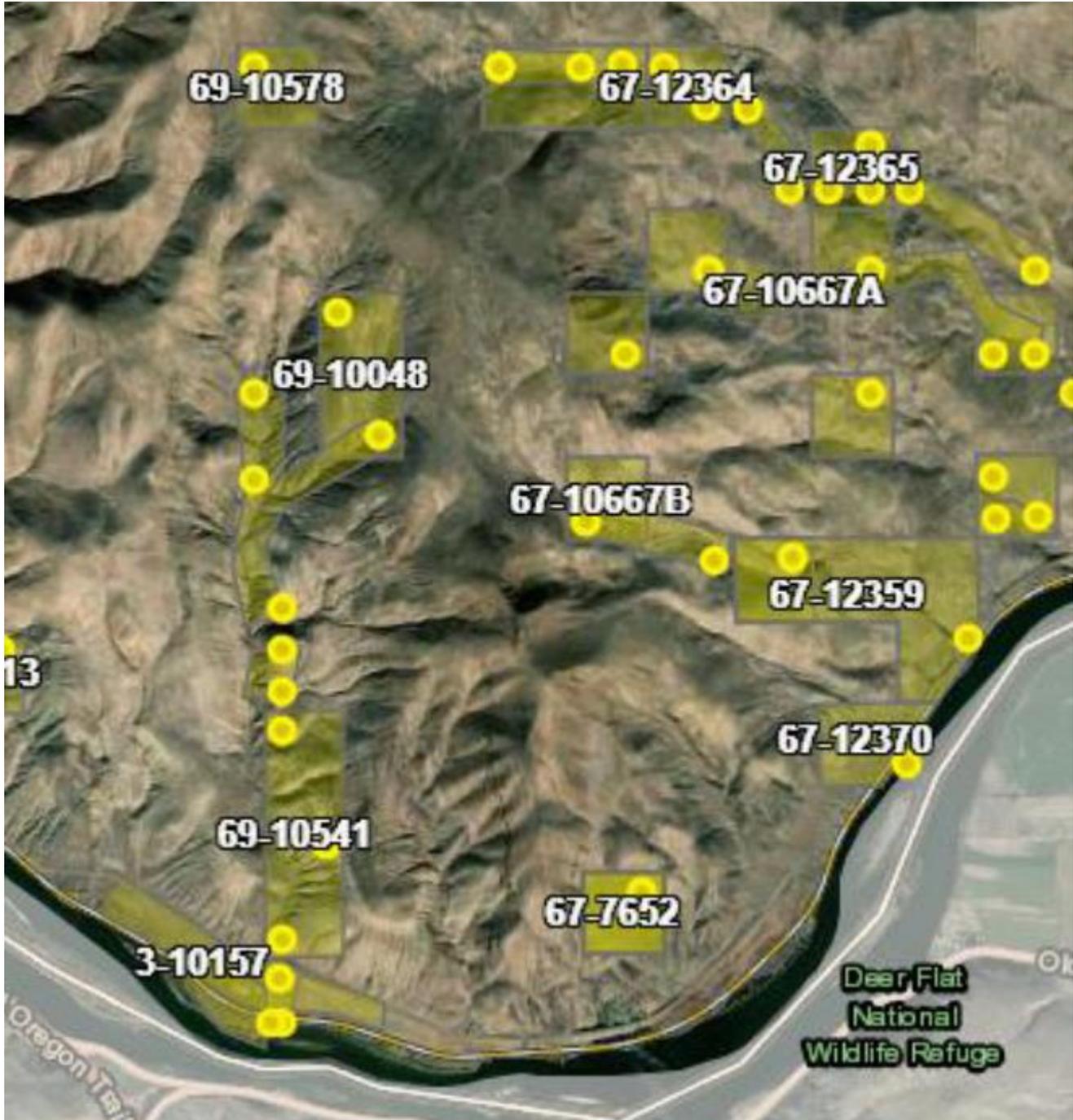


SLEEPING INDIAN RANCH

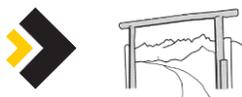
Source	Tributary				
Unnamed Stream	SNAKE RIVER				
Beneficial Use	From	To	Diversion Rate	Volume	
STOCKWATER	01/01	12/31	0.02 CFS		
Total Diversion			0.02 CFS		
Location of Point of Diversion:					
Unnamed Stream	NWNESW	Sec. 11	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	NWNWSW	Sec. 11	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SWNESE	Sec. 11	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SESESE	Sec. 11	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SWNENE	Sec. 11	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SWSESW	Sec. 12	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SEWNNE	Sec. 13	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SESWNE	Sec. 13	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	NWNESE	Sec. 13	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SENESE	Sec. 13	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SWSWSE	Sec. 13	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SESWSE	Sec. 13	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SEWNNE	Sec. 14	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SWSESW Lt 3	Sec. 14	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	NWNESW	Sec. 15	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	NWSESW Lt 3	Sec. 15	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SEWNSE	Sec. 15	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SWNENW	Sec. 22	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	NWSENW	Sec. 22	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SWSENW	Sec. 22	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	NENWNE	Sec. 23	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	NWSENW Lt 3	Sec. 27	Township 11N	Range 07W	WASHINGTON County
Unnamed Stream	SWSENW Lt 3	Sec. 27	Township 11N	Range 07W	WASHINGTON County
Well Log #0069123	Domestic well		June 22, 2015	3.7 gpm	277 ft deep static 42'
Well Log #40689	Stock water well		Aug 15, 1977	6 gpm	255 ft deep static 21'
Well Log #40689	Stock water well		Aug 15, 1977	6 gpm	255 ft deep static 21'



SLEEPING INDIAN RANCH



LAND LEADERTM
THE NATIONAL LEADER IN LAND MARKETING



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.

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." 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.

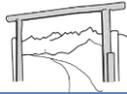
See: <https://www.idwr.idaho.gov/WaterManagement/WaterRights/>

Idaho Real Estate Agency: Gateway Realty Advisors (Ryan Barton) 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 ©2023



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 Division of Occupational and Professional Licenses – Real Estate Commission.

Effective July 1, 2021

"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 Division of Occupational and Professional Licenses – Real Estate Commission
(208) 334-3285
irec.idaho.gov



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?
- Can I cancel this agreement, and if so, how?
- 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?
- What happens to this agreement when a transaction is completed?
- How will the brokerage get paid?
- Can I work with other brokerages during the time of my agreement?
- What happens if I buy or sell on my own?

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 Phone: 208.549.5000

RECEIPT ACKNOWLEDGED

Rev 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 _____