

PAYETTE RIVERVIEW PIVOTS



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Two productive center-pivot hay fields overlooking the beautiful Payette River, Horseshoe Bend, Idaho

EXECUTIVE SUMMARY

The Payette Riverview Pivots are two, productive hay fields irrigated by Zimmatic center pivots with excellent water rights for 43[±] acres supplied by one of the best water sources in the state. Alfalfa hay production has been as prolific as six+ (6) ton per acre on the pivots. The 50[±] acre Payette Riverview Ranch is nestled just above the Payette River at the eastern-edge of Gem County, between Sweet, Montour and Horseshoe Bend, Idaho. The views from the hilltops offer vistas overlooking the ag-based valley. Fronting State Highway 52 it affords immediate access to bring hay to customers, pursue recreational interests, or enjoy fine dining or shopping in the Treasure Valley. Emmett County is still cattle country with fertile croplands, lush pastures and mountain grass that provides spring-to-fall grazing to mother cows and their calves. And there's probably no better environment left to raise kids and animals together.



GATEWAY
Realty Advisors

EXCLUSIVELY REPRESENTED BY:

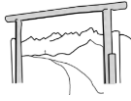
Lon Lundberg, CLB, CCIM

Ranch, Farm & Land Brokerage since 1995

Lon@Gatewayra.com 208-939-0000 ♦ cell 208-559-2120



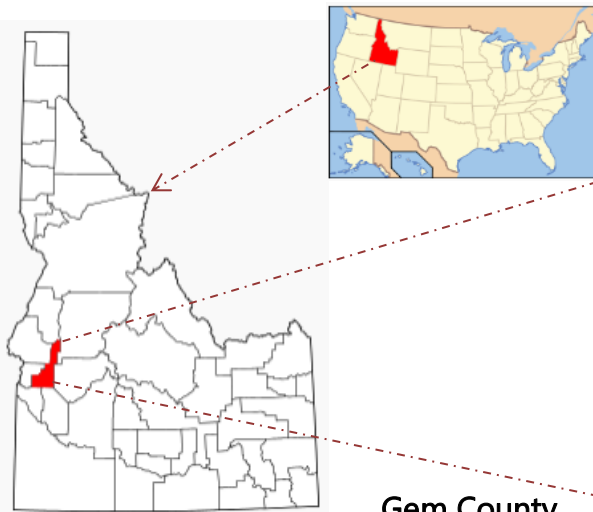
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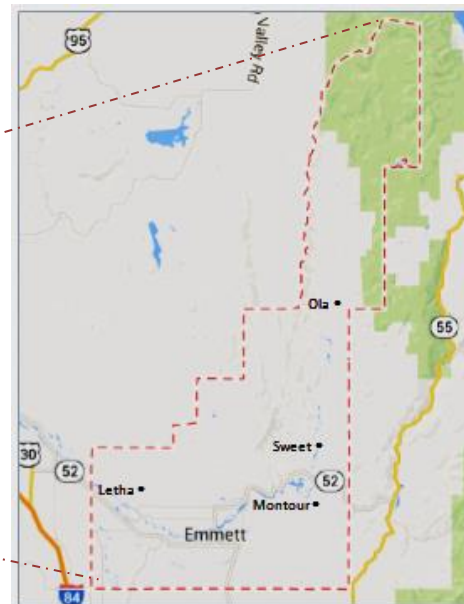
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LOCATION

The Payette Riverview Pivots sits at an elevation of 2600 feet above sea level overlooking the Payette River with valley-bottom hay and pasture grasslands, which then rise up the slopes of South Mountain Range. The Ranch is situated along two counties: Gem & Boise. It is 5 miles to Horseshoe Bend, 6 miles west to either Sweet or Montour, 16 miles west to Emmett, 55 miles north to the city of Cascade and 24 miles south to Eagle in the Boise/Treasure Valley with its modern, full-service airport. Boise Airport (BOI) offers regularly scheduled flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to all regions in the nation. Emmett, McCall and Cascade offer municipal airport services for private and charter aircraft.

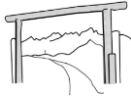


Gem County



Boise County





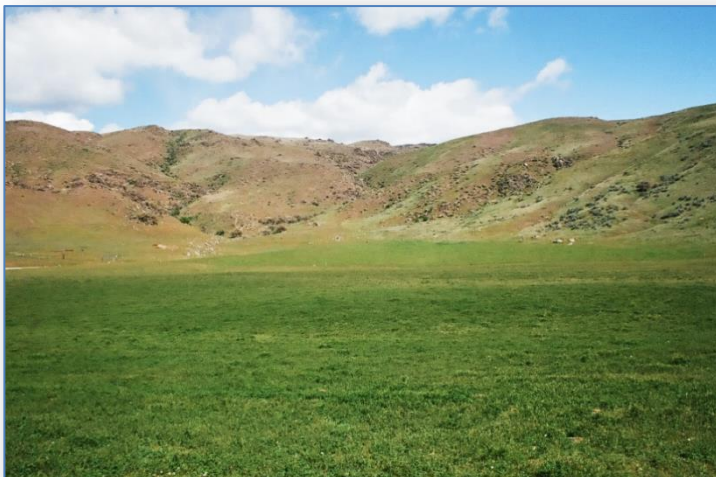
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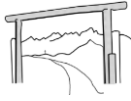


Google-view looking northwest...

PROPERTY DESCRIPTION

The irrigated ground of the Payette Riverview Pivots sits in Gem County with a growing season running upwards of 170 days and summer weather starting in May. The land is hilly, sloping to level. The irrigated fields have grown a variety of hay crops, including alfalfa and grass hay, oats or triticale. The owner has also grown corn on another nearby field. The ground could also be planted for a permanent pasture for grazing livestock. Soils maps and soils info is described here-in-below.





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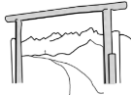
ACREAGE, WATER RIGHTS & PRODUCTION

The Payette Riverview Pivots contains 50[±] deeded acres with 43[±] acres being irrigable for crops, hay fields or for creating a permanent pasture for grazing. Hay production in this area can typically run from 4 up to 8 tons per acre with alfalfa in four cuttings. The Zimmatic “Cattle-package” mini-pivots are 5 & 7 years old and fit very well. These were designed by Zimmatic to be more durable for grazing cattle under the pivots and do not require deep wheel tracks so it’s easier to cut & bale.

The Payette Riverview is blessed in that it is located in “basin 65 – the Payette River”, which has been considered by many to be *(year-after-year and decade-after-decade)* the most reliable source for irrigating in SW Idaho. Water rights are 1954 & 1966 and are sourced from the Payette River at no charge for water (free water). It does require pumping from the 25-hp pump to lift water to pivots.

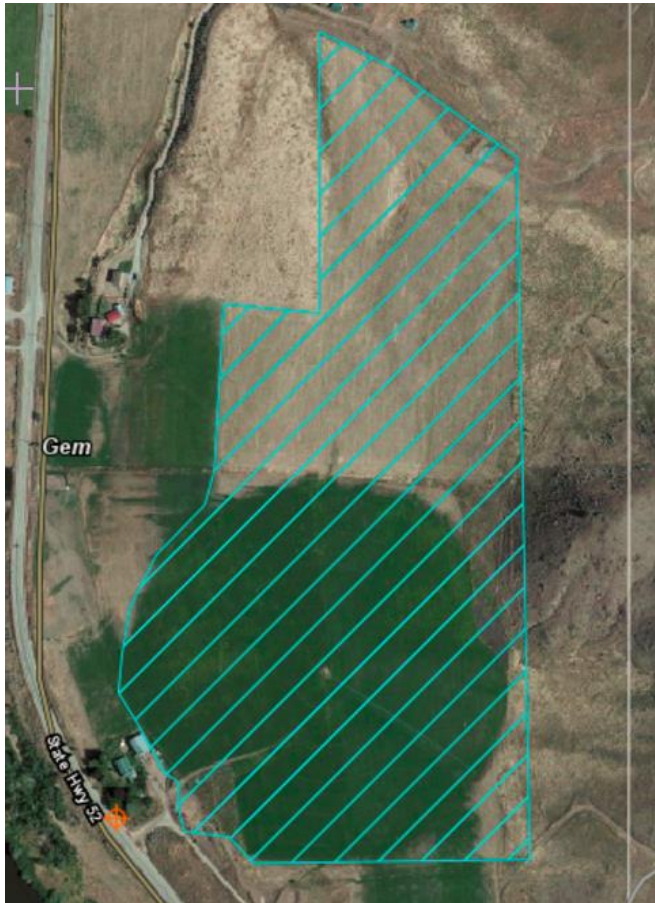
Payette Riverview Ranch - Water Right Inventory												
Basin	No.	Basis	Status	Priority Date	Div Rate (cfs)	Source River	Tributary of	Use	From	To	Acres	Point of Diversion / Place of Use
65	23296	Dec.	Act.	6/22/66	0.22	Payette	Snake	Irrig	1-Apr	1-Nov	23.7	T7N R1E Sec 24 Lt1 SE1/4SW1/4SE1/4
Pivot #1											Acutal uses: 37.4	TOTAL ACRES
65	22972	Lic.	Act.	6/30/83	0.21	Payette	Snake	Irrig	1-Apr	1-Nov	10.5	T7N R1E Sec 24 Lt3 SW1/4NE1/4
	22974	Dec.	Act.								20	T7N R1E Sec 24 Lt1 SW1/4SE1/4
Pivot #2		Note: full pivot covers near 30 acres, including a 9-acre portion belonging to neighbor									20.93	TOTAL ACRES
<i>These are being updated (pending)</i>						TOTAL DEEDED ACRES UNDER IRRIGATION:					43.7	Acres





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Pivot number one is uphill from the highway and is a 28.941[±] acre parcel with pivot two sitting to the north, being a 20.932[±] acre parcel (**bright-blue outline & hash lines**).



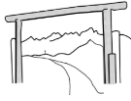
Pivot #2 (3/4 circle)

Pivot #1 (full circle)



Overlooking pivot #2





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Google-view looking southeast...

CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. As previously mentioned the Payette Riverview is in the Payette River drainage, which is a transitional location from the arid high desert south of the Snake River and the wetter, snowier and colder conditions experienced deeper in the mountainous areas of the state.



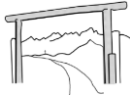
The climate in the mountain valleys is moderate, yet with a range that will climb above 100 degrees in summer and can drop below zero in winter. The average growing season is approximately 170 days in Gem County and precipitation averages from 10 inches at the westerly-most side of the county up to 22 inches in the mountain areas. Total Average Annual Precipitation for Horseshoe Bend, ID is 18.64 inches, which is five miles away.

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

PROPERTY TAX INFORMATION & PARCEL LAY-OUT

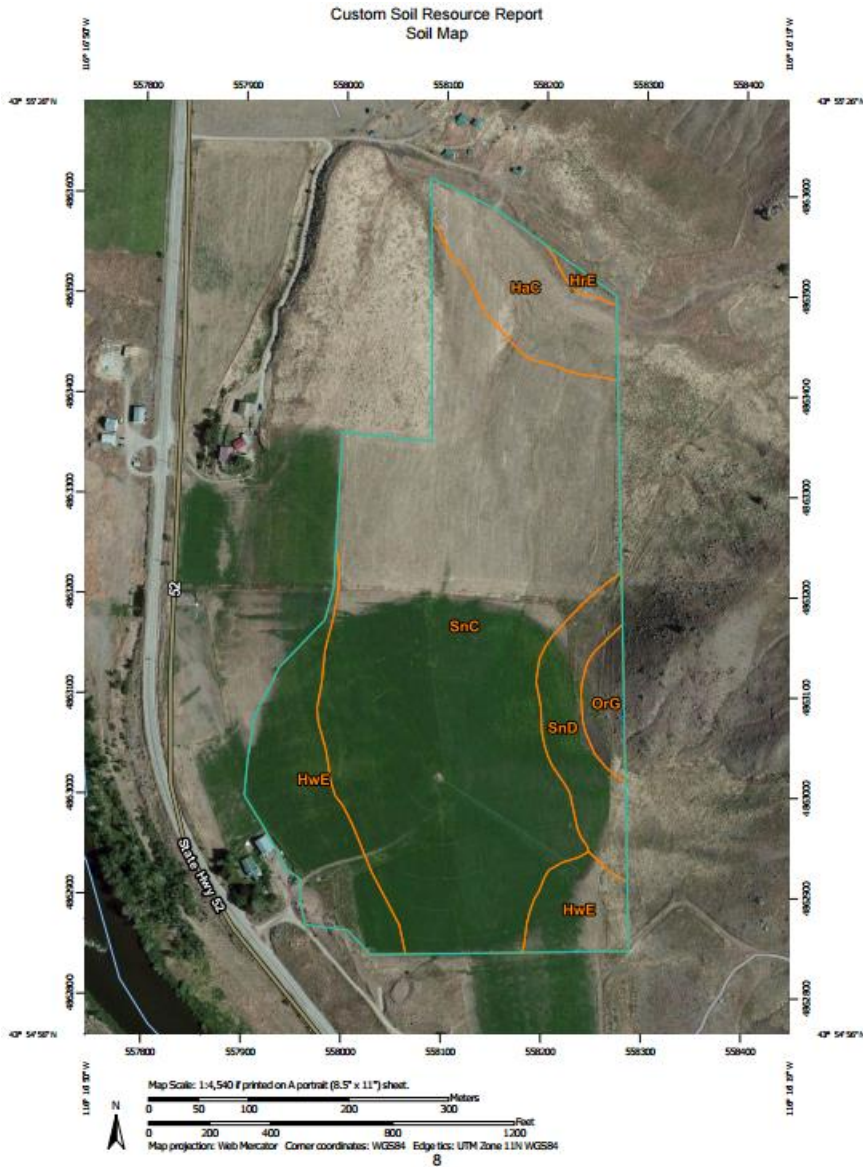
At this time the property has been re-configured with part of the pivot one parcel being sold with the home place. The result will be two tax parcels; one of which is pivot 2 at 20.932 acres and an annual property tax of \$11.58 (2013) but the value of the other parcel is yet to be determined.





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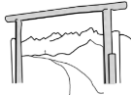
SOILS MAP & LEGEND (for complete soils report, ask Lon)



Map Unit Legend

Gem County Area, Idaho (ID660)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HaC	Harpt coarse sandy loam, 3 to 7 percent slopes	4.3	8.5%
HrE	Harpt loam, 12 to 30 percent slopes	0.3	0.5%
HwE	Haw loam, 12 to 30 percent slopes	7.7	15.2%
OrG	Ola loam, 60 to 80 percent slopes	1.2	2.4%
SnC	Sweet-Kepler complex, 3 to 7 percent slopes	33.9	66.8%
SnD	Sweet-Kepler complex, 7 to 12 percent slopes	3.3	6.6%
Totals for Area of Interest		50.7	100.0%





BROKER'S COMMENT

The Payette Riverview Pivots is an opportunity for a nice hay operation or livestock grazing. It affords a picturesque setting overlooking a beautiful river valley of beauty, history, recreational attributes and timeless values. Only three-quarters hour to the Boise Valley, it is easily accessible, yet private and remote enough for those longing for a simpler lifestyle.

PRICE

\$ 286,000 cash

(Subject to IRC §1031 exchange)



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Contact:

Lon Lundberg, CLB, CCM

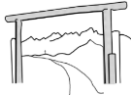
Farm, Ranch & Land Brokerage since 1995



For info or to schedule a tour contact: Lon Lundberg o: 208.939.0000 c: 208-559-2120 Lon@Gatewayra.com

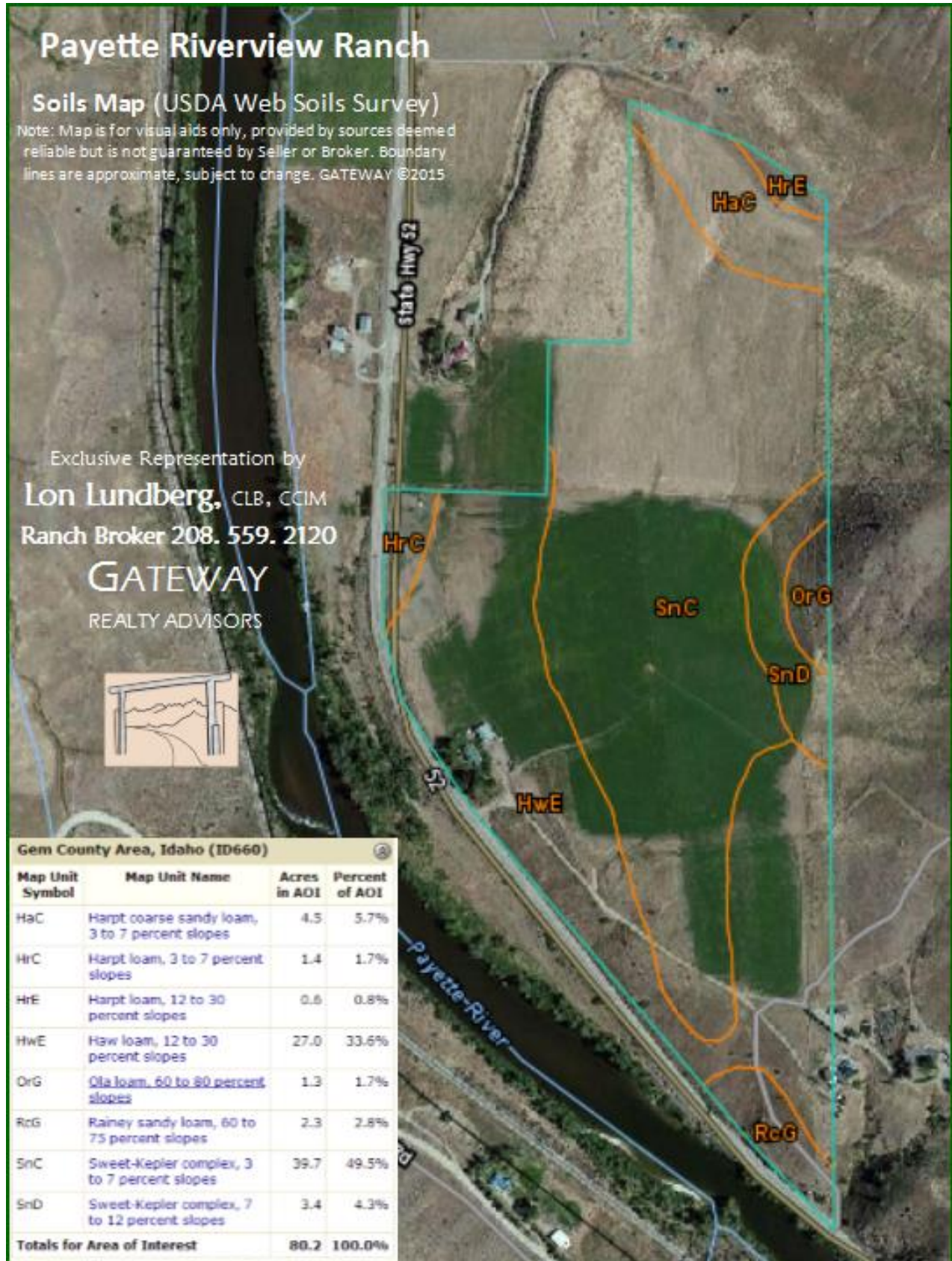
Listing Broker must be present on all showings. Please, do not drive on property. www.Gatewayra.com

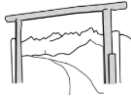




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SOILS MAP (PER USDA WEB SOILS SURVEY SITE)





Disclosures:

Gem & Boise County Noxious Weed Control – Noxious Weeds –

Control and managing Idaho's 56 noxious weed species requires an understanding of the problem, and that begins with detection and identification of noxious weeds.

More information can be obtained at:

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

Booklets are available with information about the 56 noxious weeds in Idaho, University of Idaho – Extension Office. The spread of noxious weeds in Idaho may signal the decline of entire ecological watersheds. They severely impact the beauty and create widespread economic losses. Noxious weeds are huge problems for our urban as well as rural areas, and for private, state, and federal lands. Gem & Boise County noxious weed species spare no segment of society – rancher, hunter, hiker's and fisherman alike – and when unmanaged they spread rapidly and unceasingly, and silently.

Production history and projections:

Production numbers vary from year-to-year and from operator to operator. Any historical reference from seller is not guaranteed and buyer should perform its own analysis to estimate its production capability.

Earthquake activity:

Idaho is subject to earthquake activity, which is more than the overall U.S. average.

Radon presence:

Idaho lands are subject to the presence of radon, although we have no knowledge of its presence on subject.

Seller's Property Condition Disclosure Report:

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

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

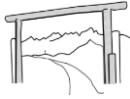
The State of Idaho requires that each party to a real estate transaction be given the State's Agency Disclosure Brochure, describing the types of agency available (following).

Advice to Broker/Agents intending to represent prospective buyers:

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

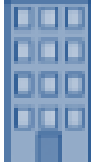
Notice: Offering is subject to change, errors, omissions, withdrawal or prior sale without notice, and approval of any purchase offer by owner. Information is presented as believed to be reliable, but not guaranteed or warranted for any level of accuracy by either Broker or Owner. Information regarding water rights, carrying capacities, production & capabilities, potential profits, or any similar data is intended only as a general guideline as to what one (but not every) operator may produce and are provided by sources deemed reliable, but not guaranteed. Water rights, in particular, are an item that needs to be verified with the Idaho Department of Water Resources staff. Any prospective buyer should verify all information independently to their own satisfaction and seek own legal counsel & representation. GATEWAY ©2017



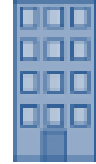


Agency Disclosure Brochure

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, 2016

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:

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

- 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:

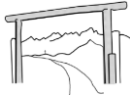
- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account 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.

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) 334-3288, TRIS (800) 377-3529; 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:

- 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.

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: 208-939-0000

RECEIPT ACKNOWLEDGED

Rev 07/07/16

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.

Printed Name/Signature _____ Date _____

Printed Name/Signature _____ Date _____

