

LASER-LEVELLED 3 CENTER PIVOT FARM



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*First-class irrigated farm ground Valley Road & Old Highway
Midvale, Idaho*

EXECUTIVE SUMMARY

This **LASER-LEVELLED, 3 CENTER PIVOT FARM** is an exceptional offering with three (3) Valley center pivots, a gated pipe field, productive Timothy (or alfalfa) hay fields, gorgeous 360-degree views and up to three (3) residential building permits. Offering beautiful scenery, the **140[±] acre LASER-LEVELLED FARM** is nestled just minutes east of Midvale on paved roads in Washington County, ID. Views of its neighboring Cuddy and Hitt Mountain ranges are awe-inspiring. This county is also a hunter's paradise with magnificent mule deer, elk, black bear, turkey, pheasant, upland bird, waterfowl and even antelope. An excellent farm for the working farmer, investor, or a family! And for the quality of this laser-leveled field with Valley pivots, it is an incredible opportunity.



EXCLUSIVELY REPRESENTED BY RANCH BROKER:

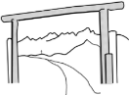
Lon Lundberg, CLC, CLB, ABR, CCIM ◊ cell 208-559-2120

Brokerage since 1995 www.gatewayra.com

Weiser: 208-549-5000



lon@gatewayra.com



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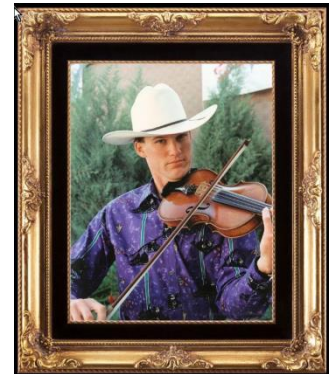
LOCATION

Offering beautiful scenery and great access, the Laser-leveled Farm is nestled in the Weiser River valley basin 3 miles east of Midvale in Washington County, Idaho. The views from the ranch offer vistas northwest to the Cuddy Mountain and southwest to the Hitt Mountain ranges. U.S. Highway 95 affords excellent access to get hay and 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 5 minutes east of Midvale (named from 'Middle Valley'), which established its first store in 1899, the same year the P&IN 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, a nice cafe and more. The school district was formed in 1876 with the first school building in 1883. It is just a charming, small, well-established community.

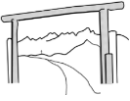
From the ranch it is 25 miles south to Weiser, and 100 miles south to the Boise/Treasure Valley with its modern, full-service airport. Boise Airport (BOI) offers regularly scheduled flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to all regions in the nation. 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*®.

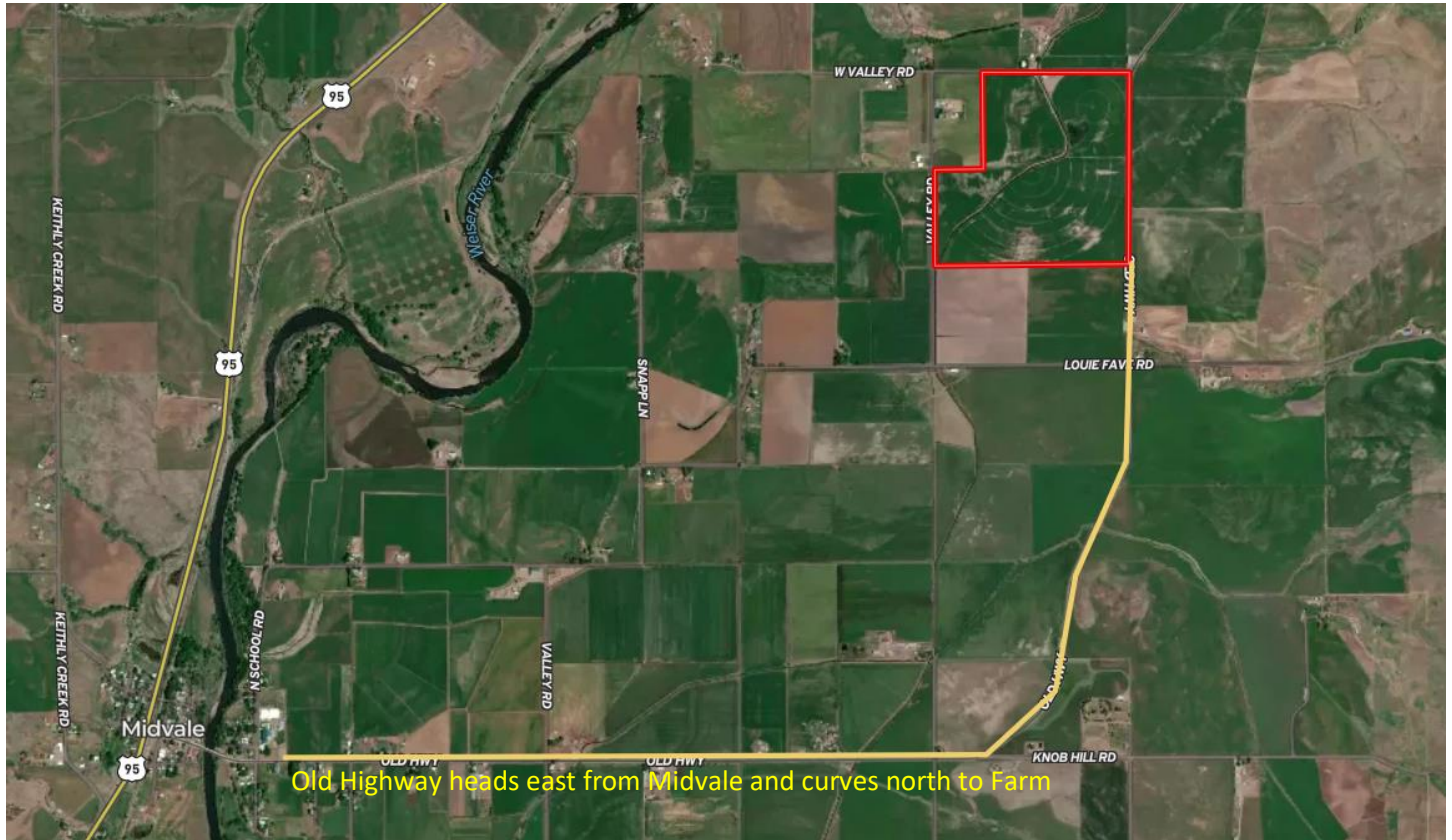


There are two main rivers in or along Washington County, which are the famous Snake River, winding its way out of southwestern Wyoming to match up with the mighty Salmon River before forming the Columbia River, and the Weiser River, which begins near New Meadows, ID. Both rivers offer plenty of outstanding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



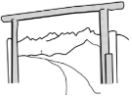
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PROPERTY DESCRIPTION

The Laser-leveled Farm offering is for the 140 acres of land with irrigation system and water rights, a nicely built, 4544 sq ft hay barn, three (3) Valley high-quality center pivots, and a gated pipe field.





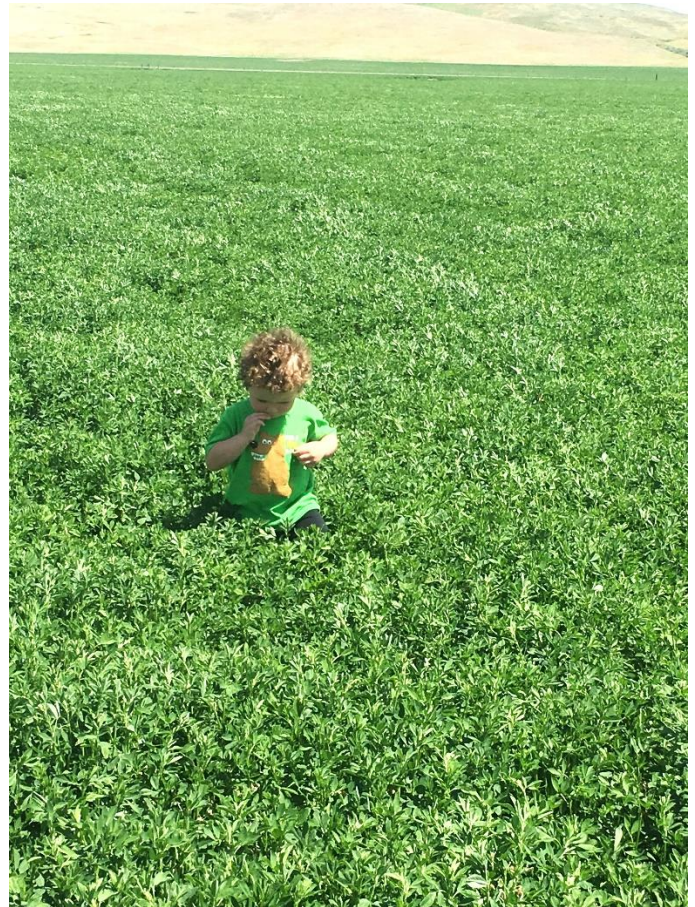
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ACREAGE, PRODUCTION & WATER RIGHTS

The Laser-leveled Farm contains 140[±] deeded acres in two legal parcels of 94 acres (APN: RP13N03W035200) and 46 acres (APN: RP13N03W034100).

The seller laser-leveled all the ground and added the Valley center pivots in 2016 and has farmed it in both alfalfa and Timothy hay. However, it has grown other crops as well. Hay production, if fertilized and fully irrigated, can run eight (8) ton and up to ten (10) ton per acre or five (5) without fertilization. The 26-acre NW field is irrigated by gated pipe with a lift pump.

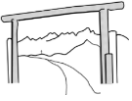
Irrigation water rights are from the Lost Valley Reservoir (100 shares) and Middle Valley Ditch Corp (4 shares). The Mid-Valley Ditch 4 shares are enough to cover 56 acres, but are used exclusively on 26 acres of gated pipe. The Lost Valley water is pumped through buried mainline to the center pivots and is pumped out of the Weiser River directly. Cost for all water in 2024 was \$1,083.00. Irrigation electrical power costs for 2024 was \$9,462.72.



RESIDENTIAL PERMITS

There are up to three (3) permits available to build residences on the Laser-leveled Farm. It has one (1) automatic permit, plus two that are available on an "first-come, first served" basis. However, the only





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other party that could utilize one is the neighbor on the NW corner on 20 acres. So, this property should be able to utilize all three permits.

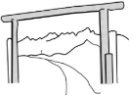
The Washington County property taxes for 2024 \$1,158.64.

The assessor parcel numbers and legal descriptions are:

RP13N03W035200 Legal desc S1/2NW, N1/2SW Lying E Of Ditch; S3 T13 R3; 94 Acres

Parcel RP13N03W034100 Legal desc E1/2 SWNW, SENW, N1/2SW Lying W Of Ditch; S3 T13 R3; 46 Acres





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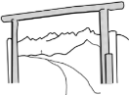
Nice site for a homestead by the two-tower under Cuddy Mountain...



Seven tower Valley Center Pivot – a high-quality unit.

(photos to be updated in spring if still available.)

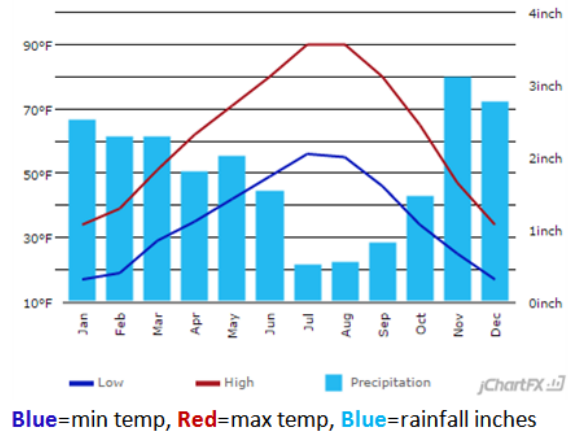




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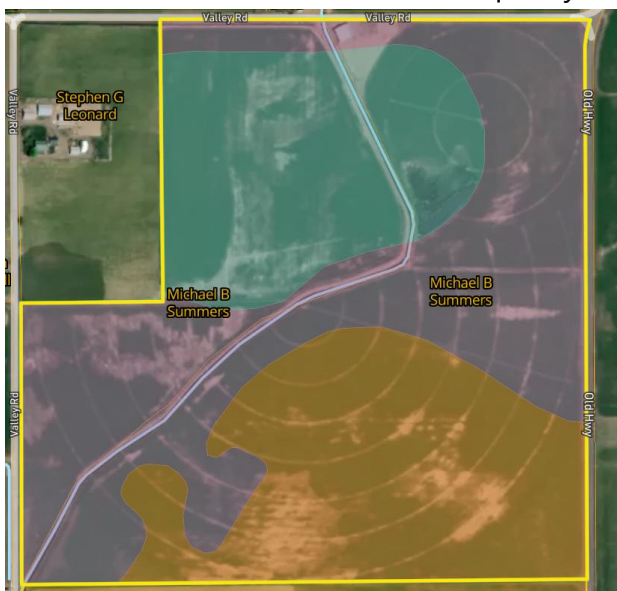
CLIMATE

This southwest region of Idaho enjoys a true, four-season climate. The Laser-leveled Farm is in the Weiser River drainage, which is a transitional (middle-valley) 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 usually 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.



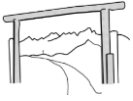
SOILS

The soils are considered a high-quality as evidenced by the soils map (below). The predominant soils are Newell clay loam, Midvale silty clay loam and Shoepeg loam. Most of the ranch is deep, rich, and fertile farm ground well suited to growing a variety of crops, including grass or alfalfa hay. Laser-leveled Farm for its size is a very productive and aesthetically beautiful ranch, rich in assets and quality. Seldom are farms offered of this quality and cleanliness.



Soil Code	Soil Description	% of Field	NCCPI Score
155	Newell clay loam, 0 to 2 percent...	44.9	39.5
141	Midvale silty clay loam, 0 to 2 percent...	30.3	60.7
189	Shoepeg loam, 0 to 3 percent...	24.9	55.4



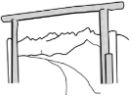


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RANCH AERIAL PHOTOS



View to the southwest side of Hitt Mountain over largest pivot.

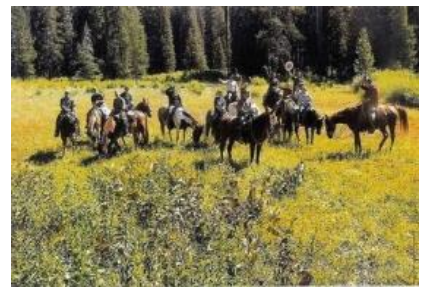


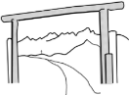
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RECREATIONAL ATTRIBUTES

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...





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BROKER'S COMMENT

The Laser-leveled Farm has been meticulously developed in a first-class way by laser-leveling, adding Valley center pivots to compliment the gated pipe, controlling soil drainage and taking care of the soil. It is a well located, highly productive farm in a picturesque setting in the beautiful Weiser River drainage of history, recreational attributes, and timeless values. It offers the best of two worlds: a very high quality, highly productive farming operation, along with the benefits of reasonable access to city amenities. Less than two hours to the Boise Valley, it is easily accessible, yet private 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 140-acre farm well-priced for the quality.

PRICE

\$1,400,000



GATEWAY
Realty Advisors

Seller reserves the right to an IRC §1031 Exchange

Contact Ranch Broker:

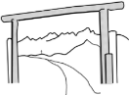
Lon Lundberg, CLB, ABR, CCIM 208.559.2120 lon@gatewayra.com

Land, Farm & Ranch Brokerage since 1995

For info or to schedule a tour contact: Lon Lundberg

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

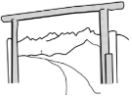




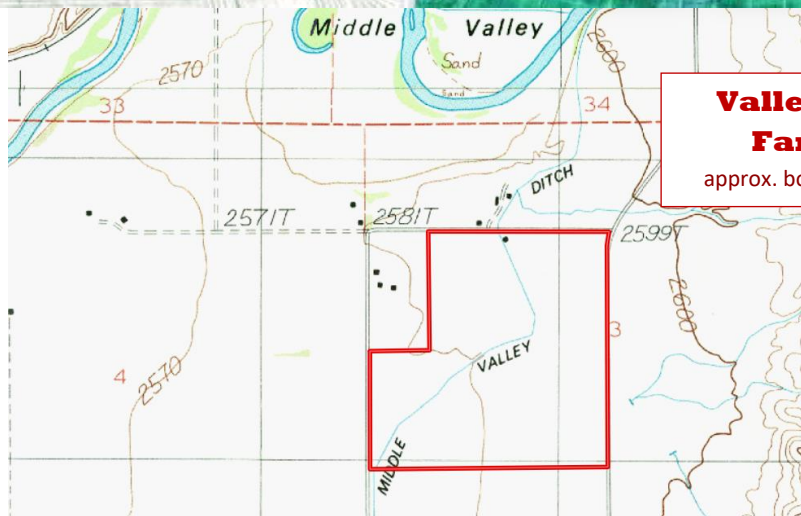
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MAPS TOTAL: 140± DEEDED ACRES





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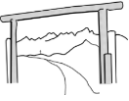


Valley Rd Farm
approx. boundaries

Top of Ranch at Elevation 2580 ft above sea level

Note: Red lines are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2025



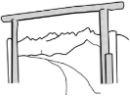


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Red line shows the buried main line coming from the Weiser River with a 60-Hp pump to each base of the three center pivots. (Line drawn by owner without warranty as to exact accuracy.)





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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."

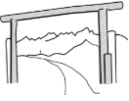
Water Rights: Idaho's water usage is subject to the state's water rights laws. A water right is the right to divert the public waters of the state of Idaho and put them to a beneficial use, in accordance with one's priority date. A priority date is the date the water right was established. In order to 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: 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.

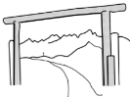
You May Become a Client

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
irec.idaho.gov



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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 _____