

PADDOCK VALLEY RANCH



PADDOCK VALLEY RANCH

*A beautiful, 7400-acre Ranch to Winter 500 Cows for half a year on 400 Ton of Hay:
Economical Production, Excellent Upland Game, Privacy, Serenity & Quality of Life*

EXECUTIVE SUMMARY

The “**Paddock Valley Ranch**” is a 7400-acre ranch that affords very efficient winter grazing, feeding 500 mother cows from November 20 thru April 30 by grazing and 400 tons of hay. That is only 8/10 ton of hay per cow for the winter! The ranch is complete with an off-grid, 3-bedroom home, two barns, corrals and very nice, steel working facilities. Washington Co. is cattle ranching and farming country with fertile croplands, lush pastures, and mountain grasses. This property is a unique opportunity to acquire significant land with off-grid home & facilities at a modest price.



Land, Farm & Ranch Brokerage since 1995

EXCLUSIVELY REPRESENTED BY RANCH BROKERS:

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

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

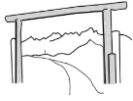
www.gatewayra.com



lon@gatewayra.com

holly@gatewayra.com

Weiser: 208-549-5000



PADDOCK VALLEY RANCH

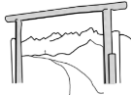
Presenting: *The Paddock Valley Ranch*



LOOKING UP THE VALLEY PAST THE HEADQUARTERS



RANCH HQS



LOCATION

Offering beautiful, wide-open spaces, privacy, and serenity, the Paddock Valley Ranch feels like stepping back in time; nestled in a tributary valley (Linson Creek) feeding Little Willow Creek in Washington County, Idaho. Little Willow Creek is fed by the Paddock Valley Reservoir, supplying irrigation to ranches downstream. State Highway 52 is 17 miles south and affords excellent access to market, recreational pursuits, dining or shopping in the Payette River Valley, in nearby Ontario, OR, or south to the Treasure (Boise) Valley just over an hour away.

The ranch is 2.3 miles north of the Washington County line, coming up Little Willow Creek Road. Continuing on leads to the Paddock Valley Reservoir, which offers recreational opportunities for both boating and fishing. And lands surrounding the ranch are a combination of large private ranches, federal (B.L.M.) and state lands that are utilized for recreation and livestock grazing.

The location is 24 miles west to Payette, 41 miles east to Emmett (1 hour) and 60 miles to Eagle, ID of the Boise/Treasure Valley and 72 miles south to the Boise Airport (BOI); a modern, full-service airport offering regularly scheduled flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to all regions in the nation. The City of Weiser offers municipal airport services for private and charter aircraft with a recently upgraded, 4000 foot runway with hangar facilities available. Airport elevation is 2120 feet above sea level.

Washington County shows a population of 10,898 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*®.

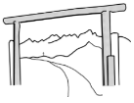


There are two main rivers in or along Washington County, which are the famous Snake River, winding its way out of southwestern Wyoming to match up with the mighty Salmon River before forming the Columbia River, and the Weiser River, which begins near New Meadows, ID. Both rivers offer



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 or straight up from Weiser.





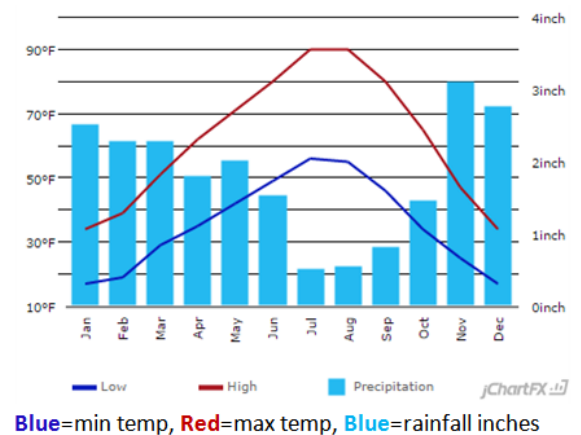
PADDOCK VALLEY RANCH



Google-view looking north to the Hitt & Cuddy Mountain Ranges & Payette National Forest...

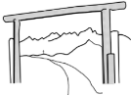
CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The **Paddock Valley Ranch** is in the hills above the Payette River, feeding the Snake 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 valley 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. Great candidate for a solar system.



The **Paddock Valley Ranch**, in particular, offers incredible grazing opportunities for cattle through the winter. With the B.L.M. grazing allotment allowing for 373 mother cows to graze 3 months (11/20-1/20 and all April) plus the grazing on the deeded lands, the rancher has been able to winter 500 cows feeding only 400 ton of hay for 500 cows; that's 0.8 ton per cow!! That is very efficient & economical.

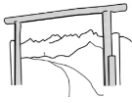




PROPERTY OVERVIEW

The Paddock Valley Ranch contains 1938.8[±] deeded acres plus a BLM Grazing allotment covering approximately 5500 acres to graze 500 cows. The homeplace includes home, barns, outbuildings, corrals and round pen. Water is spring-fed and gravity flow to the house. Power is solar and propane.





WATER – DOMESTIC & IRRIGATION WATER RIGHTS

Water is always key to a ranching operation. This ranch has 1890 water rights for livestock. In addition water is supplied to the house and barn/yard for livestock from a spring-fed cistern piped underground. There is a tiny amount of irrigation water rights at present, but this part of the state is not under a moratorium so a new water right could be applied for, if someone wanted to irrigate ground for pasture or hay. The broker has not had a water douser out to investigate the possibility of locating a good well location.

For a water right application, please check with Idaho Dept of Water Resources: <https://idwr.idaho.gov>

Paddock Valley Ranch - Water Rights							
Water Right	Priority Date	Use	Source	From	To	Diversion	Volume
65-6786	4/1/1938	Irrigation	Ground water	1-Jan	31-Dec	0.04 cfs	1.2 AFA
65-22232	1/1/1890	Stockwater	Little Willow Crk	1-Jan	31-Dec	0.02 cfs	300 cows
65-22233	1/1/1890	Stockwater	Linson Creek	1-Jan	31-Dec	0.02 cfs	300 cattle

POWER

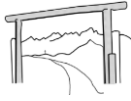
The ranch has both propane and solar system to supply power for the house and outbuildings. Propane powers the heater, water heater, stove and refrigerator. In addition, there is a wood stove in the fireplace for supplemental heat source. Starlink provides internet connectivity.

PROPERTY TAXES

Washington County Treasurer shows the property taxes for 2025 were as follows:

Paddock Valley Ranch - Parcel List & 2025 Property Taxes				
No.	Assessor's Parcel No.	Acres	Assessed Value	2025 Tax
1	RP10N03W124800	200.00	1,000.00	5.92
2	RP10N03W130600	439.00	2,195.00	12.92
3	RP10N03W240000	120.00	600.00	3.56
4	RP10N02W193000	311.60	1,558.00	9.20
5	RP10N02W300000	347.30	241,637.00	1,526.58
6	RP10N02W308400	80.00	400.00	2.36
7	RP10N02W311200	440.90	2,204.00	13.00
	TOTAL	1,938.80		\$ 1,573.54





ZONING & RESIDENTIAL PERMITTING

This land is currently zoned in the County as **A1**, which is the most typical county-wide zoning and provides for agricultural practices. It is also highly protected to preserve productive ag ground for ag production. Please visit with the Washington County Planning & Zoning Director to satisfy yourself of any ideas you may have regarding adding additional residences or other approaches.

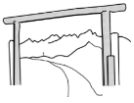


Golden Eagle soars over the ranch

THE IMPROVEMENTS

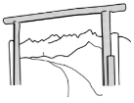
The Seller has developed an outstanding set of steel pipe working facilities, hay barn, corrals and all that's needed to handle 500 mother cows. The modest 1963 home is a comfortable 3-bedroom, 1-bath ranch home with wood stove in the fireplace and propane for the range, oven, water heater and refrigerator.





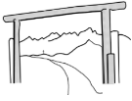
PADDOCK VALLEY RANCH



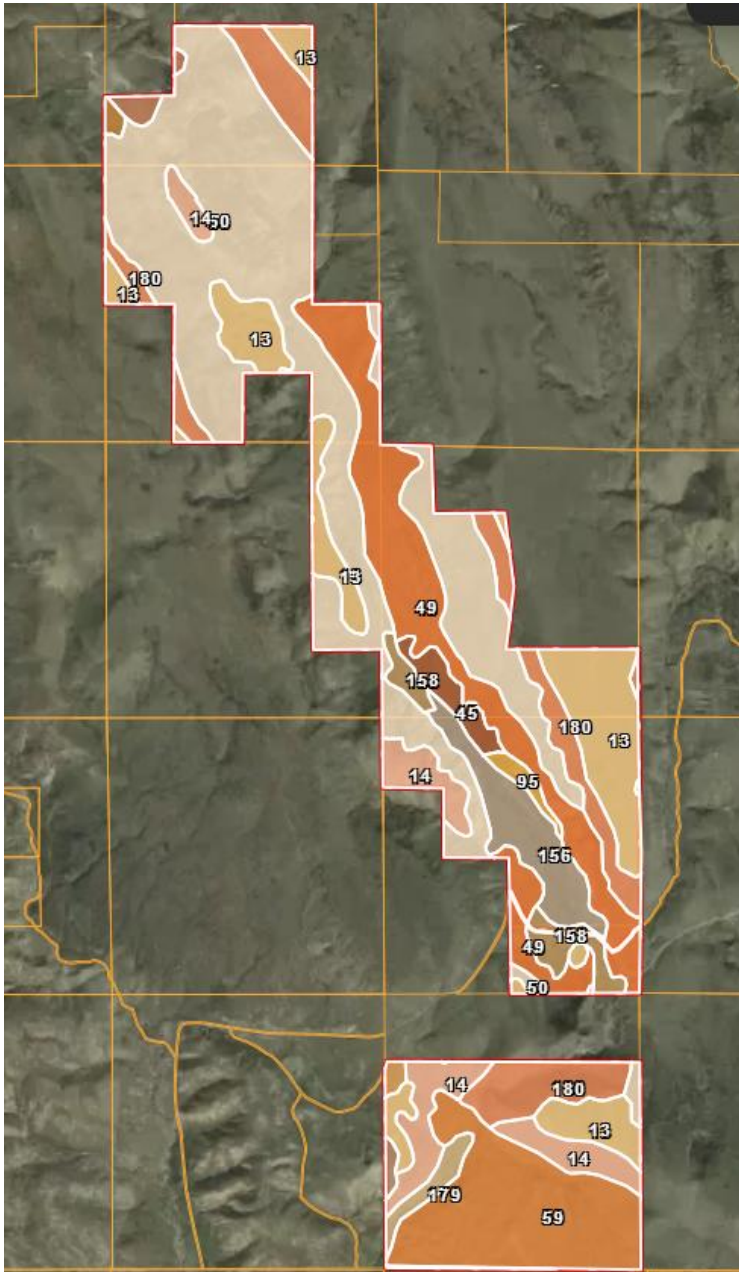


PADDOCK VALLEY RANCH





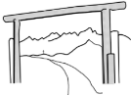
SOILS MAPS OVERVIEW



50	Deshler extremely stony clay loam, 30 to 60 percent slopes	686.86	35.64%	-	3	7e ?
49	Deshler extremely stony clay loam, 2 to 30 percent slopes	258.69	13.42%	-	6	7s ?
13	Bakeoven-Reyvat complex, 2 to 30 percent slopes	251.39	13.04%	-	8	7s ?
59	Deshler-Devnot complex, 30 to 60 percent slopes	217.12	11.27%	-	16	7e ?
180	Rock outcrop-Bakeoven complex, 60 to 80 percent slopes	182.32	9.46%	-	1	8 ?
14	Bakeoven-Reyvat-Rock outcrop complex, 30 to 60 percent slopes	121.91	6.33%	-	3	7e ?
156	Newell clay loam, 2 to 4 percent slopes	83.14	4.31%	-	40	3c ?
158	Newell stony clay loam, 2 to 12 percent slopes	40.50	2.1%	-	32	4s ?
45	Deshler silty clay loam, 2 to 12 percent slopes	28.24	1.47%	-	36	4s ?

Almost half of the soils on the Paddock Valley Ranch are Deshler clay loams (with rocks in large areas). It would appear that the valley bottoms had been farmed in the past as dryland croplands. Whether it would be worth investigating drilling a new well to irrigate the ground to either put up hay or provide irrigated pasture for livestock would be something a future buyer could consider. But such a venture, if success, could turn this into a wonderful year-round ranching operation; whether a horse outfit, cow-calf or other approach.





LINSON CREEK BLM GRAZING ALLOTMENT

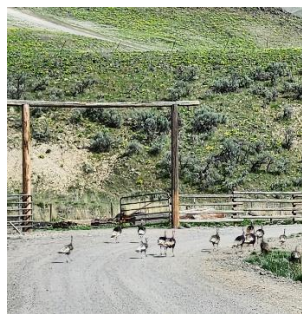
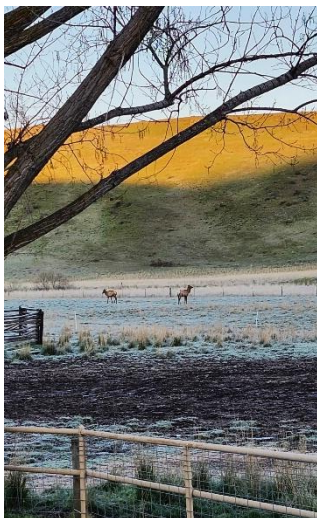
The PADDOCK VALLEY RANCH includes the Linson Creek grazing allotment #ID00191, which is for 373 head of cattle from April 1 to 30th and November 20 through January 20. In conjunction with the deeded ground, the rancher has been able to run 500 mother cows from November 20 thru the end of April by supplementing grazing with 400 ton of hay.

In addition, Seller has the Cove Creek grazing allotment #ID00074 for 80 head of cattle from June 1 thru August 31, which is contiguous with this offering and *but not included* in this offering. However, it is mentioned in the event that a buyer would have the ability to take advantage of this allotment, in which case we'd be glad to discuss its disposition.

RECREATION, HUNTING & FISHING

The PADDOCK VALLEY RANCH is ideally located for those interested in recreation, camping, fishing and hunting with big game species, such as Rocky Mountain Elk, Mule deer, antelope, black bear, cougar/mountain lion, wolf and coyote. The "pièce de résistance", however, are the upland game birds with pheasant, grouse, chukar, turkey, quail, Hungarian partridge, dove, duck and geese available seasonally. The Ranch is located in Hunting Unit 32, considered the Weiser River Unit which is south and west of Unit 32A that takes in the West Mountain range. Generally, there are open seasons for in-state and out-of-state hunters and special draws for certain species and genders. For Rocky Mountain Elk the hunts are more limited. Mule deer are much more plentiful. Please consult the most current Idaho Department of Fish & Game. And fishing is abundant; only minutes away at Paddock Reservoir.

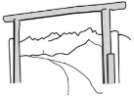
[seasons-rules-big-game-2026.pdf](#)





Fall, winter, spring & summer fun for the whole family and friends...



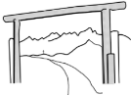


PADDOCK VALLEY RANCH

RANCH AERIAL PHOTOS



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PADDOCK VALLEY RANCH



BROKER'S COMMENT

As they say beauty is in the eye of the beholder and for most, the Paddock Valley Ranch is spectacularly beautiful! The Ranchland is in a picturesque setting, private & quiet with incredible views. And it is quite productive; feeding 500 cows thru winter. If this sounds interesting, come drive up Paddock Valley Road, take a look and see if this might be where you want to be when you come 'HOME'. The ranch is priced based on \$1600/deeded acre, plus \$300 per aum on the BLM allotment and \$400,000 for all improvements: quite reasonable. The value is in the land and its productivity and with the long-term potential, this land is very well priced.

PRICE

\$ 3,840,000



GATEWAY
Realty Advisors

Contact Ranch Brokers:

Lon Lundberg, CLC, CLB, ABR, CLC ♦ cell 208-559-2120 lon@gatewayra.com

Holly Lundberg, RANCH REALTOR ♦ cell 208-789-6784 holly@gatewayra.com

Land, Farm & Ranch Brokerage since 1995

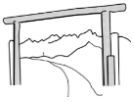


For info or to schedule a tour contact: Lon or Holly Lundberg

The gate is locked, so Listing Broker or agent must be present on all showings of the facilities.



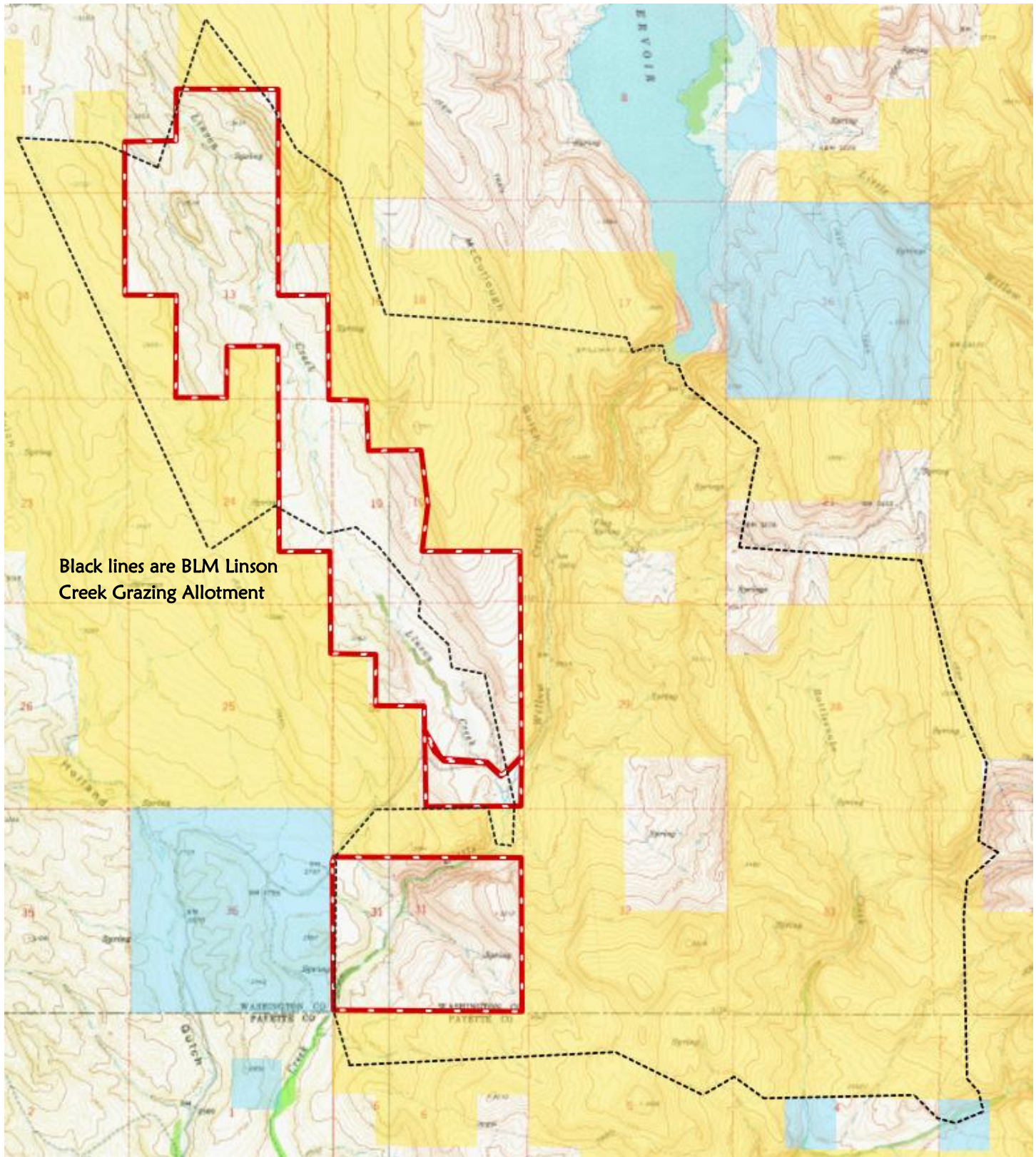
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PADDOCK VALLEY RANCH

Paddock Valley Ranch

1938± Deeded Acres [in red] and 5500± BLM Allotment acres [in black dashes]

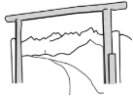


Black lines are BLM Linson Creek Grazing Allotment

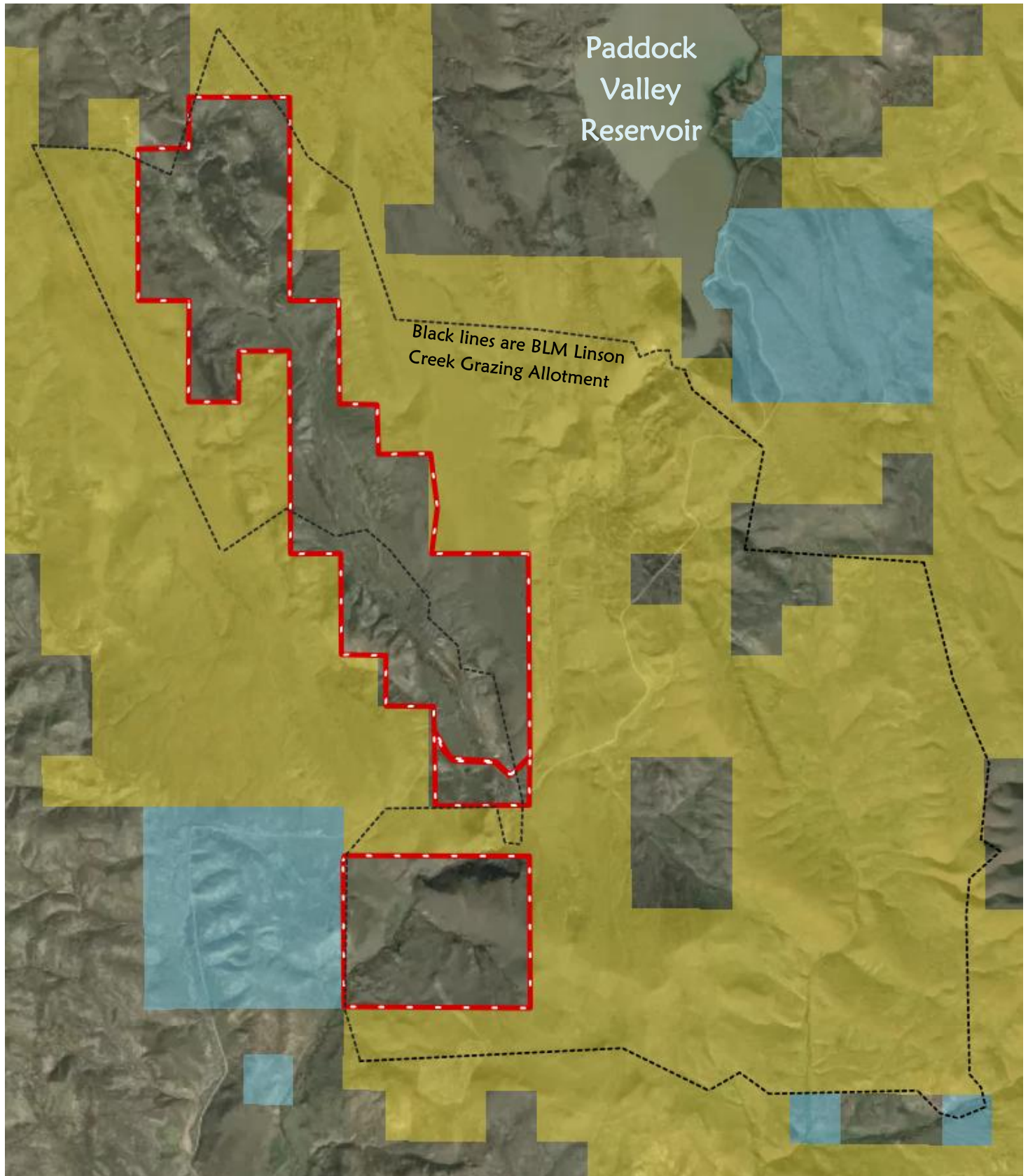
Elevation ranges from 2600 at the SW corner to 3518 feet above sea level range



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PADDOCK VALLEY RANCH

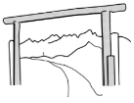


TOTAL: 1938.8± DEEDED ACRES PLUS 5500± BLM ALLOTMENT ACRES

Note: RED lines are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2026

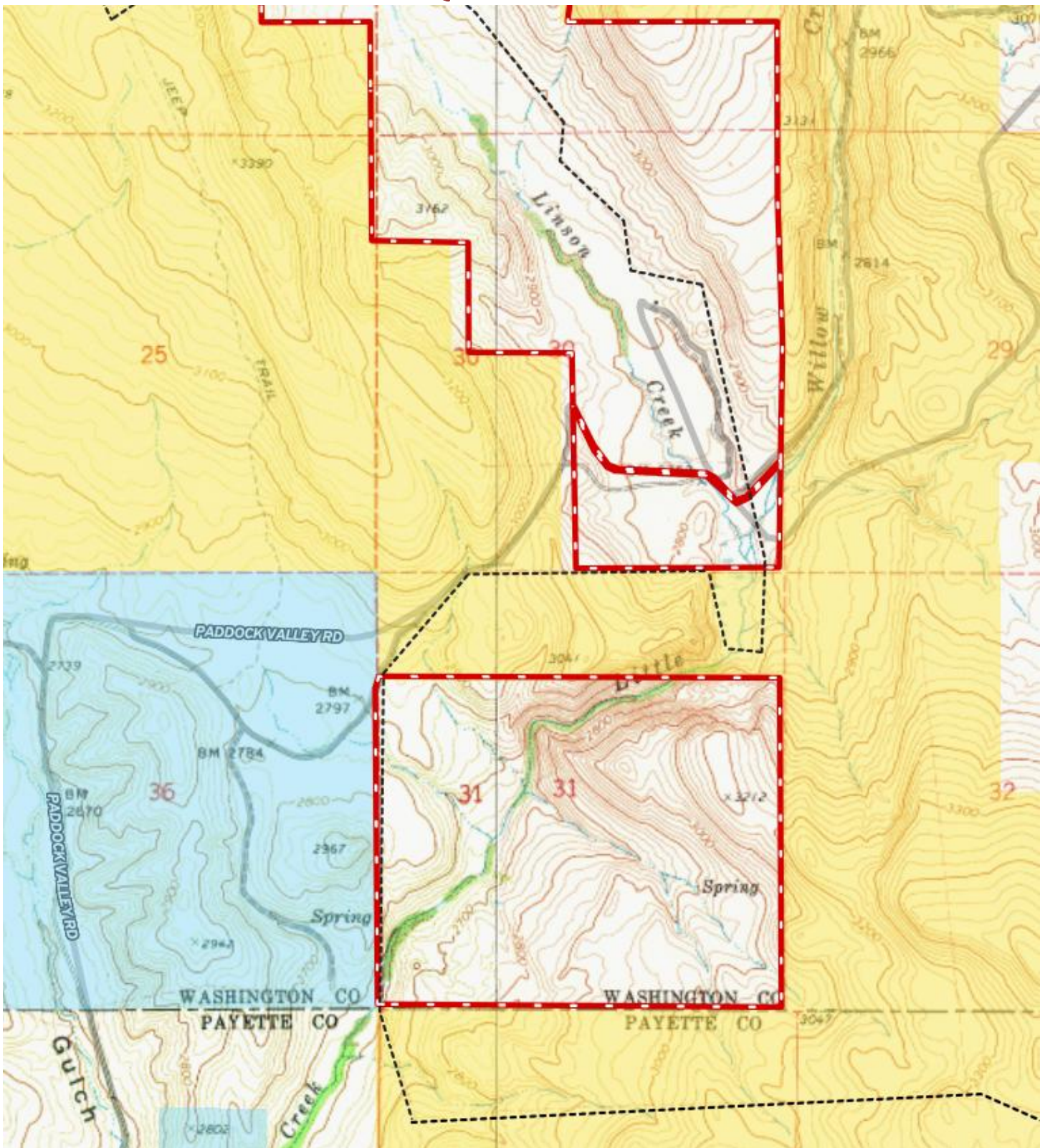


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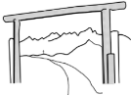
PADDOCK VALLEY RANCH

CLOSE-UP OF HEADQUARTERS' AREA & ROAD SYSTEM



Note: **RED** lines are an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2026





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.

BLM Grazing Allotment: The Ranch utilizes a Bureau of Land Management grazing allotment, which typically run in ten-year cycles, are renewable and transferable subject to BLM regulations and conditions. Visit their office or their website: [Idaho | Bureau of Land Management](#)

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.

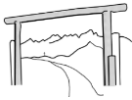
Water Rights: Idaho's water usage is subject to the state's water rights laws. The state constitution and statutes of the state of Idaho protect private property rights, including water rights. A water right is the right to divert the public waters of the state of Idaho and put them to a beneficial use, 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: Lon & Holly Lundberg represent the Seller exclusively in this transaction.

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

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** ©2026





AGENCY DISCLOSURE BROCHURE

EFFECTIVE JULY 1, 2025

THIS IS NOT A CONTRACT!

This document explains the duties a real estate brokerage & its licensees (a Brokerage) owe Idaho consumers, as outlined in the Idaho Real Estate Brokerage Representation Act (Idaho Code 54-2082 – 54-2097). **These duties are required by law!** A Brokerage **CANNOT** modify or eliminate any of them, even with your consent. It is recommended that you review this document **prior to discussing ANY personal information with a Brokerage.**

THE TERM AGENCY refers to the relationship between a Brokerage & consumers in a real estate transaction. The duties you're entitled to during the process depend on the type of relationship you have with a Brokerage. Understanding the relationships is essential in deciding whether you want to be a **CUSTOMER** or a **CLIENT**.

CUSTOMERS

ALL consumers in a real estate transaction are owed the following **CUSTOMER** duties:

- Assist in transactions with honesty, good faith, skill, & care
- Disclose all known or reasonably knowable adverse material facts
- Properly account for property or money received

IF you sign a **Compensation Agreement**, you are **still** a Customer but a Brokerage **MUST**:

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

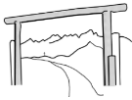
AS A CUSTOMER, a Brokerage is **NOT** required to keep your info confidential or promote/protect your interests. If you want those services, you **MUST** sign a Representation Agreement to become a **CLIENT**.

CLIENTS

The duties owed to **CLIENTS** are more extensive. These duties are **ONLY** owed to consumers who have signed a Representation Agreement with a Brokerage.

- | | |
|---|--|
| - Perform the terms of the written agreement with reasonable skill & care | - Disclose all known or reasonably knowable adverse material facts |
| - Promote your best interests in good faith, honesty & fair dealing | - Be available to present & receive written offers & counteroffers |
| - Keep sensitive info confidential even after representation ends | - Assist in negotiating price & terms for the transaction |
| - Properly account for property or money received | |





PADDOCK VALLEY RANCH



IF YOU SIGN a Representation Agreement & become a **CLIENT**, you'll need to know what type of options are available. In Idaho, you may be represented under **SINGLE AGENCY** or **LIMITED DUAL AGENCY**.

SINGLE

Under Single Agency, you are a Client & the Brokerage represents you, **AND ONLY YOU**, in your real estate transaction. The entire Brokerage is obligated to promote your best interests. The Brokerage is **NOT** allowed to represent the other party to the transaction.

If you are a **BUYER**, the Brokerage will seek a property for you to purchase with an acceptable price & other terms, and advise you to consult with appropriate professionals.

If you are a **SELLER**, the Brokerage will seek a buyer to purchase your property under acceptable terms, & seek proof of a buyer's financial ability to complete the transaction.

LIMITED DUAL

Limited Dual Agency means a Brokerage represents **BOTH** the buyer & the seller in the same transaction. This may occur if you buy a property listed by the same Brokerage or if the Brokerage finds a buyer for your property. There are **TWO** types of Limited Dual Agency:

WITHOUT ASSIGNED AGENTS

The Brokerage represents both Clients **EQUALLY**, without favoring either. The Brokerage **CANNOT** share confidential information & **MUST** protect both Clients' interests while fulfilling their agreements & duties with skill and care.

WITH ASSIGNED AGENTS

The Designated Broker authorizes an agent to represent each Client. The agents **MUST** protect **their assigned Client's** best interests, & keep Client info confidential. The Designated Broker remains neutral & ensures both agents fulfill their Client duties.



Still have questions? Scan the QR code or visit the website below for consumer resources & common FAQs!

idrealestatehelp.my.canva.site/



BROKERAGE: Gateway Realty Advisors

DESIGNATED BROKER: Lon Lundberg, Broker PHONE NUMBER: 208-549-5000

ACKNOWLEDGMENT OF RECEIPT: Your signature is **ONLY** an acknowledgement that a licensee gave you a copy of this document. This is **NOT** a contract; you are under **NO** obligation to anything by signing.

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

