

CUDDY VIEW RANCH

*A Picturesque Ranch Retreat Property on Cuddy Mountain
Cambridge, Idaho*

EXECUTIVE SUMMARY

The **CUDDY VIEW RANCH** is a beautiful ranch retreat with ability to build FIVE (5) residences; ideal for outdoors enthusiasts with timber, verdant fields, native grass pastures and gorgeous 360-degree views. Offering beautiful scenery, the 224[±] acre **CUDDY VIEW RANCH** is nestled just below the peaks of Cuddy Mountain with views of Eagle Cap Wilderness in OR. Livestock benefit from the foothill native range pastures. This property is surrounded on three sides by public lands (both Idaho WMA lands and US Forest Service) and the area is a hunter's paradise with magnificent elk, mule deer, black bear, turkey, pheasant, upland bird and more. With Brownlee Reservoir right over the hill, it is an excellent ranch retreat for horseman, retirees, sportsmen or families! An incredible opportunity with this much private acreage for up to five (5) homesites.



GATEWAY
Realty Advisors

Land, Farm & Ranch Brokerage since 1995

EXCLUSIVELY REPRESENTED BY RANCH BROKERS:

Ryan Barton, CLC, ABR, EX ◊ cell 208-477-9161

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

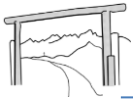
www.gatewayra.com



ryan@gatewayra.com

lon@gatewayra.com

Weiser: 208-549-5000



LOCATION

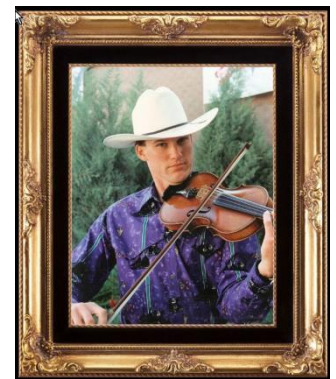
Offering beautiful scenery and great access, the Cuddy View Ranch is nestled atop the foothills below majestic peaks of Cuddy Mountain about 15 miles west of Cambridge in NW Washington County, ID. The views from the ranch offer vistas south to Hitt Mountain and west to the Eagle Cap Wilderness in the Wallowas Mountains of eastern Oregon, which are snow-capped Nov - May.



The property is 20 minutes east to Cambridge, which was established in 1900, following construction of the P&IN Railroad (Pacific & Idaho Northern). Its population is published as 969 people. Cambridge has typical small-town services, including groceries, fuel stations, farm & hardware supplies, public park & pool, library, a couple of nice motels and more. Cambridge is home to the Washington County Fair, but it is its proximity to Hells Canyon, whitewater, and the surrounding forests and wilderness that attracts most visitors.

Highway 71 affords excellent access to recreational pursuits, fine dining or shopping in the Weiser River Valley, Treasure Valley or Ontario, OR and north to Council, New Meadows or McCall. From the ranch it is 45 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. Emmett, McCall and Cascade offer municipal airport services for private and charter aircraft.

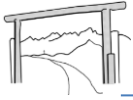
Washington County shows a population of 10,198 and covers 1,474 square miles with 21 of those in bodies of water. Weiser is the County seat and home of the *National Oldtime Fiddlers Contest*®.



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

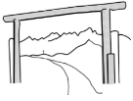
The Cuddy View Ranch land is mostly flat to rolling hills with outstanding potential homesites, plus treed canyons & draws separating grassy knolls. Over the 224 acres it should be easy enough to place five (5) residential building sites in locations offering both privacy and tremendous views. The ranchland is fully perimeter fenced to control livestock in pastures, whether within or without the property. The elk and deer, however, may roam at will.



ACREAGE & DETAILS

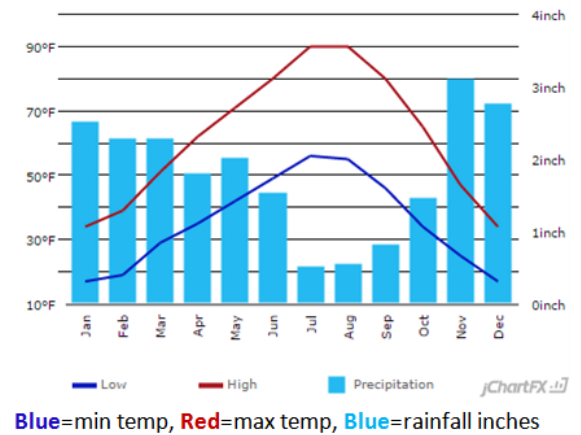
The Cuddy View Ranch contains 224[±] deeded acres in two parcels. The land is native range and other grasses, which have been very useful for grazing as part of the larger Cuddy Mountain Ranch. It offers conifer and deciduous trees, plus brush in the draws and coulees. The property is comprised of two parcels: APN RP6N04W171200 (199[±] acres) and APN RP16N04W172530 (25[±] acres) with property taxes of \$100.88 for 2023. There is a 4-gpm well powered by generator currently with static water at 54 feet. There are high power lines crossing the southern portion nearest the highway, which will bother some folks and not others. There is a public road through the northern corner that leads through State lands and provides access to the US forest service and Wildlife Management Area.





CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The Cuddy View Ranch is in the upper foothills of the Cuddy Mountains, which is a transitional location from the arid high desert west 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 can climb above 100 degrees in summer and drop below zero in winter. The average growing season is approximately 170 days in Washington County (but less on the ranch) 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 too heavy in this area and every bit is welcomed to recharge the aquifer and the soil, receiving 50" a year. Average standing snow may accumulate for a month or two at a time, so is usually not a big issue. Cambridge has an average of 212 sunny days per year and humidity is relatively low-moderate.

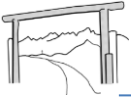


<https://www.bestplaces.net/climate/city/idaho/cambridge>

RANCH AERIAL PHOTOS

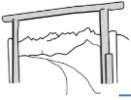


To the west one can see often snow-capped peaks of the Eagle Cap Wilderness.



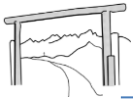
CUDDY VIEW RANCH





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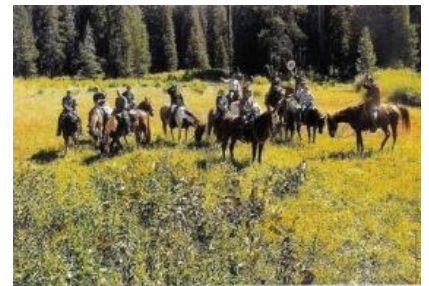


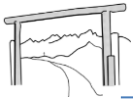


RECREATIONAL ATTRIBUTES

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...





CUDDY VIEW RANCH



BROKER'S COMMENT

The Cuddy View Ranch is well located, contained, and very private ranch in a picturesque setting in a beautiful Cuddy Mountain setting of history, recreational attributes, and timeless values. It offers the best for the recreational-minded, while still realizing 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 mountain-setting of wonderful Idaho families, this is an incredible opportunity for someone looking to build up to five (5) homes on a 244-acre ranch retreat.

PRICE

\$4,256,000



Contact Ranch Brokers:

Ryan Barton, ABR, E-PRO 208.447.9161 ryan@gatewayra.com

Lon Lundberg, CLB, ABR, CCIM 208.559.2120 lon@gatewayra.com

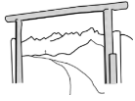
Land, Farm & Ranch Brokerage since 1995

For info or to schedule a tour contact: Ryan Barton

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

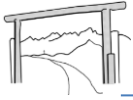
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Disclosures:

Washington 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:

<https://co.washington.id.us/190/Weed-Control>

<chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://co.washington.id.us/DocumentCenter/View/1576/2023-Legal-Weed-Notice>

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. 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 unenclosed 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/>

Radon levels: Idaho land is subject to radon presence, which is found in every county in some rocks and soils. Radonidaho.org

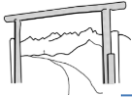
Residences allowed: Idaho Counties each determine their own planning policies with regard to number of residences allowed on a parcel. Please check with each property's county authority.

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.

Idaho Real Estate Agency: Ryan Barton & 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.

Effective January 1, 2023

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

Right Now You Are a Customer

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

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

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

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

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

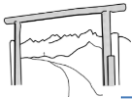
You May Become a Client

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

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

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

If you have any questions about the information in this brochure, contact:
Idaho Division of Occupational and Professional Licenses – Real Estate Commission
(208) 334-3285
rec.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 Phone: 208.549.5000

RECEIPT ACKNOWLEDGED

Rev 01/01/2023

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 _____

