

# HAGUE ROAD EQUINE RANCH



## HAGUE ROAD EQUINE RANCH

*A Picturesque Horse Ranch below Hitt Mountain  
Midvale, Idaho*

### EXECUTIVE SUMMARY

The "Hague Road Equine Ranch" is a wonderful, pleasure horse facility that affords a great lifestyle for the equine enthusiast with verdant introduced and native grass pasture. Offering beautiful scenery, the 21.8<sup>±</sup> acre **HAGUE ROAD EQUINE RANCH** is nestled in the Weiser River basin in Washington County between Weiser and Cambridge, Idaho. The home is a masterpiece and the horse facilities are ideal for training and tuning up your riding. Views of its neighboring snow-capped mountain ranges are breath-taking. The fertile, lush, valley-bottom pastures and mountain grasses that provide spring-to-fall grazing makes Washington County good cow country. Also evident is that this county is a hunter's paradise with magnificent mule deer, elk, black bear, turkey, pheasant, upland bird and even antelope. An excellent ranch for horseman, sportsman & family! An incredible place to call home.

*Disclaimer: this brochure cannot do the property justice. It must be seen to be fully appreciated.*



**EXCLUSIVELY REPRESENTED BY:**

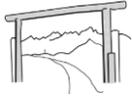
**Lon Lundberg, CLB, ABR, CCIM**

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

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# HAGUE RD EQUINE RANCH



**HORSE BARN, HAY & WOOD SHED & INSULATED SHOP WITH WOOD STOVE**





# HAGUE RD EQUINE RANCH

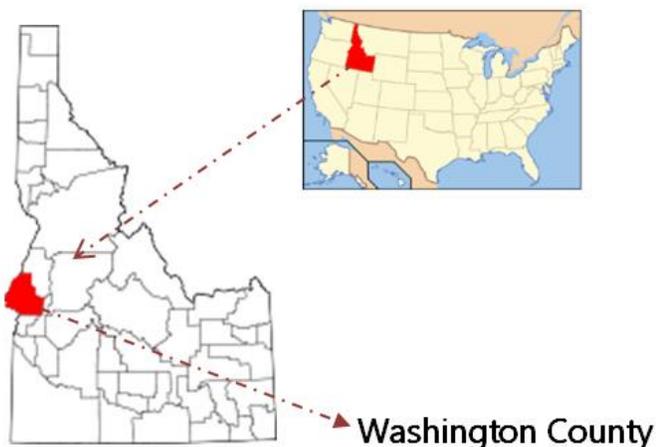
## LOCATION

Offering beautiful scenery and great access, the **21.8+ acre** Hague Rd Equine Ranch is nestled in a valley basin northwest of Midvale in Washington County, Idaho. The views from the ranch offer vistas enjoying the Hitt & Cuddy Mountain ranges to the west and West Mountain to the east. Two 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 just 2.5 miles northwest 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 24 miles south to Weiser, and 80 miles south to the Boise/Treasure Valley with its modern, full-service airport. Boise Airport (BOI) offers regularly scheduled flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to all regions in the nation. Council and Weiser offer municipal airport services for private and charter aircraft. Emmett, McCall and Cascade offer municipal airport services for private and charter aircraft.

Washington County shows a population of 10,198 and covers 1,474 square miles with 21 of those in bodies of water. Weiser is the County seat and home of the *National Oldtime Fiddlers Contest*®.

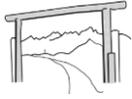


There are two main rivers in or along Washington County, which are the famous Snake River, winding its way out of southwestern Wyoming to match up with the mighty Salmon River before forming the Columbia River, and the Weiser River, which begins near New Meadows, ID. Both rivers offer plenty of outstanding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



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





## PROPERTY DESCRIPTION

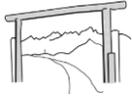
The Hague Road Equine Ranch offering is for land, a beautiful, custom-built home, a 24 x 84 foot horse barn with 24' x 24' hay & firewood storage covering and 24' x 24' insulated shop with concrete floor and wood stove.

The main home is a wonderful, western-styled masterpiece with log entry. It is a three bed, two bath 2,159± square foot home built by custom home builder Eldon Whitener. The main attraction is the great room-dining-kitchen area that are all open. There is a large Blaze King wood stove in the entry-great room, which is extremely efficient and comfortably keeps the home in the mid-70's through the cold of winter. One bedroom is utilized currently as an office. The kitchen has a nice, large pantry.



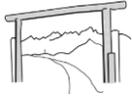
The home is warm and inviting --- a great place to gather with friends, neighbors and family! With 2"x6" exterior walls of insulation, it is very cozy & efficient. The roof has a 120 lb. snow load with 2"x10" joists. There is a spacious laundry off the kitchen. The spacious three-car attached garage is convenient to the mud-room & laundry.





# HAGUE RD EQUINE RANCH



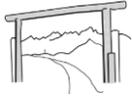


## HAGUE RD EQUINE RANCH



The horse barn/hay & firewood shed/shop is an 84-foot long building with a 24'x14' side-roof for trailer storage with 220v power for an over-night RV. The shop is 24'x24' with concrete floor and insulated roll-up door and walls, which is kept warm through winter with its barrel wood stove. The hay & firewood storage area is 24'x24' high enough to back a retriever load of hay and the horse shelter, which is quite uniquely designed, is 24'x36' and allows horses to come in out of wind or rain on their own and get fed from the hay storage area. There is also a very neat tack room with room for half dozen saddles & tack.





# HAGUE RD EQUINE RANCH

## ACREAGE, PRODUCTION & ACTIVITIES

The Hague Road Equine Ranch contains 21.8<sup>±</sup> deeded acres with 14<sup>±</sup> acres of dryland alfalfa hay field. There is an 80'x120' arena and a 60-foot round pen, plus paddocks for horses.



Panels are included with arena and all others are negotiable. Attached feeder is included and loose is not included.

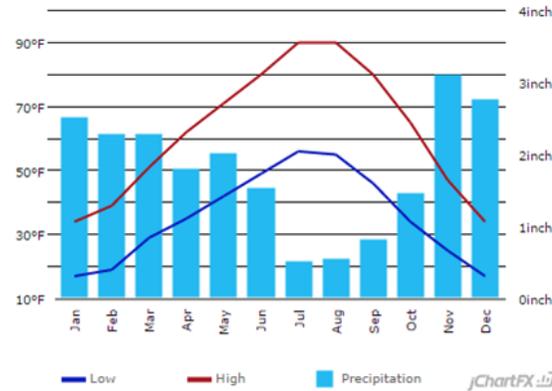




# HAGUE RD EQUINE RANCH

## CLIMATE

This central-west region of Idaho enjoys a true, four-season climate. The Hague Road Equine Ranch is between the Hitt, Cuddy & West Mountain Ranges, which feed the Weiser River drainage. This is somewhat of a transitional location from the arid high desert south of the Snake River and the wetter, snowier and colder conditions experienced in the more easterly, mountainous areas of the state.



The climate in the mountain valleys is moderate, yet with a range that will climb above 90 degrees in summer and can drop below zero in winter. The average growing season is approximately 129 days in Council and precipitation averages from 14-16 inches in the valley-bottoms up to 22 inches in the mountain areas. Total Average Annual Precipitation for Council, ID is 20.98 inches, which is 12 miles away and sits at about the same elevation.

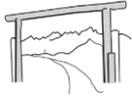
Blue=min temp, Red=max temp, Blue=rainfall inches

Snowfall can vary from very heavy in this area (like 2016/17) to mild some years, but every bit is welcomed to recharge the aquifer, the soil and the streams. Average standing snow may accumulate some years up to three-to-four feet in the mountains, but not down in the valley bottoms.

## OTHER FEATURES

The home is supplied water by a well put in when they built the home, which provides ample supply and is good-tasting. The yard features approximately forty-plus, well-established trees, plus nice shrubbery. The driveway, all land area between the home & barn, plus area behind the home to the arena are well graveled, so it doesn't get muddy. The back yard & deck is a wonderful place to BBQ and entertain family and guests. Property tax for 2019 was \$1,386.58. Well produces 18 gpm.



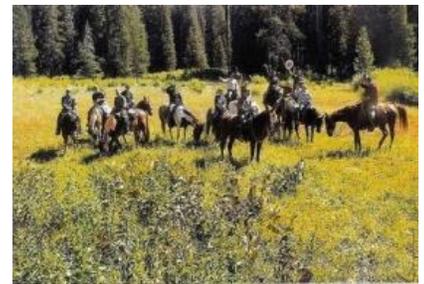


# HAGUE RD EQUINE RANCH

## 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...*





# HAGUE RD EQUINE RANCH



## BROKER'S COMMENT

The Hague Road Equine Ranch is both a masterpiece by design and a beautiful, efficient equine ranch in a picturesque setting in the beautiful Weiser River valley of history, recreational attributes and timeless values. It offers the best of two worlds: a country lifestyle that feels almost like time has stood still with neighbors to befriend, while the other realizes the benefits of reasonable access to city amenities. Only two hours to the Boise Valley, it is easily accessible, yet private and remote enough for those longing for a simpler lifestyle. In a valley of wonderful ranching families, this is an incredible opportunity for someone looking for a 'pride of ownership' horse ranch.

## PRICE

**\$ 525,000** cash

Shown by appointment



**GATEWAY**  
Realty Advisors

Contact:

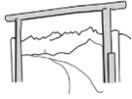
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For info or to schedule a tour contact: Lon Lundberg 208.939.0000 or 208.559.2120 [lon@gatewayra.com](mailto:lon@gatewayra.com)

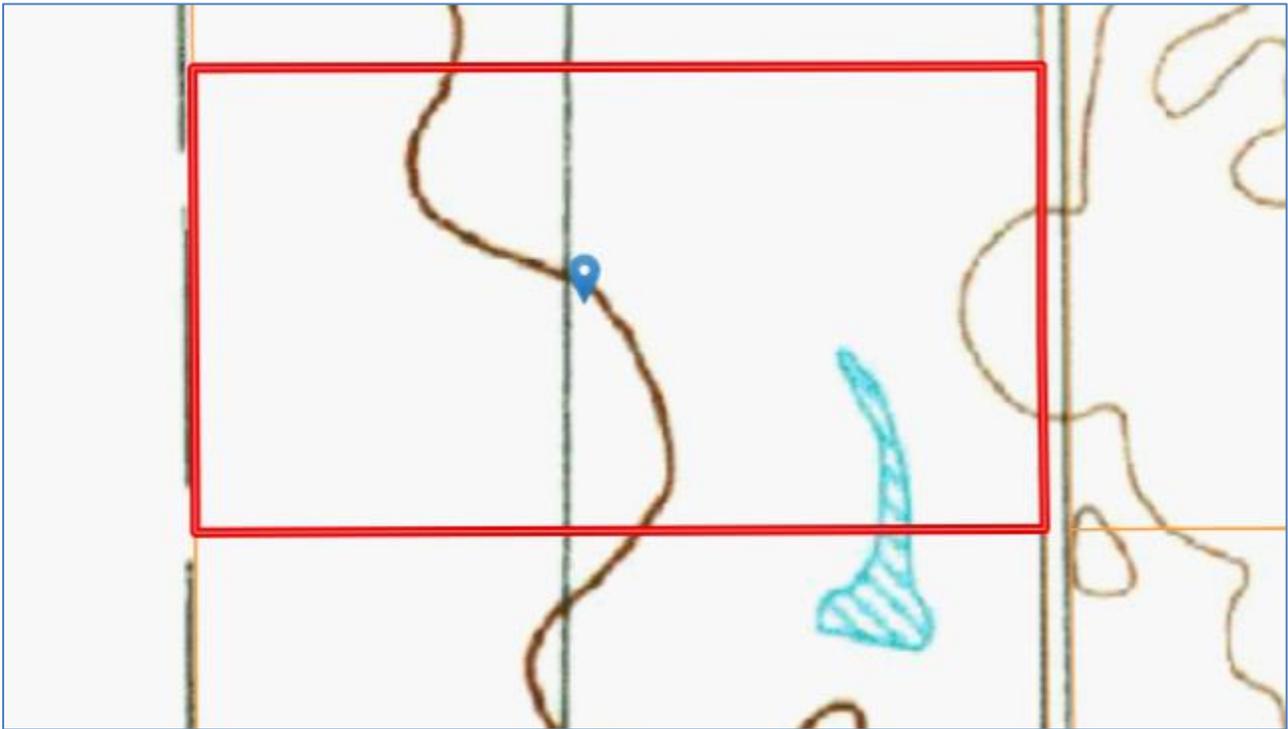
Listing Broker must be present on all showings. Please do not drive on property.



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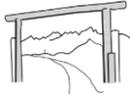
## MAPS

TOTAL: 21.8± DEEDED ACRES



Elevation is approximately 2615 feet above sea level. Lot is 1321 feet by 720 feet = 21.80 acres. County calls it 20 acres.  
Note: **Red lines** are only an approximation of property boundaries and not to be construed as accurate. **GATEWAY** ©2020





## Disclosures:

### Adams 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://co.adams.id.us/community-resources/weed-control/>

*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. Adams 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.

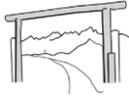
**Open Range:** As Idaho law defines it, "Open range" means all uninclosed lands outside of cities, villages and herd districts, upon which cattle by custom, license, lease, or permit, are grazed or permitted to roam."

**Water Rights:** Idaho's water usage is subject to the state's water rights laws. 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/>

**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** ©2020

**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):





## Agency Disclosure Brochure

### A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions

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

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

Effective July 1, 2019

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

#### Right Now You Are a Customer

Idaho law says a real estate brokerage and its licensees owe the following "Customer" duties to all consumers in real estate transactions:

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose "adverse material facts" which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

- Be available to receive and present written offers and counter-offers to you or from you.

#### You May Become a Client

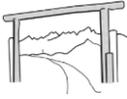
If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

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

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

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





## Agency Representation (Single Agency)

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

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

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

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

## Limited Dual Agency

"Limited Dual Agency" means the brokerage and its licensees represent both the buyer and the seller as Clients in the same transaction. The brokerage must have both the

buyer's and seller's consent to represent both parties under Limited Dual Agency. You might choose Limited Dual Agency because you want to purchase a property listed by the same brokerage, or because the same brokerage knows of a buyer for your property. There are two kinds of Limited Dual Agency:

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

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

## What to Look For in Any Written Agreement with a Brokerage

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

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

### Real Estate Licensees Are Not Inspectors

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

### Audio/Video Surveillance

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

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

The licensee who gave you this brochure is licensed with:

Name of Brokerage: **GATEWAY REALTY ADVISORS** 208-939-0000 Phone: \_\_\_\_\_

### 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 \_\_\_\_\_

