

WEST CRANE CREEK RANCLANDS



WEST CRANE CREEK RANCLANDS

*677± acres Ranchland & 246 aums on BLM Grazing Allotment
Great Cow & Horse Prospect on South Crane Creek Road, Midvale, Idaho*

EXECUTIVE SUMMARY

West Crane Creek Ranchlands are **677± deeded acres** of beautiful mountain valley ranchlands with good grasses, springs, seasonal Milk Creek running through and a share in over 10,000 acres of a BLM grazing allotment, which can **support close to 100 pair for 4.3 months** in a normal year. Running along South Crane Creek Road, the ranchlands offer excellent year-round access. **WCC Ranchlands** offers spectacular vistas from the hilltops of its **677± deeded acres** overlooking Crane Creek Reservoir and the ag-based valley. Nestled in a picturesque foothill basin it could be a great base for a horse & cow outfit. Northern Washington County is still cattle country with fertile croplands, lush pastures and mountain grass.



GATEWAY
Realty Advisors

EXCLUSIVELY REPRESENTED BY:

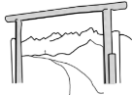
Lon Lundberg, CLB, ABR, CCIM

Land, Farm & Ranch Brokerage since 1995

www.gatewayra.com ofc: 208-939-0000 c:208-559-2120



lon@gatewayra.com

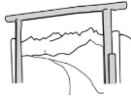


WEST CRANE CREEK RANCHLANDS

Introducing:

WEST CRANE CREEK RANCHLANDS





WEST CRANE CREEK RANCLANDS

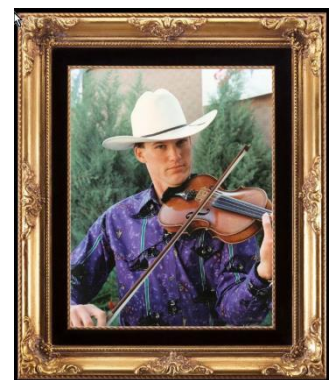
LOCATION

Offering beautiful scenery and great access, the **677+ acre** West Crane Creek Ranchlands is nestled in a valley basin accessed via Farm-to-Market Road to So. Crane Creek Road southeast of Midvale in Washington County, Idaho. The views from the hilltops offer vistas overlooking Crane Creek Reservoir and the grass-covered hills and valley with snow-capped peaks of Cuddy Mountain. Twenty+ minutes away is Highway 95, which affords excellent access to bring cattle to market, kids to lessons or games, recreational pursuits, fine dining or shopping in the Weiser River Valley, Treasure Valley or Ontario, OR and north to New Meadows, Riggins or McCall.

The property is southeast 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, well-established community.

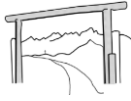
It is also 40[±] miles south to Weiser, and 100[±] miles south to the Boise/Treasure Valley with its modern, full-service airport. Boise Airport (BOI) offers regularly scheduled flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to all regions in the nation. Council and Weiser offer municipal airport services for private and charter aircraft. Weiser, Payette and Emmett 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.



WEST CRANE CREEK RANGLANDS

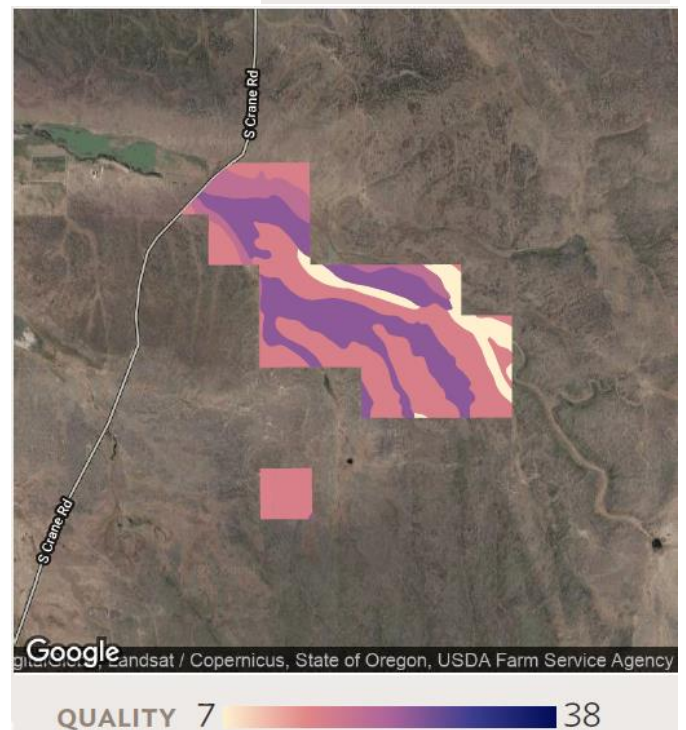
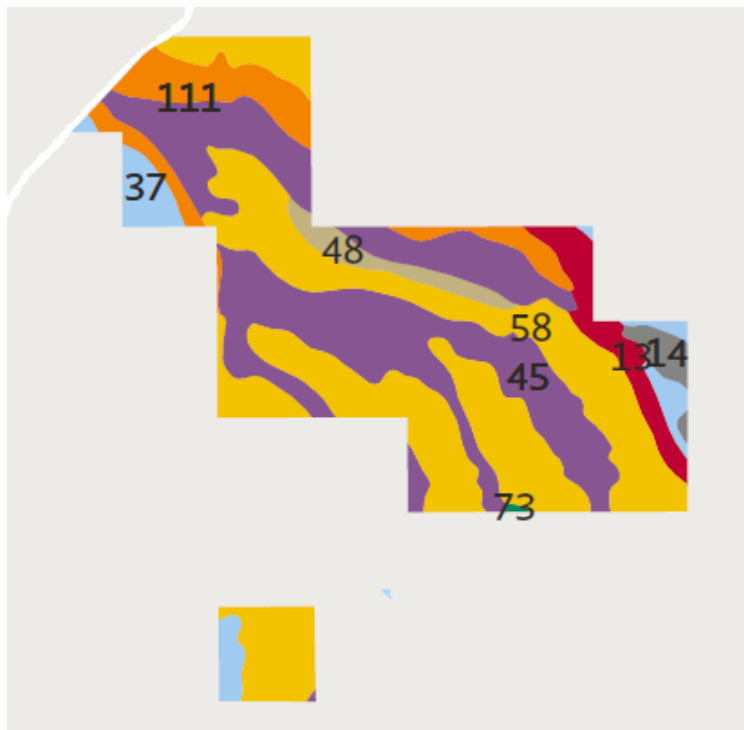
PROPERTY DESCRIPTION - ACREAGE & FORAGE

The West Crane Creek Ranchlands contains 677± deeded acres with Milk Creek flowing through it. The WCC land is rolling grasslands to valley-bottom crop ground, suitable for alfalfa or crops. There is approaching 90± acres of tillable land. The balance is native range with sage and native grasses.

There are a few springs that water cattle spring thru fall. The property has good access to water and is perimeter and cross-fenced, as is the BLM grazing allotment fenced into various pastures. The soils report excerpts follow with the full report available upon request.

SOILS REPORT (EXCERPTS)

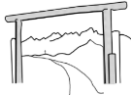
AVG NCCPI	COUNTY AVG
18.3	22.6



677 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
58	Deshler-Devnot complex, 2 to 30 percent slopes	284.93	42.1%	4	16.2
45	Deshler silty clay loam, 2 to 8 percent slopes	235.95	34.8%	4	24.6
111	Langrell gravelly loam, 0 to 3 percent slopes	60.42	8.9%	3	19.9
37	Cranecreek-Reywat complex, 2 to 25 percent slopes	35.16	5.2%	4	15.7
13	Bakeoven-Reywat complex, 2 to 30 percent slopes	31.58	4.7%	7	2.7
48	Deshler silty clay loam, 30 to 60 percent slopes	18.60	2.7%	7	5.8

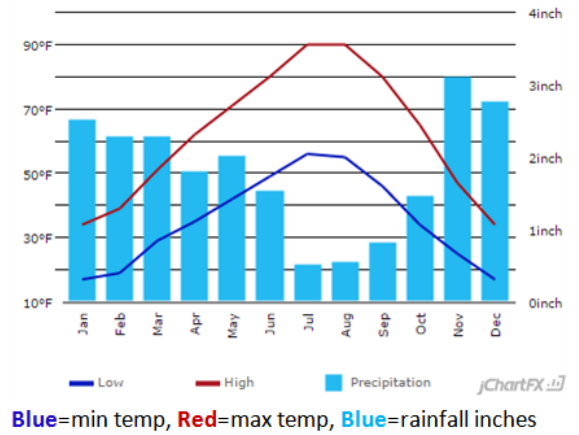




WEST CRANE CREEK RANCLANDS

CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The West Crane Creek Ranchlands is in the hill & valley section of the Crane Creek drainage, which is a transitional location from the arid high desert south of the Snake River and the wetter, snowier and colder conditions experienced deeper in the mountainous areas of the state. The climate in the mountain valleys is moderate, yet with a range that will climb above 100 degrees in summer and can drop below zero in winter. The average growing season is approximately 170 days in Washington County and precipitation averages from 12 inches (Weiser) at the southern to westerly-most side of the county up to 22 inches in the mountain areas. Snowfall is not very heavy in this area and every bit is welcomed to recharge the aquifer and the soil. Average standing snow may accumulate for a month or so at a time, so is not a big issue. Most snowfalls open up within a few days. Weiser has an average of 209 sunny days per year and humidity is relatively low-moderate.



PROPERTY TAXES & GRAZING ALLOTMENT #00060

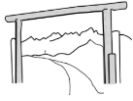
Washington County Property Taxes were \$359.98 for 2018. Grazing is 5/15 to 9/25 (4.3 mo.) @57 pair

West Crane Creek Ranch Tax Parcels		
APN	Acres	2018 Tax
RP12N02W136800	81.90	\$ 42.84
RP12N02W240600	79.33	\$ 42.54
RP12N02W241200	160.32	\$ 85.06
RP12N01W193600	275.44	\$ 146.98
RP12N01W198400	39.96	\$ 21.28
RP12N02W251200	40.25	\$ 21.28
TOTALS	677.20	\$ 359.98

West Crane Creek #00060 Grazing Allotment				
Type	Begin	End	Hd/Mo	AUMs
Cattle	15-May	25-Sep		
Active			57	246
<i>Suspended</i>			<i>19</i>	<i>82</i>
Permitted Total			76	328

HUNTING & GAME

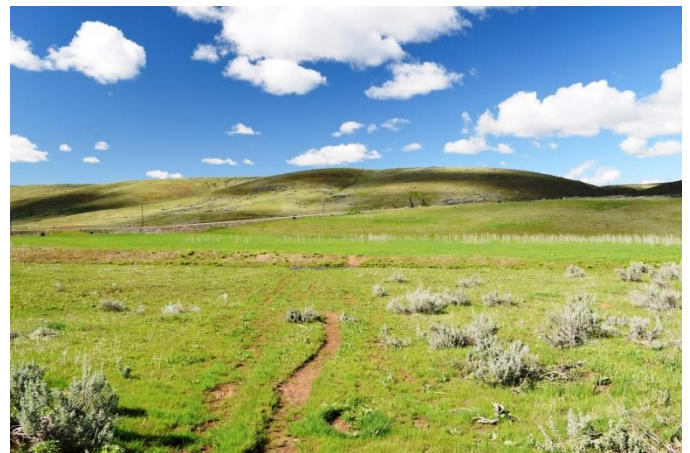
The hunting opportunities on the WCC Ranchlands are very good. The mule deer are solid, black bear and antelope are both present in the area. Off the ranch to the east in the national forest or on BLM lands would be good prospects for harvesting elk; whether bulls or cows. Wolves (one may pass through at times) and cougar are not easily spotted. Chukar and bird opportunities are very good as well.

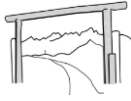


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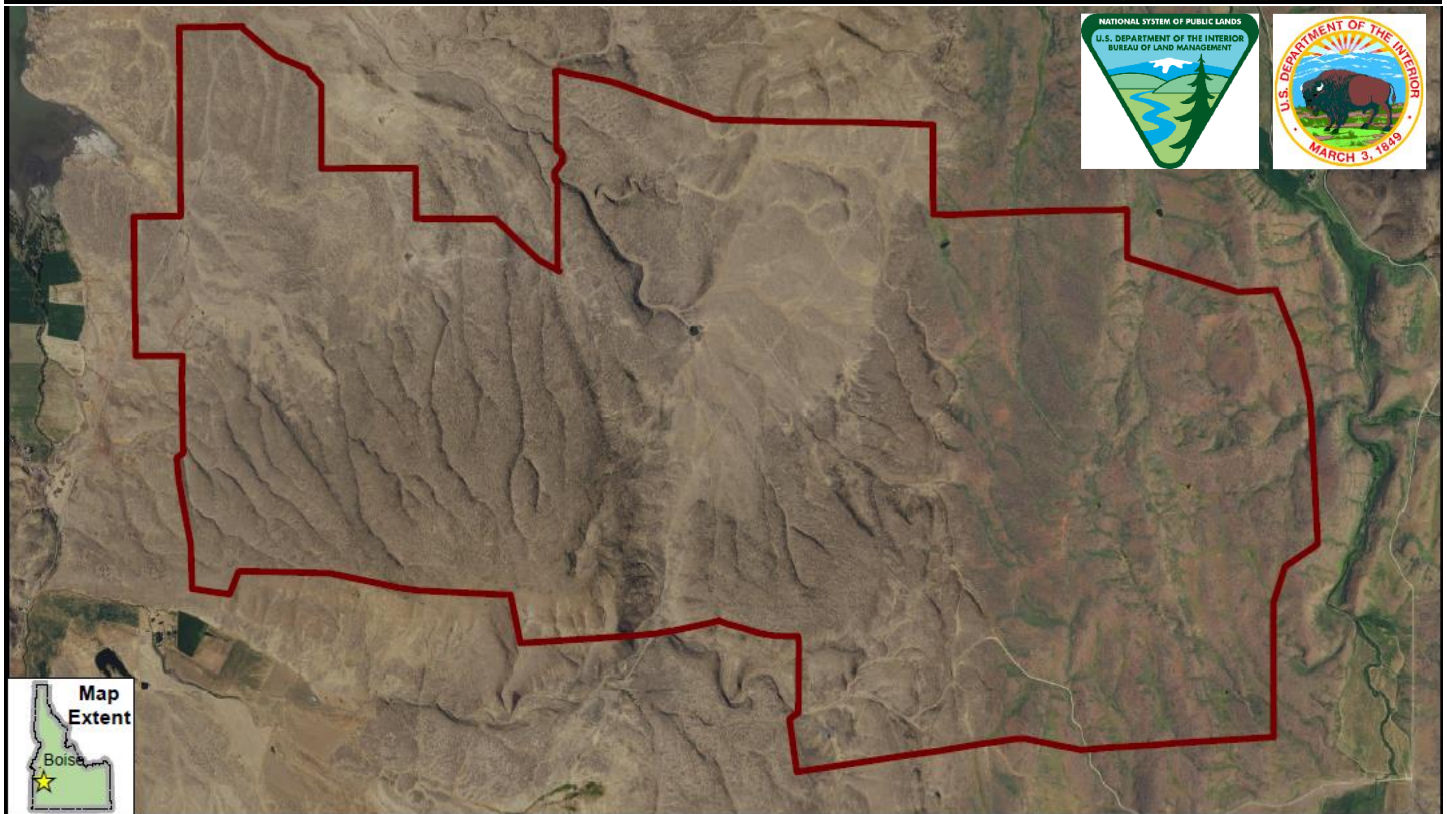
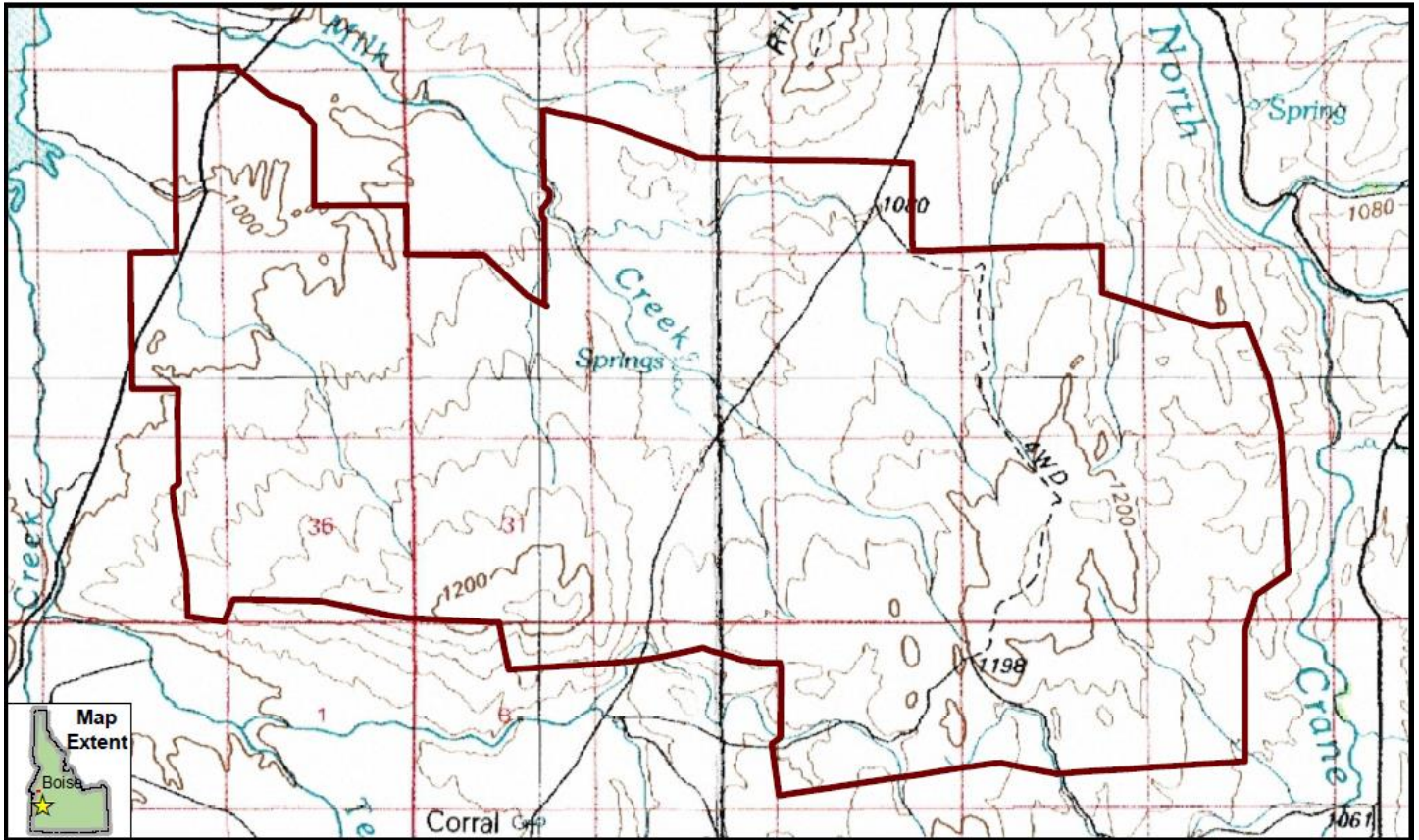
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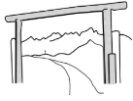




WEST CRANE CREEK RANGLANDS

THE BUREAU OF LAND MANAGEMENT (BLM) WEST CRANE CREEK GRAZING ALLOTMENT #0060
FOUR RANCHES SHARE OVER 10,000 ACRES (15 SECTIONS), INDIAN VALLEY, IDAHO



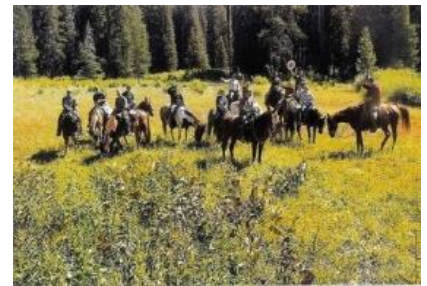


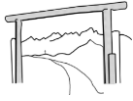
WEST CRANE CREEK RANCLANDS

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...





WEST CRANE CREEK RANCLANDS



BROKER'S COMMENT

The West Crane Creek Ranchlands is a secluded, rustically beautiful ranch property in a picturesque valley setting situated in the Crane Creek Reservoir basin; an area of open beauty, history, and timeless values. Less than half-hour to U.S. Highway 95, it is easily accessible, yet private and remote enough for those longing for a simpler lifestyle operating a horse and/or cattle ranch or needing more grass for their livestock. This would be a great spot to leg up young horses.

PRICE

\$ 540,000 cash

Contact:

Lon Lundberg, CLB, CCIM

Land, Farm & Ranch Brokerage since 1995

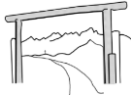


GATEWAY
Realty Advisors

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.





WEST CRANE CREEK RANGLANDS

West Crane Creek Ranchlands – Approximate Boundaries

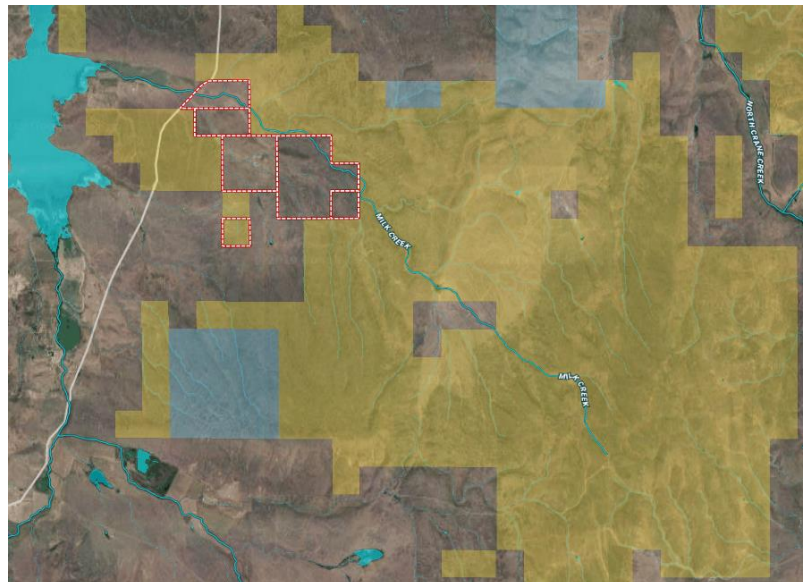


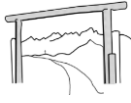
TOTAL: 677.22± DEEDED ACRES

Note: **RED** lines are only an approximation of property boundaries and not to be construed as accurate. **GATEWAY** ©2019

Map to right shows deeded land in **red** with BLM Allotment in **gold**.

Directions from Midvale: Old Hwy Rd east; south 15 miles on Farm-to-Market Rd to the “Y”; south on S Crane Creek Rd 1.8 miles to property.





WEST CRANE CREEK RANCLANDS

Disclosures:

Washington County Noxious Weed Control – Noxious Weeds –

Control and managing Idaho's 67 noxious weed species requires an understanding of the problem, and that begins with detection and identification of noxious weeds. More information can be obtained at:

<http://www.agri.state.id.us/Categories/PlantsInsects/NoxiousWeeds/watchlist.php> or <http://weed.co.washington.id.us/washington-county-weed-control/>
Booklets are available with information about the 67 noxious weeds in Idaho, University of Idaho – Extension Office. The spread of noxious weeds in Idaho may signal the decline of entire ecological watersheds. They severely impact the beauty and create widespread economic losses. Noxious weeds are huge problems for our urban as well as rural areas, and for private, state, and federal lands. Washington County noxious weed species spare no segment of society – rancher, hunter, hiker's and fisherman alike – and when unmanaged they spread rapidly and unceasingly, and silently.

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

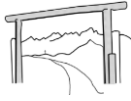
Open Range: As Idaho law defines it, "Open range" means all uninclosed lands outside of cities, villages and herd districts, upon which cattle by custom, license, lease, or permit, are grazed or permitted to roam." Each county determines its own policy, but for open-range counties landowners would need to "fence out" livestock they do not want grazing their land.

Water Rights: Idaho's water usage is subject to the state's water rights laws. The state constitution and statutes of the state of Idaho protect private property rights, including water rights. A water right is the right to divert the public waters of the state of Idaho and put them to a beneficial use, in accordance with one's priority date. A priority date is the date the water right was established. In order to use water on land, one must gain a permitted "water right" for the intended use. See: <https://www.idwr.idaho.gov/WaterManagement/WaterRights/>

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** ©2019



Agency Disclosure Brochure

A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions



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



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

Effective July 1, 2018

Right Now You Are a Customer

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:

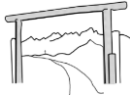
Important Notice:
Never wire money without double-checking that the wiring instructions are correct. Cyber criminals are hacking email accounts and sending fake wiring instructions. Always independently confirm wiring instructions in person or via a telephone call TO a trusted and verified phone number.

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

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

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

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



WEST CRANE CREEK RANCLANDS

Agency Representation (Single Agency)

Under "Agency Representation" (sometimes referred to as "Single Agency"), you are a Client and the licensee is your

Agent who represents you, and only you, in your real estate transaction. The entire brokerage is obligated to promote your best interests. No licensee in the brokerage is allowed to represent the other party to the transaction.

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

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

Limited Dual Agency

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

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

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

What to Look For in Any Written Agreement with a Brokerage

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

- How will the brokerage get paid?
- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I cancel this agreement, and if so, how?
- Can I work with other brokerages during the time of my agreement?
- What happens if I buy or sell on my own?
- Under an Agency Representation Agreement, am I willing to allow the brokerage to represent both the other party and me in a real estate transaction?

Real Estate Licensees Are Not Inspectors

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

Audio/Video Surveillance

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

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

The licensee who gave you this brochure is licensed with:

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

RECEIPT ACKNOWLEDGED

Rev 07/01/18

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

Signature _____ Date _____

Signature _____ Date _____

